

Planning Committee: 27 February 2018

Item Number: 12

Application No: [W 17 / 2326](#)

Town/Parish Council: Warwick
Case Officer: Emma Booker
01926 456521 Emma.Booker@warwickdc.gov.uk

Registration Date: 19/12/17
Expiry Date: 13/02/18

9 Stuart Close, Warwick, CV34 6AQ

Erection of single storey front extension with bow front door and 2no. velux roof lights FOR Mr Phillips

This application is being presented to Committee due to the number of objections and an objection from the Town Council having been received.

RECOMMENDATION

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

RELEVANT PLANNING HISTORY

W/07/1619 - Erection of two storey side extension and front pitched roof canopy - Granted.

Only the two storey side extension element of this permission has been implemented to date. However, as the permission is extant the front extension could be implemented at any time. The approved front extension extends along the full width of the property's frontage including the side extension.

KEY ISSUES

The Site and its Location

The application property is a two-storey end of terrace dwelling located a corner plot of Stuart Close, Warwick. The site is located within the Warwick Conservation Area. The row is characterised by front gables, white cladding together with bow windows and small porches to the ground floors.

The application property benefits from a two storey side extension. This extension is subservient in that it is set down and back from the main house. However, it is built using facing brickwork and windows which are at odds with the original main house and the rest of the row.

Whilst the site row of properties is within the Conservation Area, it is considered that the properties are of no particular architectural merit.

Details of the Development

Erection of single storey front extension with bow front door and 2 velux roof lights. Materials used in works will be to match existing.

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)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)

Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Warwick Town Council - Objection. The proposal is an overdevelopment of the site and not fitting with the street scene.

Ecological Services - Recommend notes relating to bats and nesting birds.

Public Response - 7 objections received on the following grounds:

Proposal is too large in scale; fenestration is out of character; negative impact on the conservation area; potential impact on parking; interrupts front elevation building line.

Assessment

Design and impact on the character and appearance of the street and the Conservation Area

The National Planning Policy Framework (NPPF) places significant weight on ensuring 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 2011 - 2029 policy BE1 reinforces 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 sets out steps which must be followed 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.

Warwick District Council adopted Local Plan Policy HE1 requires development to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas. It goes on to state that development should respect the setting of Conservation Areas and should not impact on important views or groups of buildings from inside and outside of the boundary. The policy requires that new development within the Conservation Area should make a positive contribution to the local character and distinctiveness of the Conservation Area. Local Plan Policy HE1 also reinforces the NPPF by stipulating that works must not adversely affect the listed buildings special architectural or historic interest, integrity or setting. Local Plan Policy HE2 relating to unlisted buildings in Conservation Areas reiterates this by stipulating that alterations and extensions should be refused where they adversely affect the character, appearance or setting of a Conservation Area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 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. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building 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. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The objections received are noted. However, regard must be had to the fact that the extension approved in 2007, which remains extant, includes a front extension which would remove the bay window and have a predominantly brick frontage.

In comparison, the proposal subject of the current application would be largely glazed and includes a bow front door and white panelling, which is more sympathetic to the character and appearance of the terrace. Whilst the proposed extension would result in a feature which is not otherwise present in the rest of the terrace, it is considered that it would be an improvement over the extant scheme.

Taking all of the above into consideration, the proposal is considered to be acceptable and recommended for approval.

The impact on the neighbouring properties

Local Plan Policy BE3 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 SPG provides a design framework for Policy BE3 and states that extensions should not breach a 45 degree line taken from the nearest habitable room of a neighbouring property.

The single storey front extension does not breach the 45° line from the neighbouring property at No.11 Stuart Close and the proposal is therefore considered not to result in material harm by reason of loss of light or outlook and the proposal complies with Policy BE3.

Summary/Conclusion

Given the fall-back position of the extant permission, it is considered that the proposal constitutes an improvement and is recommended for approval. The scheme is considered to meet the requirements of Local Plan Policy BE1, BE3 and HE2 and is recommended for approval.

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(s) 17/11/17-01, and specification contained therein, submitted on 25th January 2018.

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 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 BE1 of the Warwick District Local Plan 2011-2029.
