

**Application No:** W 14 / 0370

**Town/Parish Council:** Warwick

**Case Officer:** Sally Panayi

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**Registration Date:** 02/04/14

**Expiry Date:** 28/05/14

**31 Shrerres Dyche, Warwick, CV34 6BX**

Erection of two storey side extension, erection of single storey front extension to create entrance porch and erection of extension to existing detached garage to form home office. FOR Mr Mark Lee

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

**RECOMMENDATION**

Planning Committee are recommended to GRANT planning permission, subject to conditions.

**DETAILS OF THE DEVELOPMENT**

The proposal the subject of this application is for a single storey front extension to create a porch, a two storey side extension and an extension to the existing garage to provide a home office.

**THE SITE AND ITS LOCATION**

The application relates to 31 Shrerres Dyche, a large modern detached house located at the end of a secluded cul-de-sac to the south west of Warwick. The house is one of four detached houses positioned on the cul de sac with houses only on the southern side of the road, with a landscaped strip on the opposite, northern side of the road, which forms part of an open landscaped area in Mander Grove.

The dwelling has a detached garage positioned to the front (north) of the house. On the boundary to the west of the house is a single storey detached block with four garages and a car park which serves the three storey houses in Purser Drive. The rear elevations of the three storey neighbours face towards the flank wall of 31 Shrerres Dyche.

**PLANNING HISTORY**

There is no previous planning history for this dwelling.

**RELEVANT POLICIES**

- 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)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Distance Separation (Supplementary Planning Guidance)
- National Planning Policy Framework
- The emerging Warwick District Local Plan 2011 - 2029.

## **SUMMARY OF REPRESENTATIONS**

**County Ecology:** Recommend that a note relating to bats, nesting birds, and amphibians as protected species, is attached to any approval granted.

**Warwick Town Council:** OBJECT The proposal represents an overdevelopment of the site and does not comply with Local Plan Policies

### **Assessment**

The main issues for consideration are:

The principle of the development and the impact on the streetscene

The impact on the amenity of the neighbouring residents

#### The principle of the development and the impact on the streetscene

Local Plan Policy DP1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design. Paragraph 58 from the National Planning Policy Framework (NPPF) requires that all development reflects the identity of local surroundings and materials, and responds to local character. The District Council's Residential Design Guide 2008 sets out design criteria that should be adhered to in order to meet the objectives of good design and layout outlined in Local Plan Policy DP1.

The street scene in this part of Sherrers Dyche is of large detached houses. There are no views of the house subject of this application from the entrance to the road as the cul-de-sac is on a bend with the dwelling located at the turning head at the end.

The single storey front extension to provide a porch is positioned 1.0 metre forward of the existing front door. The existing tiled pitch roof over the front door is to be replaced by a flat roof porch with a parapet wall. This alteration to the dwelling is seen from the road. The brick work of the porch is to match the house and the design is considered to be appropriate for the style of the house and does not have an adverse impact on the street scene.

The proposed extension to the side of the existing garage will be seen from the road. The structure extends the width of the existing garage at the same height with a tiled pitch roof over. A window is shown on the front elevation which will look over the front garden of the house, and a window in the flank elevation which will look towards the proposed two storey side extension. The area of the garage extension is currently occupied by a shed and a paved patio area. The garage is positioned close to the garage block for the dwellings in Purser Drive. The two buildings are of similar height and the proposed development is not considered to be unacceptable in this location.

The two storey side extension is 5.0 metres in width at ground floor on the front elevation, reducing to 4.0 metres in width on the rear elevation in order to maintain a 1.0 metre access path to the side adjoining the tapered boundary. At first floor the width of the extension is 4.0 metres. The front and rear walls of the side extension are each set back from the original elevations by 1.0 metres. As a result of this set back, the front elevation of the extension is not prominent from the street and has no adverse impact on the street scene. While the ridge line of the extension is not set down from the ridge height of the original roof as would usually be required to ensure the structure is subservient to the main dwelling, it is considered that the set back of the front and rear walls do ensure a differentiation between the original dwelling and the extension and in this way meet the requirements for a distinction between the two.

Therefore, taking all matters into consideration, it is considered that the proposed extension meets the requirements of Local Plan Policy DP1 and is acceptable in design terms.

#### The impact on the amenity of the neighbouring residents

Local Plan Policy DP2 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of outlook, provision of daylight and visual intrusion. The Council's Residential Design Guide provides a design framework for Policy DP2 and states that extensions should not breach a 45 degree rule taken from the nearest habitable room of a neighbouring property.

There is no impact on the neighbour at 29 Sheres Dyche as a result of the proposed extensions.

The rear wall of the three storey houses in Purser Drive are 21 metres from the existing flank wall of 31 Sheres Dyche. The flank wall of the proposed two storey side extension will be 17 metres from the rear wall of the three storey dwellings and therefore in excess of the 12 metre minimum separation distance required by the Council's Residential Design Guide for a two or three storey dwelling house and a blank gable wall of a single or two storey dwelling. There

are no windows in the flank elevation facing towards the neighbours in Purser Drive.

The proposed extension of the garage to provide a home office will not have an impact on the neighbours at Purser Drive. The building is screened by the neighbours garage block preventing any overlooking between the dwellings and the window in the south elevation of the garage extension.

The proposed development is considered to have an acceptable impact on the amenity of neighbouring residents and meets the requirements of Local Plan Policy DP2 and the Residential Design Guide.

## **Other Matters**

Health and social wellbeing Not applicable

Ecology: In accordance with Local Plan Policy DP3, a bat informative note and notes relating to nesting birds and amphibians as protected species will be issued with any decision notice granting planning permission in order to protect such species from construction works.

Renewables: In relation to Local Plan Policy DP13, solar panels have been indicated to be positioned on the south facing roof to provide 10% of the predicted energy requirements as a result of the increase in floorspace from the proposed extension. However, no detailed technical report has been provided to demonstrate meeting the 10% target at this stage and therefore, this will be secured by condition.

## **Summary/Conclusion**

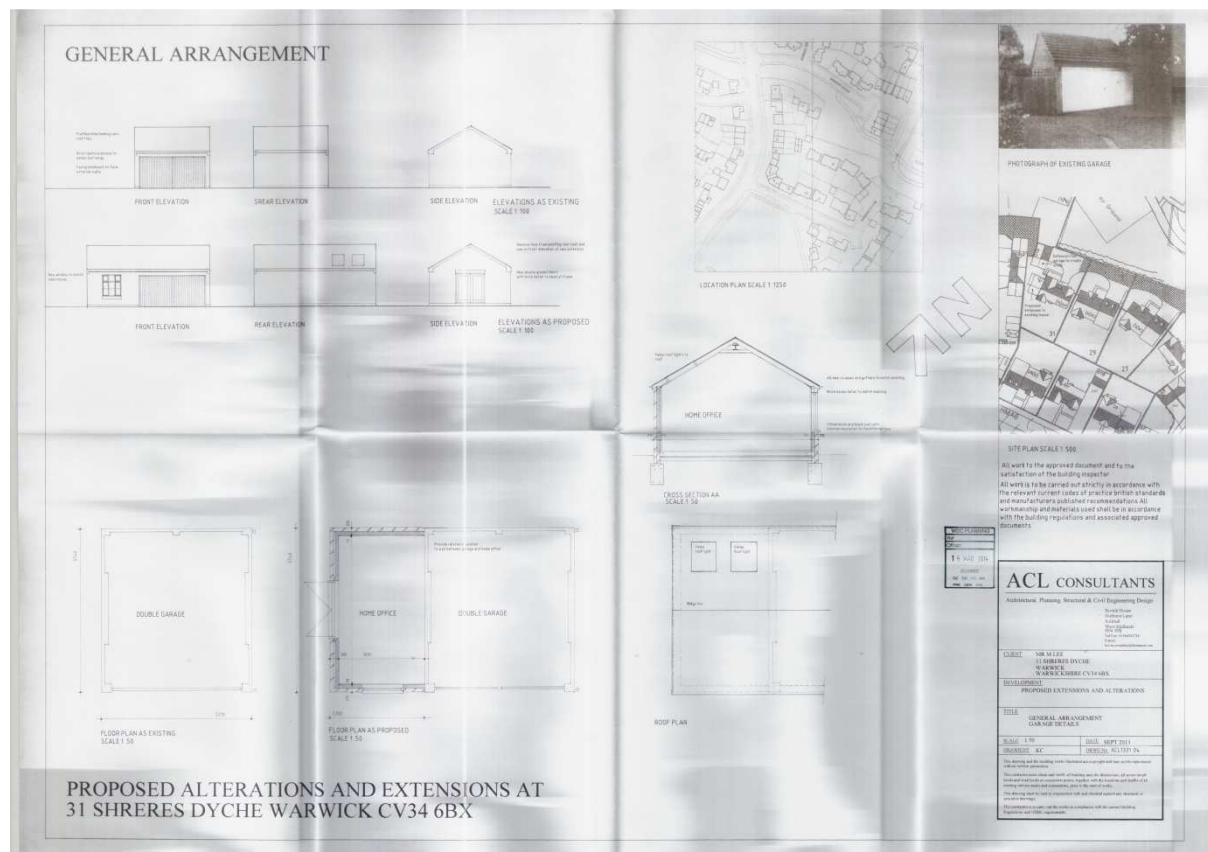
In the opinion of the Local Planning Authority, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.

## **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 ACL 1331-02A and ACL 1331-04, and specification contained therein, submitted on 2nd April 2014 and 14th March 2014 respectively. **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.
- 4 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON :** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
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## PROPOSED ALTERATIONS AND EXTENSIONS AT 31 SHRERRES DYSCHE WARWICK CV34 6BX