

Planning Committee: 31 March 2015

Item Number: 14

Application No: W 15 / 0163

Town/Parish Council: Leamington Spa

Case Officer:

Sally Panayi

01926 456541 Sally.Panayi@warwickdc.gov.uk

Registration Date: 04/02/15

Expiry Date: 01/04/15

104 Telford Avenue, Lillington, Leamington Spa, CV32 7HG

Erection of two storey side and single storey rear extension, raising of roof and insertion of front and rear dormers to create first floor accommodation and erection of front porch FOR Mr & Mrs Doxey

This application is being presented to Committee due to the number of objections and an objection from the Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal is for the conversion of the existing bungalow to a chalet style bungalow with front and rear dormer windows. The development proposes a first floor extension to the existing bungalow, and the erection of a two storey side extension, to create 5 bedrooms at first floor, with a single storey rear extension to provide a garden room. A new front porch is also proposed.

THE SITE AND ITS LOCATION

The application property is located at the north-western end of Telford Avenue, midway between the junctions with Stirling Avenue and Leicester Lane. The road slopes gently down towards the north, with the application property being at a lower ground level than the adjoining bungalow at 102 Telford Avenue. There are a number of bungalows in the area, including the two properties to the south-east and the three properties on the opposite side of the road.

PLANNING HISTORY

W/04/1877 - Erection of rear ground floor and first floor extension - Refused 09/12/04, for the following reasons: Unacceptable adverse impact on the amenity of nearby residents by reason of its increased height, scale and mass, creating an overbearing dominant impact on the adjacent properties, overdevelopment of the site and an adverse impact on the street scene.

W/14/0954 - Two storey side and rear extension, raising the ridge height, erection of chimney and front porch. Withdrawn 27/08/14, to allow further negotiations with the Local Planning Authority.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: Object, for the following reasons: 1). The Council does not consider that any significant change has been made to the previous application and therefore the original objections remain; 2). The development continues to result in an unacceptable adverse impact on nearby residents by reason of its increased height, scale and mass; 3). This unsympathetic development creates an overbearing dominant impact on adjacent properties which are predominantly single storey bungalows.

WCC Ecology: Recommend that notes relating to bats and nesting birds, as protected species, are attached to any approval granted.

Public Response: 8 Objections have been received on the following grounds: 1). Over-development on a small plot and adverse impact on the street scene with a large 5 bed house in place of bungalow; 2). Overbearing impact and loss of light to adjacent properties; 3). Parking area to front of house insufficient; 4). Errors in the plans, position and size of chimney at number 102; 5). The nature of the slope of Telford Ave will increase the overbearing effect of the chimney and the development on the adjoining property; 6). Overlooking as result of first floor windows.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

The impact on the character and appearance of the area

The established character is one of a predominantly residential area comprising mainly of bungalows. The application site and the adjacent bungalow at number 102 are the more modest of the properties in the street, while the gable sided bungalow at 100 has been converted to a chalet style bungalow and the three bungalows on the opposite side of the road are a design of a greater width presenting a more substantial appearance in the street scene. The streetscene is therefore mixed in terms of design and size of property.

The conversion of the existing dwelling to a chalet style bungalow proposes increasing the roof height from 5.0 metres to 6.5 metres and an alteration of the roof to form a gable sided design. The increase in height is considered to be acceptable in the street scene, particularly as the application property is at a lower ground level than the properties to the south-east. The increased width of the bungalow, maintaining a 1.0 metre gap to the neighbour at 102 and extending up to the boundary with the garden of 106 Telford Avenue is also considered to be acceptable as a distance of over 24 metres between the application site and the side elevation of number 106 is maintained to provide a substantial break in the street scene.

The impact on the living conditions of nearby dwellings

102 Telford Avenue: This neighbouring bungalow to the south-east of the application property has a front door on the north/ side elevation facing towards the application site. The area to the side of the bungalow is enclosed by a lean-to structure with a corrugated plastic roof and side wall which extends approximately 0.5 metre above the height of the 1.8 metre boundary fence. The windows on the northern elevation are obscure glazed. The proposed conversion of the bungalow will result in the alteration of the side elevation from a single storey with a simple roof pitched away from the boundary to a two storey gable wall with a maximum height of 6.0 metres to the ridge. The wall is located 1.0 metre from the shared boundary. Windows are proposed at first floor to serve the bathroom and ensuite which would be obscure glazed. At ground floor a door serving the utility room is proposed on the side elevation. The application property is positioned to the north. Given the particular on site circumstances, it is considered that there would be no material loss of light or outlook to a degree that would warrant a recommendation of refusal. Two dormer windows are proposed on the rear elevation. Mutual overlooking from first floor windows is not an unusual occurrence in residential areas and it is therefore considered that the proposal would not result in material harm to the living conditions of neighbouring properties. The single storey rear extension is a flat roofed structure with a roof lantern to a depth of 4.0 metres beyond the original rear wall of the property. This extension could be built as permitted development as the bungalow is a detached property. There is no conflict with a 45 degree line taken from the habitable room windows of number 102, which is screened by the single storey flat roof projection to the rear of the neighbouring bungalow.

106 Telford Avenue: This bungalow is located to the north-west of the application site, at a lower ground level. The front entrance to the bungalow faces onto Telford Avenue, with the side elevation with habitable room window and patio doors facing onto the garden area to the side of the dwelling. A single

detached garage within the garden of this property is located on the boundary between the application site and the end of the garden of 106. The distance between the side elevation of no. 106 and the side elevation of no. 104 is 24 metres, meeting the standard set out in the Council's Distance Separation SPG and there are no windows in the side elevation of the proposed extensions facing towards this neighbour. While the increase in the ridge height of the bungalow by 1.5 metres and the alteration of the roof form to a gable positioned up to the boundary will increase the appearance of the bulk of the building when viewed from no.106 Telford Avenue, given the separation distance, it is considered that the proposal would provide adequate levels of outlook for the occupiers of no.106 and the impact would not be sufficient to justify a reason for refusal.

Car Parking and Highway Safety

No objection was raised by the Highway Authority in relation to parking. There is space available within the curtilage of the property to provide three parking spaces, including the garage, which meets the parking requirements for a property with 4 or more bedrooms. The proposal therefore complies with Policy DP8.

Energy Efficiency/CO²

The sustainability statement for the proposal indicates that 11 solar panels are to be installed on the south facing roof slope to provide 10% of the additional energy demand for the development. This can be secured by condition.

Ecological Impact

No significant issues, subject to the inclusion of bat and bird notes.

Health and Wellbeing

N/A

SUMMARY/CONCLUSION

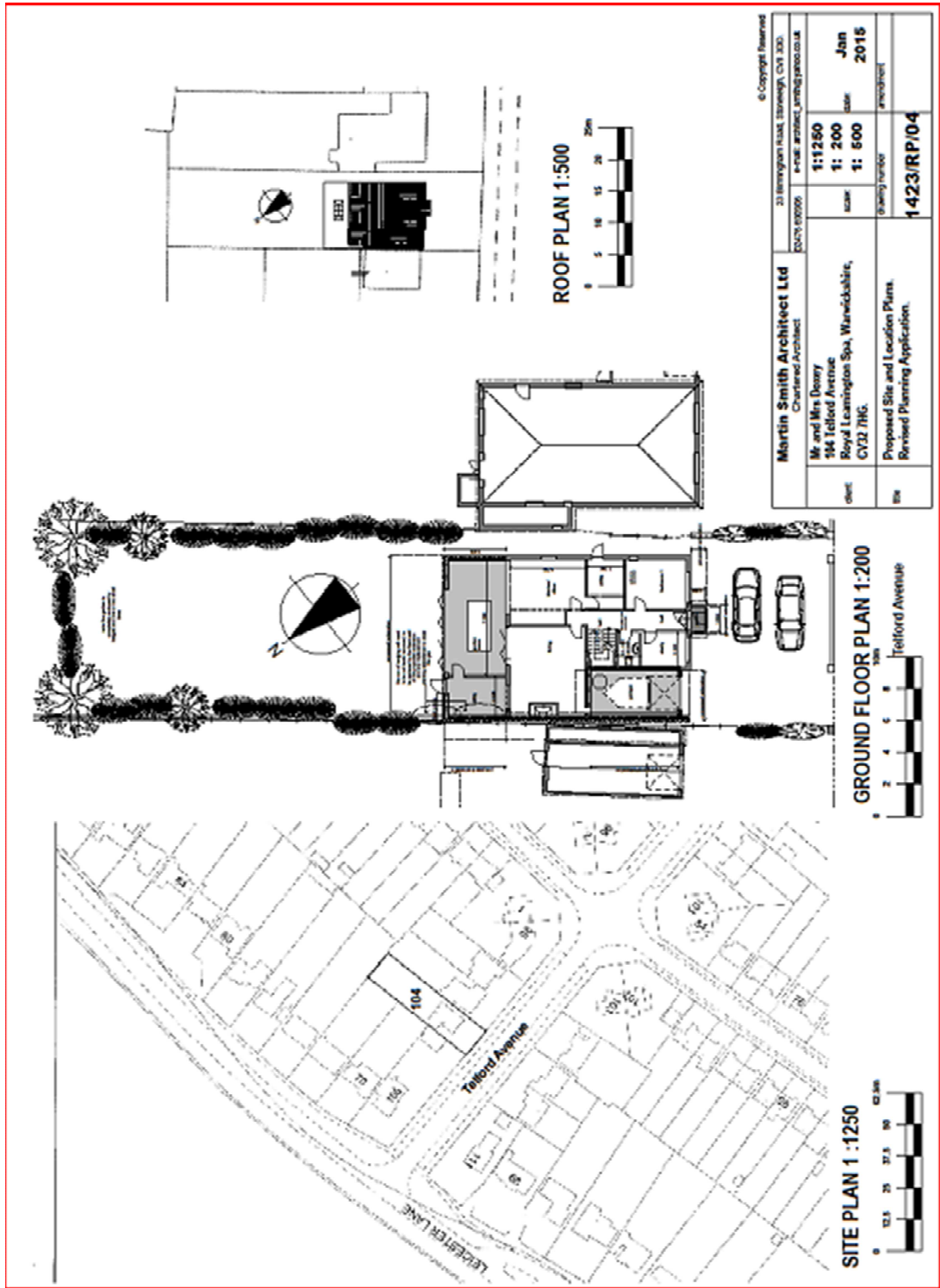
In the opinion of the Local Planning Authority, the conversion of the bungalow to a chalet bungalow is considered acceptable in principle. The design of the extended dwelling is considered to be in accordance with the requirements of the Council's Residential Design Guide SPG and with Policies DP1 and DP2 of the Local Plan.

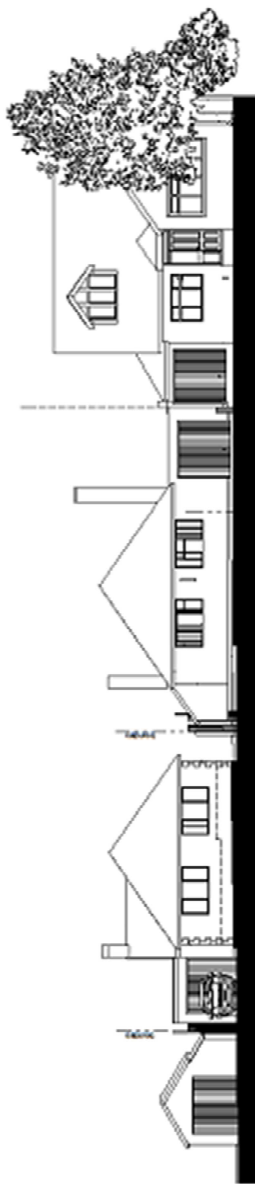
CONDITIONS

- 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 1423/RP/01, 1423/RP/02, 1423/RP/03A and 1423/RP/04, and specification contained therein, submitted on 4th January 2015. **REASON :** For the avoidance of doubt and to secure a

satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.
REASON: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 4 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 DP1 of the Warwick District Local Plan 1996-2011.
- 5 Prior to the occupation of the development hereby permitted, the first floor bathroom and ensuite windows in the south-east elevation shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed windows shall be retained and maintained in that condition at all times. **REASON:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.

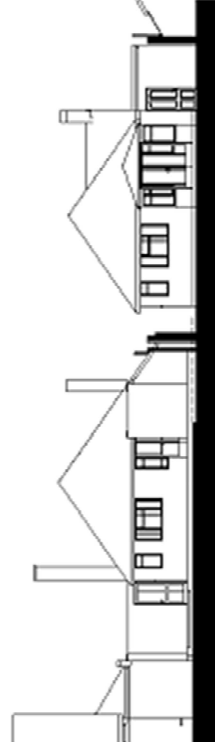




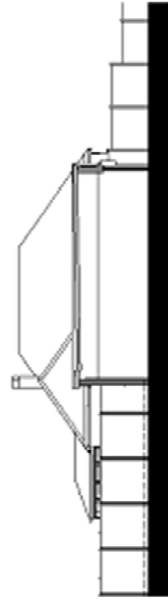
TELFORD AVENUE ELEVATION



SIDE (ONE) ELEVATION



REAR ELEVATION



SIDE (TWO) ELEVATION



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|--|---------------------|-------------------------------------|----------|
| Martins Smith Architects Ltd | | 23 Wellington Road, Sneyd, CV23 3JQ | |
| Chartered Architects | | | |
| Mr and Mrs Emma | 1423/15/03 | Site | May 2014 |
| 142 Telford Avenue, Royal Leamington Spa, Warwickshire, CV34 5HG | | Scale/Date | 1:500/15 |
| No | Existing Elevations | | |

