

Application No: W 12 / 0771

Town/Parish Council: Warwick

Registration Date: 26/06/12

Case Officer:

Penny Butler

Expiry Date: 21/08/12

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15 Smythe Grove, Woodloes Park, Warwick, CV34 5SE

Conversion of existing garage to a habitable room with insertion of bay window and porch extension. Erection of single storey rear extension FOR Dr Tahir Malik

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

A single storey front extension is proposed which will project 1.5m forward and provide a bow window in place of an existing up and over garage door. A lean to roof will extend over the extension and provide an enlarged porch area to the side. At the rear a further single storey extension is proposed to project 4.3m to the rear. This will extend across half of the rear elevation and have a mono-pitched roof. Both extensions will be constructed in red facing bricks to match the existing house, with tiles to match.

THE SITE AND ITS LOCATION

The application property is sited on the corner of Smythe Grove and Woodloes Avenue South. The area is residential. It is the first property on the Northern side of the cul de sac and has a front curtilage that extends to the edge of the carriageway, since the public footpath leading into the road terminates at the property boundary. The dwelling is a two storey modern detached house with integral garage. The front driveway is L shaped and block paved with a landscaped bank at the front edge.

PLANNING HISTORY

No planning history.

RELEVANT POLICIES

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- 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)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection.

Public response: Five objections have been received from residents of Smythe Grove.

- The extension will be forward of the building line setting an unwelcome precedent which will be detrimental to the visual amenity of the area
- Parking capacity will be reduced, in an area where parking is an issue due to the narrowness of the road. Vehicles parked on the road may affect emergency vehicle access to the end of the cul de sac.
- Visibility for vehicles entering/leaving Smythe Grove will be reduced
- Original plans for Smythe Grove showed a pavement in front of house numbers 11 - 15. This provision should be maintained in case it is implemented by the Council, and would mean only one vehicle could be parked off street unless further garden were lost.
- The tree planting schedule has not been maintained

WCC Highways: Raise objection. This is a four bedroom house where two off road parking spaces should be provided in accordance with the District Council's Vehicle Parking Standards. It is unclear from the documents submitted whether two spaces can be accommodated within the site boundary, therefore the applicant should submit details to show the extension in context with the driveway. This will allow the Highway Authority to assess the suitability of the proposed parking provision.

Assessment

The proposed front extension will have a minimal impact on the visual amenity of the area since the forward projection is small and the extension will be constructed in materials to match the existing dwelling. The rear extension will not have any significant impact upon the area since it is located within the fenced rear garden. No trees are affected as a result of the extension. The extension at the rear will lie adjacent to the boundary with the side neighbour (no.14). This neighbour has a large existing conservatory on the boundary therefore the proposed rear extension would not breach a 45 degree guideline taken from this extension. The proposed front extension is on the opposite side of the plot to this neighbour. The proposals are therefore considered to comply with Policies DP1 and DP2, and the recommendations of the Residential Design Guide.

The requirement to provide 10% of the energy from renewable sources in accordance with Policy DP13 is not considered appropriate in this case due to the small scale of the extension.

The County Council as Highway Authority have raised objection on the basis that it is not clear that two parking spaces can be provided on the front curtilage of the site. The applicant has been invited to provide this information prior to Planning Committee, since examination of street plans appear to show it is possible to accommodate two vehicle parking spaces. A four or more bedroom

house requires two vehicle parking spaces under the Vehicle Parking Standards SPD, therefore the requirement for more than two spaces could not be justified, despite whatever parking difficulties there may be in the area. Providing that the applicant can show two vehicles can be accommodated on the drive, there would be no grounds for refusing the application on highway grounds. Adequate parking space would be provided for the property, and it is not considered that visibility would be affected to the extent that highway safety would be compromised, given the distance of the driveway from the edge of Woodloes Avenue South. The applicant has indicated that they may remove the landscaped bank at the edge of the parking area which would be regrettable in visual amenity terms, but this would not require planning permission and could not therefore be prevented. However, this would further increase parking and manoeuvring space at the front of the property. Providing satisfactory plans are provided to the Highway Authority prior to Planning Committee, enabling them to remove their objection, the proposal would be acceptable in highway terms.

CONCLUSION/SUMMARY OF DECISION

In the opinion of the District 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 or highway safety. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing(s) (Ground floor plan; North elevation plan; South elevation plan; West elevation plan; East elevation plan) and specification contained therein, submitted on 26 June 2012. **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 The areas indicated on the approved drawings for vehicular manoeuvring space and parking shall at all times be kept free of obstruction and be available for those purposes. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP8 of the Warwick District Local Plan 1996-2011.
