

Planning Committee: 04 December 2019

Item Number: 9

Application No: [W 19 / 0807](#)

Town/Parish Council: Leek Wootton

Case Officer: George Whitehouse

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Registration Date: 15/08/19

Expiry Date: 10/10/19

1 The Elms, Leek Wootton, Warwick, CV35 7RR

Erection of rear kitchen extension FOR Mr D Hughes

This application is being presented to Committee due to the number of objections received.

It is important to note all objections were in reference to the part of the proposal to move the boundary fence which is no longer a part of this application. No objections were received regarding the single storey rear extension.

RECOMMENDATION

Grant

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of a single storey rear extension.

THE SITE AND ITS LOCATION

1 The Elms is a detached dwelling which backs onto Warwick Road, the outer red line on the plan details the site boundary and the inner line details the existing location of the fence, which is no longer proposed to be moved. The site backs on to Warwick Road. there is a significant grass verge between the highway and the rear boundary of the property.

PLANNING HISTORY

W/14/0321: Erection of two single storey side extensions and two additional dormer windows to the front elevation. GTD

W/19/0164: Erection of single storey rear extension. WDN

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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)

- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Neighbourhood Plan
- Leek Wootton and Guy's Cliffe Neighbourhood Plan 2018-2029

SUMMARY OF REPRESENTATIONS

Leek Wootton Parish Council: Withdrew objection to application after fence was no longer proposed to be moved.

Highways: Withdrew objection to application after fence was no longer proposed to be moved.

Public: 5 objections regarding the repositioning of the fence.

ASSESSMENT

Design and impact on the street scene

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high quality layout and design in all developments that relates well to the character of the area.

The single storey rear extension is an acceptable addition to the dwelling. There are similar extensions to the properties on The Elms including the adjacent neighbour to the left. Being situated to the rear it would have little impact on the street scene.

As previously stated, the fence is no longer proposed to be moved as part of this application.

Therefore, it is considered the proposals comply with local plan policy BE1.

Impact on the amenity of neighbours

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. The Council's Residential Design Guide SPD provides a design framework for Policy BE3 and states that extensions should not breach a 45 degree line taken from the nearest habitable room of a neighbouring property. This serves to protect the extent to which neighbours can enjoy their own dwellings without undue disturbance or intrusion from nearby uses.

There is no breach of the 45 degree guideline by the extension and it is not considered to result in an unacceptable loss of amenity to any neighbour.

No objections have arisen following the most recent consultation which relates to the extension only.

SUMMARY / CONCLUSION

The proposals relate to a single storey rear extension which complies with local plan policies BE1 and BE3. There is no impact on the street scene or the neighbouring dwellings and their current levels of amenity.

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 01 EXISTING AND PROPOSED ROOF PLAN, 01 PROPOSED BASE PLAN AND REAR ELEVATION and 02 EXISTING AND PROPOSED PLANS AND ELEVATIONS, and specification contained therein, submitted on 15/05/2019. **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.
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