

Planning Committee: 24 June 2014

Item Number: 11

Application No: W 14 / 0371

Town/Parish Council: Barford

Registration Date: 14/05/14

Case Officer: Helena Obremski

Expiry Date: 09/07/14

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9 Dugard Place, Barford, Warwick, CV35 8DX

Planning application for proposed erection of first floor side extension. FOR Mr Pomfret

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.

DETAILS OF THE DEVELOPMENT

The applicant proposes the erection of a first floor single storey side extension over an existing double garage extension attached to the Northern elevation of the property in order to accommodate two additional bedrooms, each with an en-suite bathroom.

THE SITE AND ITS LOCATION

The application site is positioned to the West of Dugard Place on a slight bend in the road, which is situated in a predominately residential area, which is a well maintained, established estate of spacious, modern, detached houses, built in the mid-60s. The application property is a typical example of one of the detached dwelling houses, which benefits from an attached double garage and driveway parking.

PLANNING HISTORY

W/79/1010 - application granted for the proposed erection of single storey extensions to form a kitchen, laundry room, carport and porch.

W/02/0270 - application granted for the proposed erection of a side facing double garage.

RELEVANT POLICIES

- National Planning Policy Framework

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
 - 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)
 - DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
 - DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
 - Sustainable Buildings (Supplementary Planning Document - December 2008)
 - Vehicle Parking Standards (Supplementary Planning Document)
 - DP8 - Parking (Warwick District Local Plan 1996 - 2011)
 - Distance Separation (Supplementary Planning Guidance)
 - The 45 Degree Guideline (Supplementary Planning Guidance)
- The emerging Warwick District Local Plan 2011- -2029 particularly policies BE1: Layout and Design and BE3: Amenity.

SUMMARY OF REPRESENTATIONS

Barford Sherbourne and Wasperton Joint Parish Council - objects on the basis that the proposed development will cause a terracing effect which is contrary to the Barford Village Design Statement.

WCC Ecology - no objection, recommends a note relating to nesting bird as protected species be attached to any approval granted.

2 public responses - 10 Dugard Place - objects on the basis that there will be an increase in the number of cars which will be parked outside of the application property on the road as a result of the proposed development, loss of outlook and that the proposed extension is incongruous.

- 39 Dugard Place - objects on the basis that there will an increase in the number of cars which will be parked outside of the application property on the road as a result of the proposed development.

Assessment

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

- Design
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Parking
- Ecology Issues

Design

The National Planning Policy Framework (NPPF) places weight on ensuring that good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states

that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 and emerging policy BE1 reinforce the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide provides guidance in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

The proposed development will be situated on the side elevation of the property and will be visible from the street scene within Dugard Place. The proposed extension will be made from matching materials to those of the existing dwelling and is considered to be subservient to the original property, being set down from the main ridge line of the property and the proposed pitch mirrors that of the gradient of roof of the existing dwelling. The proposed first floor extension will sit upon an existing side extension which will not materially increase the footprint of the dwelling, but will lie less than 1 metre from the boundary.

Barford Sherbourne and Wasperton Joint Parish Council have objected to the application on the basis that the proposed extension will create a terracing effect between the application property and the neighbour which lies to the Northern boundary (Number 11) which is contrary to the Barford Village Design Statement.

This is something which the Council's Residential Design Guide takes into consideration and seeks to avoid, suggesting that any first floor extension should be set in by at least 1 metre from the boundary. However, in this context and owing to the relationship between the application property and the neighbour to the North elevation, it is not considered that the proposal would cause a terracing effect. Both properties are set at an angle from each other, which creates an increasing boundary gap towards the rear of the neighbours, increasing to a maximum of 3.5 metres. There is a combined minimum boundary gap of 1.9 metres between the application property and Number 11 to the front of both properties.

Number 10 has also objected to the application on the basis that the proposed development is not in keeping with the size of the other houses in the road, which were originally four bedroom homes. There are many other examples of properties within the street scene which have been substantially extended under similar schemes to the proposal. Owing to the fact that it is considered that there will be no terracing effect and the proposal will not increase the footprint of the existing dwelling, it is not considered that the extension would be inappropriate in this context.

The design is considered to be appropriate in this context, respecting the original dwelling and surrounding buildings. It is not considered to harm the local area and therefore it is considered that the proposal complies with the NPPF, Local Plan policy DP1, emerging policy BE1 and the Residential Design Guide.

The impact on the living conditions of nearby dwellings

Warwick District Local Plan policy DP2 and emerging policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide provides a framework which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

Number 7 lies to the Southern boundary of the application site and will not lie immediately adjacent to the proposed development. The proposed extension will be situated on the opposite side of the application property to this neighbour which will not extend any further forward or to the rear than the existing side extension. Therefore, it is thought that there will be no loss of light, outlook or privacy to this neighbour.

Number 11 is positioned to the Northern boundary of the application site and will lie next to the proposed development. This neighbour benefits from a rear extension which sits next to the Northern boundary of the application site, which is set further back than the application property. Owing to the fact that the properties are at an angle from one another and the single storey rear extension to this neighbour's property, this means that there will be no breach of the Council's adopted 45 degree angle from any rear facing habitable windows. This neighbour has no first floor side facing windows which would be impacted by the proposal. The proposed development will not sit any further forward than the existing side facing extension and there will be no breach of the Council's adopted 45 degree angle from any windows to front facing habitable rooms from this neighbour's property. There will be no loss of light, outlook or privacy experienced by Number 11 as a result of the proposal.

Number 10 Dugard Place lies directly opposite to the application property and has made an objection to the proposal based on loss of outlook. There is a distance separation gap of 27 metres between the front of the application property and the front of this neighbour's property. It is not considered that there would be any material impact on this neighbour as a result of the development owing to the relationship between these properties due to the distance separation. There would be no significant loss of outlook, privacy or light to this neighbour which would warrant reason for refusal.

With the above information taken into consideration, the proposed first floor side extension is thought to comply with Local Plan Policy DP2 and the Residential Design Guide.

Renewable Energy

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables would not be appropriate as the increased internal floor space falls just below the requirement for renewable energy.

Parking

Neighbours 10 and 39 Dugard Place have objected to the application based on the implied increased in on street parking as a result of two additional bedrooms. The Council's supplementary planning guidance on Vehicle Parking Standards requires that any residential dwellings with 4 or more bedroom units have 2 off street parking spaces. The property has ample off street parking for 2 cars and the addition of two further bedrooms does not create a requirement for any further parking spaces. Therefore, it is considered that the proposed development would comply with the Council's adopted Vehicle Parking Standards.

Ecology

WCC Ecology have commented on this application site, however, they consider that a cautionary nesting bird note would be sufficient and that this application in its present form is acceptable.

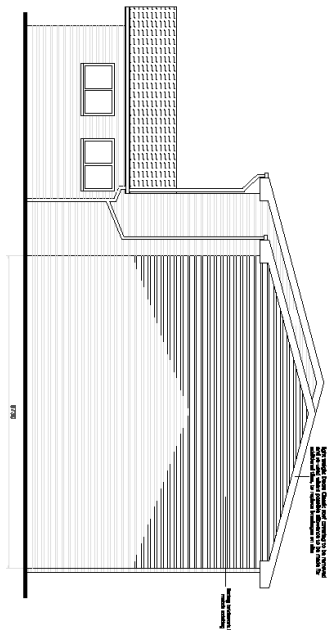
Conclusion

In conclusion, it is considered that the proposed first floor single storey side extension is acceptable in terms of its character and appearance within the street scene and does not significantly impact on the amenities of surrounding neighbours such as would support a reason for refusal.

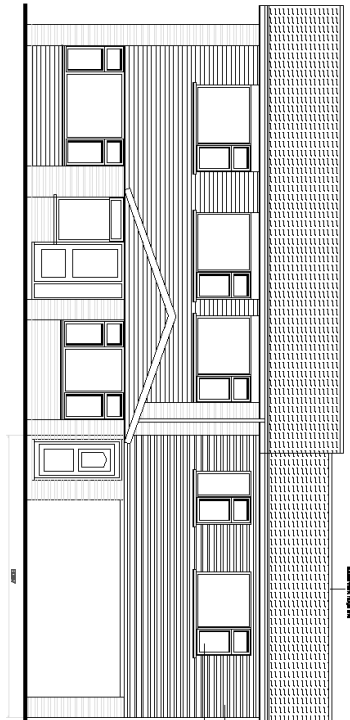
CONDITIONS

- 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 amended drawing 002A, and specification contained therein, submitted on 14th May 2014. **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.

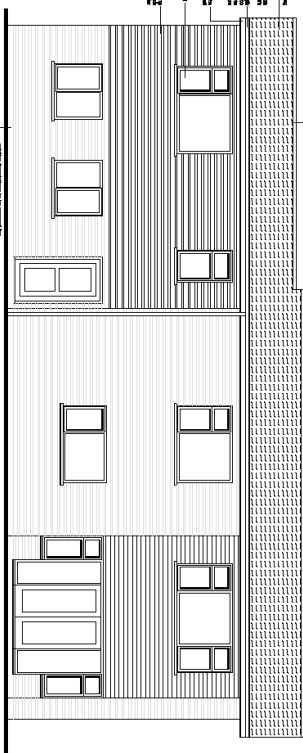
- 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON :** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
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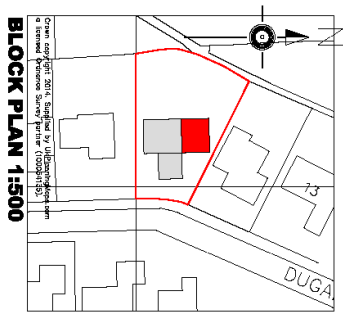
PROPOSED SIDE ELEVATION



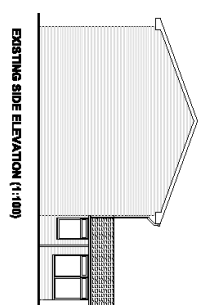
PROPOSED FRONT ELEVATION



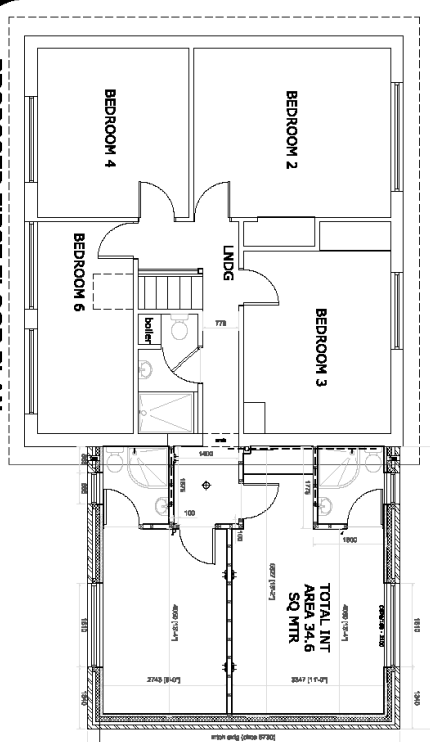
PROPOSED REAR ELEVATION



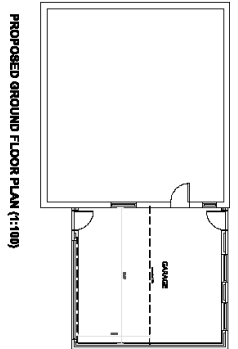
BLOCK PLAN 1:500



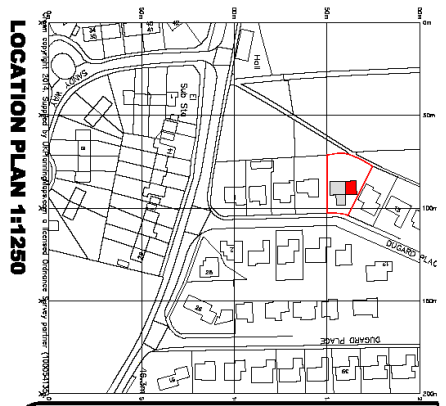
EXISTING SIDE ELEVATION (1:100)



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN (1:100)



LOCATION PLAN 1:1250

Scale	Revised	Revised	Revised
1:50	MRP060	002A	1:50
Date	08.03.2014		
<p>9 Dargard Place Barford CV35 8DX</p>			
<p>Side Second Storey bedroom extension Existing Plans and Elevations</p>			
Scale	Revised	Revised	Revised
1:50	MRP060	002A	1:50
Date	08.03.2014		

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