

Application No: [W 19 / 0950](#)

Town/Parish Council: Whitnash

Case Officer: Rebecca Compton

01926 456544 rebecca.compton@warwickdc.gov.uk

Registration Date: 06/06/19

Expiry Date: 01/08/19

65 Home Farm Crescent, Whitnash, Leamington Spa, CV31 2QZ

Erection of a single storey side and rear extension following the demolition of the existing car port and conservatory. FOR Mr R Margrave

This application is being presented to Committee as the applicant is a Councillor.

RECOMMENDATION

Committee is recommended to grant planning permission subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

The proposal seeks to erect a single storey side and rear extension.

THE SITE AND ITS LOCATION

The application property is a two storey semi-detached dwelling located on Home Farm Crescent towards the junction with Green Close, Leamington Spa.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)

Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)

- Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: Raised no objection.

WCC Ecology: Recommend notes relating to amphibians and hedgehogs.

Public response: One neutral letter has been received raising queries regarding access to the site, boundary treatments and boundary lines.

ASSESSMENT

Design and impact on the street scene

The proposed single storey side and rear extensions are considered of an appropriate design for the existing property and shall be constructed using materials to match the existing property. The street scene is varied with a number of similar examples of side extensions in the immediate area, therefore the proposal is considered to be acceptable within the street scene.

The proposal is considered to comply with policy BE1.

Impact on the amenity of neighbouring properties

The proposed extensions will not breach the Council's adopted 45° line when taken from the nearest ground floor windows serving the immediate neighbours at 63 and 67 Home Farm Crescent. The proposal is not considered to present a negative impact on the amenity of the neighbouring properties with regards to light and outlook.

The proposal is considered to comply with policy BE3.

Parking

The proposed side extension will not impact on the current driveway parking for this property and will still provide sufficient space for 2 off road parking spaces in accordance with the adopted Parking Standards.

Conclusion

The proposed extensions are considered of an acceptable design and scale for the existing property that would be in keeping with the street scene. The proposed extensions would not present a negative impact on the amenity of the adjacent neighbouring properties with regard to light and outlook.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings PROPOSED PLANS AND ELEVATIONS, BLOCK PLAN, and specification contained therein, submitted on 06th June 2019.
REASON : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
 - 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.
-