

Planning Committee: 10 January 2017

Item Number: 7

Application No: [W/16/1659](#)

Town/Parish Council: Warwick
Case Officer: Reddy Nallamilli
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Registration Date: 04/10/16
Expiry Date: 29/11/16

32 Yardley Close, Woodloes Park, Warwick, CV34 5EX

Erection of two storey side/rear extension and single storey rear extension FOR
Mr & Mrs Davies

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 granted planning permission, subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

Erection of a single storey rear extension to form a kitchen and dining room, projecting 3m with a width of 6.9m. Erection of a two storey side extension to form a new garage/W.C. with two bedrooms over with a length of 11m and a pitched roof. Solar panels would be added to the roof.

A new retaining wall is to be provided to segregate the existing planting from the driveway and would replace an existing dwarf wall.

THE SITE AND ITS LOCATION

The application property is a two storey dwelling house located at the end of a cul-de sac within a predominantly residential area. Whilst the property faces towards Yardley Close, the gable end faces towards Primrose Hill and is screened by a mature row of conifer trees.

PLANNING HISTORY

W/12/0233 - Erection of two storey extension to side and single storey extension to rear plus the installation of a front bay window (Revised scheme for previous application W11/1266) - Refused for the following reason:

The proposal would be out of keeping with the application property and other properties within the street in terms of scale, resulting in an extension which is twice the width of the original dwelling. The proposal would not be seen as a subservient addition to the house contrary to the Residential Design Guide SPG and would have an unacceptable detrimental impact on the street scene of Yardley Close and Primrose Hill.

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Object to the proposal on grounds of overdevelopment.

WCC Ecology: Recommend bat note.

Public Response: Six letters of objection have been received on the following grounds:

- Proposal does not differ from the scheme previously refused in 2012 and reasons given for this still apply
- With the increase in the number of bedrooms the number of vehicles would increase resulting in overflow of vehicles parking on the street
- Applicant proposes to carry out alterations to a retaining wall for mature trees and should provide safety assurances that the alterations to retaining wall would lead to the destabilising of the trees.
- Applicant should provide assurances that the existing Leylandi hedge would be retained and maintained.
- Proposal would result in overlooking to private amenity areas
- Proposal would undermine the ambience of the area, existing property should be retained as starter home
- Proposal would not be subservient to existing dwelling
- Highway safety would be prejudiced
- Proposal would result in noise and general disturbance from construction works
- Proposal would be out of keeping and character and adversely affect the streetscene

ASSESSMENT

The key issues in the consideration of this application are:

- The impact of the proposal on the amenities of surrounding residential occupiers
- Design and the impact of the proposal on the character and appearance of the street scene

Amenity

Saved Policy DP2 of the adopted Local Plan requires development to protect the amenity of surrounding local residents. Saved Policy DP1 requires development to contribute positively to the design of the environment. The Residential Design Guide SPG also seeks to protect living conditions in terms of loss of light and outlook and promote the provision of a satisfactory level of accommodation within adjacent dwellings. The 45 degree Guide is used as a general guide for good neighbourliness. This guidance assists in analysing the impact of extensions on windows serving habitable rooms in adjacent dwellings.

The proposed ground floor extension at the rear has been designed to match with the depth of an existing projecting extension on the adjoining dwelling at 33 Yardley Close. There would be no conflict with the 45 degree line in relation to this property. The two storey element would be set away from adjoining dwelling. Due to the specific site circumstances, the proposed extensions would have little impact on loss of light, outlook or privacy on surrounding occupiers.

Impact on Street scene

A previous similar scheme was submitted in June 2012 and refused planning permission for reasons set out above. The current proposal has been amended as follows:

- reduction in the size of the rear kitchen and bedroom extension
- reduction in the width of the window serving the rear bedroom
- reduction in the width of front bedroom window and
- reduction in the width and height of the dormer.

The substantive objections raised by local residents to the current application are noted. Notwithstanding this, in assessing the impact of the proposal on the street scene, the existing dwelling is situated at the end of a cul-de-sac on Yardley Close and Primrose Hill runs along the side of the dwelling. In considering the current two storey side element, it's roof line would be set lower than the main roof ridge of the existing dwelling. The first floor element of the side extension would also be set back from the established front building line. The width of the proposed extension in this surrounding context is considered acceptable. An existing side garage and workshop would be demolished to facilitate the proposed works. The application property is set back from Yardley Close by 6.8m on a corner plot and is screened from the frontage by existing boundary treatment. The proposed materials have been designed to match with the existing property.

The proposals as revised are considered acceptable within the streetscene and would not result in any demonstrable harm. Notwithstanding the observations of Warwick Town Council, an argument that the proposal would result in overdevelopment could not be sustained. There are adequate separations

distances with surrounding dwellings and a reasonable sized amenity area would be retained. The applicant has pointed out the dwelling has been void as it has suffered from subsidence which has resulted in structural damage. Since the initial refusal decision in 2012, the property has deteriorated structurally. The proposed alterations as amended are intended to enable the property to be improved and repaired and allow the applicant to move back into the property with his family. The visual amenities would continue to be protected as would the architectural integrity of the existing dwelling.

Other Issues

Parking is provided in accordance with the adopted parking standards.

The applicant intends to use an arboriculturalist to advice on work to the trees.

Given the scale of the proposed development it is considered that a requirement to provide renewables/ fabric first approach in accordance with Policy DP13 and the associated SPD would be appropriate. This can be secured by condition.

Summary/Conclusions

The revised proposal would have no material adverse effect on the living conditions of neighbouring residential properties or the general street scene. The extension would sit comfortably on the property and within the plot. The bulk of the proposed extension would be screened by existing boundary treatment. It is concluded that the proposal would comply with the saved policies of the Adopted Warwick Local Plan and the aims and objectives of the National Planning Policy Framework.

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 drawing 1195-A3-009, 1195-010-B and specification contained therein, submitted on 22 December 2016. **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.

- 5 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.