

Planning Committee: 20 June 2017

Item Number: 10

Application No: [W 17 / 0627](#)

Town/Parish Council: Radford Semele
Case Officer: Emma Spandley

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Registration Date: 19/04/17

Expiry Date: 14/06/17

Wimsley, 30 Southam Road, Radford Semele, Leamington Spa, CV31 1TA

Erection of one and half storey rear extension and roof alterations to include hip to gable extensions on both sides FOR Mr & Mrs O'Hara

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The application seeks to remodel the entire house to create more useable space in the upper floors and to provide a more modern design. The proposal maintains the eaves and ridge levels at a similar level, but turns the existing hipped roof into gabled ends and extends to the rear to the full height of the property.

The proposal also provides a new palette of materials, including a mix of stone, timber and brick to the elevations and a flat roof behind a parapet wall.

THE SITE AND ITS LOCATION

The application property is a large detached dwelling situated on a substantial plot located on a private road.

The application property is a dormer bungalow. The properties within the area, are all detached and are of differing size, style and design which is what characterises this section of Southam Road.

PLANNING HISTORY

W/82/0018 - Erection of 2 storey extensions to form lounge with bedroom and bathroom over and garage and utility room with bedroom and bathroom over - granted.

W/98/1341 - Erection of a bungalow and attached garage with access road - refused.

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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Radford Semele Parish Council: Objection on grounds of that the proposed extension is too large and the proposed radical new design overall to this property would be out of keeping with the surrounding properties and area.

WCC Ecology: No objection - recommend bat and nesting bird notes.

Public Response: The neighbour at No.12 Kinghurst has objected on the grounds of loss of light and loss of privacy. The neighbour at No.14 Kinghurst has objected because of the size of the existing trees on site and the potential for these trees to grow taller.

ASSESSMENT

The main issues relevant in the consideration of this application are:-

- The impact on the character and appearance of the area
- The impact on neighbouring properties
- Impact on Ecology
- Renewables

The impact on the character and appearance of the area

Policy DP1 of the Warwick District Local Plan 1996 - 2011 & Policy BE1 of the Draft Local Plan 2011-2026 state that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

The objection from the Parish Council is noted, however, the application property is located within a private spur off Southam Road and along this single track road there are a number of properties in substantial plots, all of varying designs, styles and sizes. Due to the width of the road, the properties only become readily visible when entering the driveways.

Due to the prevailing character of varying styles, materials and types of properties, the proposal is not considered to introduce an incongruous feature within the street scene, in fact, the opposite will be true as it will add to the charm of this section of Southam Road.

The proposal is therefore considered to accord with the aforementioned policies.

The impact on neighbouring properties

Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

The Residential Design Guide SPG provides a design framework for Policies DP1 & DP2 and states that rear extensions should not breach a 45 degree line taken from the centre point of the nearest habitable room of a neighbouring property at ground floor, nor should an extension restrict the outlook or amenity of a neighbouring property.

The Parish Council's objection with regards to the size of the proposed extension is noted. The proposed hip to gable roof alteration will not impinge on the neighbouring properties. The roof height and eaves height will remain the same and no windows are to be located within the side roof planes. The rear extension is set 5 metres from the shared rear boundary with Nos.10 & 12 Kingshurst and 4 metres from the shared side boundary with No.26a Southam Road and therefore does not breach the 45 degree line. It is therefore considered that the proposal would not result in material harm to the living conditions of the occupiers of the neighbouring properties by reason of loss of light, outlook or privacy.

The occupier of No.12 Kingshurst has objected on the grounds of loss of light and loss of privacy. No.12 is set 13 metres from the shared rear / side boundary with the application property and 16 metres from the blank side elevation of the proposed extension. The distance separation SPG requires a minimum of 12 metres from the blank gable of one property to the habitable rooms of another property. As mentioned above, the extension achieves a 16 metre gap. There are no windows located within the side elevation.

The proposal is therefore considered to accord with the aforementioned policies.

Ecology

A bat survey was requested and submitted. The roof is well sealed and only potential access point yielded no evidence of bats and therefore no further bat survey work is required.

Taking this account a bat and nesting bird note can be added to any grant of approval.

Energy efficiency / CO2 reduction

Policy DP12 states that new development will be required to be energy efficient, whilst DP13 states all development will be required to show how 10% of the predicted energy consumption of the property has been generated by renewables or have adopted a fabric first approach. Further guidance is set out within the Sustainable Buildings Statement. No statement has been submitted but it is considered that renewables/ fabric first approach can be secured by a suitably worded condition.

Other matters

The occupier of No.14 Kinghurst has objected to the application because of the size of the existing trees on site and the potential for these trees to grow taller. The trees are not located within a Conservation Area and are not protected through a TPO. Therefore, their removal or reduction is a civil matter and not one that is given weight as a material planning consideration in the consideration of this application.

Conclusion

The proposed roof alteration consisting of a hip to gable roof extension together with a one and half storey rear extension will not appear as an incongruous feature within the street scene, due to the existing mix of size, style and design of houses with varying materials within this location. Furthermore, the proposals comply with the Residential Design Guide SPG, the 45 Degree Line SPG and the Distance Separation SPG and will not result in material harm to the occupiers of the neighbouring properties through visual intrusion, loss of light or privacy.

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 004 & 005 and specification contained therein, submitted on 6 April 2017. **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 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
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