

Planning Committee: 27 February 2018

Item Number: 16

Application No: [W 17 / 2388](#)

Town/Parish Council: Warwick
Case Officer: Rebecca Compton
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Registration Date: 21/12/17

Expiry Date: 15/02/18

24 Saltisford, Warwick, CV34 4TA

Erection of a dual pitched roof garage following demolition of existing flat roofed garage FOR Mr Butler

This application is being presented to Committee as the applicant is an elected District Councillor.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Erection of a dual pitched roof garage following demolition of existing flat roofed garage

THE SITE AND ITS LOCATION

The application property is a Grade II Listed Building located on the north side of Saltisford, Warwick. The application relates to a detached garage at the end of the garden that backs onto Edwards Mews. The site is also located within the Warwick Conservation Area.

PLANNING HISTORY

No relevant planning history.

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)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)

- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection.

WCC Ecology: Recommend a condition relating to bats and an informative note relating to nesting birds.

Conservation Officer: No objection. Comment that the pitched roof garage will be a significant improvement over the existing.

ASSESSMENT

Design and impact on the Conservation Area and the Listed Building

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The application property is a Grade II listed building and the application relates to a flat roofed garage located at the end of the garden which backs onto Edward Mews. There are a number of garages and coach house style outbuildings in the vicinity of the application site but are predominantly pitched roof in contrast to the application garage which is flat roofed.

The proposal is to demolish the existing garage and replace it with a pitched roof garage which is considered to be more in keeping with the character and appearance of the Conservation Area. The existing garage is considered to have has no particular architectural merit and therefore the demolition of this building is considered acceptable. The proposed garage will be of a similar height to the surrounding outbuildings and will integrate well within the established character of this area. The garage is proposed in brick to with timber windows which is considered an appropriate use of materials in this part of the conservation area and for an outbuilding within the curtilage of a listed building. The Conservation Officer has raised no objection to the proposal and has commented that the proposed design will be more in keeping with this part of the Conservation area.

Overall, it is considered that the proposal will lead to an enhancement of the Conservation Area.

Impact on the amenity of neighbouring properties

Policy BE3 of the Local Plan states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents.

The proposed garage is located at the end of the garden of No.24 Saltisford and will be situated over 8m from any neighbouring dwelling. The garage will be single storey and will be constructed in a similar height to other garages and outbuildings in vicinity. Furthermore, the garage will be primarily surrounded by other outbuildings of a similar nature, none of which are being used as primary living accommodation. It is therefore considered that the proposed garage will not result in any material harm to the living conditions of the occupiers of neighbouring properties by reason of loss of light, outlook or privacy. It is also noted that no objections have been received.

The proposal is therefore considered to accord with Policy BE3.

Parking

Policy TR3 of the Local Plan states that development will be expected to comply with the parking standards set out in the Parking Supplementary Planning Document (SPD). The SPD specifies 2 parking spaces for the dwelling.

The proposed garage will essentially be built upon the same footprint as the existing garage with slight extensions in size towards the northern side and within the garden area, neither of which will protrude into the off road parking to the rear. Therefore the proposal will not alter the current parking arrangements for this property.

The proposal is therefore considered to accord with Policy TR3.

Ecology

Policy NE3 of the Local Plan states that new development will be permitted provided that it protects, enhances and / or restores habitat diversity.

The County Ecologist has no objection to the proposal, subject to a condition requiring a bat worker to check the existing roof for bats before the works commence and that the roofing material is removed by hand. Given the location of the building and the fact that it could be demolished without planning permission it is considered that this condition would not be reasonable in this case. As bats are protected under separate legislation, it is considered that a bat note will be sufficient. A nesting bird note will also be added as requested.

The proposal is therefore considered to accord with Policy NE3.

Conclusion

The proposed pitched roof garage is considered to enhance the Conservation Area and will present no harm to the setting of the Listed building or the amenity of neighbouring properties.

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 17/66-01, 17/66-02, and specification contained therein, submitted on 21/12/2017. **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 Other than site clearance and preparation works no works shall commence on the construction of the development hereby permitted until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1, HE1 and HE2 of the Warwick District Local Plan 2011-2029.
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