

Planning Committee: 22 May 2019

Item Number: 9

Application No: [W / 19 / 0430](#)

Town/Parish Council: Sherbourne

Registration Date: 15/03/19

Case Officer: Rebecca Compton

Expiry Date: 10/05/19

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24 Vicarage Lane, Sherbourne, Warwick, CV35 8AB

Erection of a two storey side and rear extension and alterations to existing outbuilding. FOR Mr Oliver Newbury

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application seeks consent for a two storey side and rear extension and alterations to the existing outbuilding.

THE SITE AND ITS LOCATION

The application site forms one half of a pair of semi-detached two storey dwellings situated on the eastern side of Vicarage Lane, towards the junction with Stratford Road, Sherbourne. The site is located within the Sherbourne Conservation Area. The village of Sherbourne is situated within open countryside, outside of the Green Belt. It is designated as a Limited Infill Village in the Local Plan.

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)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Joint Parish Council: Object on the grounds that the extensions do not harmonise with the existing property and Conservation Area and have a negative impact on neighbouring amenity.

WCC Ecology: Recommend notes relating to bats and nesting birds.

Public response: One letter of objection raising concerns regarding the impact on the existing dwelling, impact on the character of the pair of semis and the Conservation Area.

ASSESSMENT

Design and impact on the character of the area and street scene, including the character and appearance of the 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.

Paragraph 193 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 195 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.

Policy HE1 of the Warwick District Local Plan states that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or if criteria listed within the policy have been satisfied. Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposed two storey side and rear extensions are considered to be of an acceptable design and scale for the existing property. The proposed extensions are set down and set back from the original property to create a subservient addition to the existing building in line with the Council's adopted Residential Design Guide SPD. The extensions are largely set behind the existing built form and therefore retains the balanced appearance of the pair of semis. The extensions are considered to harmonise with the existing property and replicate some of the detailing to the existing building and fenestration. The proposal to join the existing outbuilding to the dwelling is considered acceptable and the introduction of a gable feature is also considered of an acceptable design for the property and will not be visible from wider views. The proposal to introduce timber cladding to the end elevation of the existing outbuilding is acceptable and is considered an appropriate material for an outbuilding. The existing brickwork to the front and rear of the existing outbuilding will be retained which harmonises with the existing property and the proposed extensions. The Conservation Officer has raised no objection subject to the extensions being set down from the main ridge line. As such, it is not considered that any harm would be caused to the Conservation Area.

An objection has been received from the Parish Council and a neighbouring resident raising concerns that the extensions would have an adverse impact on the character and appearance of the building and the Conservation Area. Whilst these concerns are noted, it is the view of officers that the proposed extensions harmonise with the existing building and respect the character of the pair of semis.

The proposal is therefore considered to comply with Local Plan Policy HE1 and the NPPF.

Impact on the Amenity of neighbouring properties

Warwick District Local Plan policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide SPD provides a framework for policy BE3, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45° line taken from a window of the nearest front or rear facing habitable room of a neighbouring property.

The proposed extensions do not breach the Council's adopted 45° line when taken from the nearest windows serving a habitable room at no.25 Vicarage Lane. There are no other nearby residential properties that would be impacted by the development. The proposal is therefore not considered to present an unacceptable level of impact on the amenity of the neighbouring properties in terms of light and outlook.

The Parish Council have raised concerns that the extensions would have a negative impact on the amenity of the nearby residential properties in terms of loss of views and loss of light. However, as the proposed extensions do not breach the Council's adopted 45° line or the adopted distance separation guidelines, the extensions are considered to have an acceptable level of impact to the neighbouring properties.

The proposal is therefore considered to comply with Local Plan policy BE3.

Conclusion

The proposed extensions are considered of an acceptable design for the existing property that will not have a detrimental impact upon the character and appearance of the Conservation Area. In addition, the proposed extensions will not present a negative impact on the amenity of the surrounding residential 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 drawing(s) 19-07/PA1/02, 19-07/PA1/03, 19-07/PA1/04 and specification contained therein, submitted on 15th March 2019.
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 Excluding the timber cladding as detailed on the approved plans, 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.
 - 4 All window and door frames shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy HE2 of the Warwick District Local Plan 2011-2029.
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