

Application No: [W 17 / 1556](#)

Town/Parish Council: Leamington Spa
Case Officer: Ed Pigott

Registration Date: 21/08/17
Expiry Date: 16/10/17

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28 Northumberland Road, Leamington Spa, CV32 6HA

Render the existing building and reconfiguring of windows with central gable feature. Demolish and rebuild the single storey wing accommodating garage and living space and construction of a new 2 storey rear extension. FOR Mr. Paul Bennett

This application has been requested to be presented to Committee by Councillor Howe.

RECOMMENDATION

Planning Committee is recommended to grant planning permission for this development, subject to the conditions and notes listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The proposed development would reconfigure the front elevation, with three dormer windows, projecting pediment and new window orientation. The eaves and ridge height would remain as existing. The exterior surface would also be rendered and roofing constructed of Spanish slate.

Further to this, the side elevations would be rebuilt with an increase in height (0.8m to the eaves and 0.7m to the ridge) and the same width for the garage section (with a half pitched roof measuring 3.6m to the ridge added to the garage). The side extension would project rearwards by 10.2m (an additional 1.6m beyond the existing rear extension) and would wrap around a two storey rear extension.

This two storey portion would extend out from the original rear wall by 7.2m, would have a eaves height of 6.2m and a ridge height of 9.4m. This ridge would be set down from the main ridge of the house and would be hipped. The two storey portion would be set in from the north eastern elevation by 0.7m (4.5m from the boundary edge) and would be set in from the south western elevation by 3.6m for both the single and two storey portions (4m from the boundary edge).

THE SITE AND ITS LOCATION

The application site is located towards the southern end of Northumberland Road in Leamington Spa within the Leamington Spa Conservation Area.

The site is a detached dwelling with existing single storey side and rear extensions.

PLANNING HISTORY

No History

RELEVANT POLICIES

- National Planning Policy Framework

Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection

Councillor Howe: Would request the application is called in as the bulk and mass at first floor would have a negative impact on the surrounding properties

WCC Ecology: No objection subject to notes regarding amphibians/reptiles

Public Response: Three letters of objection have been received. Objections relate to:

- Loss of light
- Loss of privacy
- Adverse impact on amenity of neighbouring properties
- Impact on heritage asset (conservation area)
- Potential noise and disturbance
- Overdevelopment of plot
- Potential adverse uses created
- Quality of submission/inaccuracies

ASSESSMENT

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

- Impact on the character and appearance of the area
- Impact on the Conservation Area
- Impact on neighbouring amenity
- Impact on parking

Impact on character of the surrounding area

Policy BE1 states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design.

The changes to the front elevation of the property would create a more grandiose elevation with windows and dormers arranged around a gabled feature. While this will change the character of the dwelling, there are examples of both the window types and layout and the dormer types and layouts in the immediate streetscene. While the pediment is larger than other examples of porches seen in the vicinity, it is considered that this would not lead to material harm to the character of the area which would warrant the refusal of planning permission. The dwelling is large enough to host this feature while still retaining its original character. Revisions have also been made during the course of the application to remove a parapet and bring the eaves and ridge in line with the existing building to ensure the shape and bulk of the dwelling will remain largely the same from the front elevation. This will ensure the character of the area is respected.

With regards to the side and rear additions, it is clear that these are additions which are usual within Northumberland Road and the host dwelling is able to accommodate these. The extensions would be subservient to the existing property (with the side extensions closely mirroring existing extensions) and the new additions will be read as such. The ridge line of the two storey extension is set down to ensure this.

Finally, render is a feature within the streetscene which is acceptable. Conditions could ensure samples of the external facing materials and that the proposed windows are timber framed. This would ensure the correct types are used and is reasonable and necessary due to the changed proposed and the location of the building.

As such, the proposed development would comply with Policy BE1 of the Local Plan.

Impact on the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving a conservation area or its setting when considering whether to grant a planning permission which affects a conservation area or its setting.

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.

Warwick District Local Plan Policy HE2 (protection of conservation areas) states development will be expected to respect the setting of conservation areas and important views both in and out of them.

The proposal is within the Conservation Area area 32, as assessed by the Conservation Area Guide, which shows that the road is split into different types of dwellings and with special features such as the garden sizes and boundary treatments. The southern end of the road is, according to the guide, characterised by Edwardian houses.

While the proposal would replace the simple and muted style of the current property and create something grander, this would still preserve the character of the Conservation Area. There is extensive render within the street and examples of the window/dormer type immediately adjacent. The form and bulk of the house would remain and it would still be read within the streetscene in the same way. Therefore, it would be considered that the inclusion of render and the realignment of windows would not detract from the historic character of the Conservation Area.

Further to this, as stated above, the rear extensions would be seen as subservient. These would not, in my opinion, create an overdevelopment of the site and this part of the proposed would also preserve the character of the Conservation Area.

With the above in mind, the proposed would comply with Policy HE2.

Impact on adjacent properties

Warwick District Local Plan Policy BE3 states that development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users and occupiers of the development.

It is considered that the proposed development would respect the amenity of the two neighbouring properties and would not have any materially adverse impacts with regards to overlooking, overbearing impact, overshadowing or loss of light.

With regards to No.26, the single and two storey elements has been set in from the edge of the property. The two storey element have been reduced in scale to respect the 45 degree line from the first floor bedroom window. The 45 degree line from the ground floor kitchen window would also be passed (when measured from the midpoint of the group of windows). Beyond this test, the orientation of the dwellings and the intervening features would mean that there would be no material loss of light or outlook. Further, the set-in would reduce any overbearing impact to an acceptable extent.

With regards to No.30, the single storey portions would not have any more materially harmful impact than the existing. The portion of the proposed which crosses the 45 degree line would not cause a materially harmful impact.

The two storey element would not have a materially greater on the rear of No.30 due to its location. The outlook from the rear windows would not be unduly impacted and the 45 degree line would be respected.

There are a number of side facing windows on the north eastern elevation of No.30. The ground floor windows already face the existing boundary treatment and side extensions of No.28 and this situation will not be materially changed. There is only one upper floor window which is not served by a window on either the front or rear elevations. This window serves a bedroom and faces onto the side gable of No.28 currently. The two storey addition would impact on this window but the separation distance means that this will be acceptable and there will be no materially harmful loss of light or outlook. It should be noted that the window does face a side elevation currently.

Due to the above, it is considered that the proposed would not have a materially adverse impact on the amenity of the neighbouring properties and the proposed therefore complies with Policy BE3 of the Local Plan.

Car Parking

The proposals would not negatively impact on any car parking provision within the site and therefore are considered acceptable in this regard.

Other Matters

Ecology

Warwick District Local Plan Policy NE2 states that the Council will protect designated areas and species of national and local importance for biodiversity and geodiversity. Policy NE3 states that new development will be permitted provided that it protects, enhances and/or restores habitat biodiversity.

A Protected Species Survey has been submitted as part of the application and has been assessed by the County Ecologist. The ecologist has no objection to the application subject to notes regarding protected species. Therefore, the proposed would comply with Policies NE2 and NE3.

Inaccuracies in plans

It has been raised that there are inaccuracies within the submission. However, officers have undertaken numerous site visits and the proposed elevations and floorplans are correct which has allowed a full and detailed assessment of the application.

Conclusion

The proposed development would respect the character of the area, the heritage asset and would not result in any unacceptable harm to neighbouring residents. Therefore, permission for the proposed development should be granted. No material considerations have been identified which would warrant a different approach.

- 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(s) T232/001, T232/004C, T232/004B and the specification contained therein, submitted on 21st August and 12th October 2017. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE2 of the Warwick District Local Plan 2011 - 2029.
- 3 The development shall be carried out only in strict accordance with sample details of the facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority. **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 and HE2 of the Warwick District Local Plan 2011-2029.
- 4 The windows hereby permitted shall match the existing on the property. **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 and HE2 of the Warwick District Local Plan 2011-2029.
