

**Application No:** W 12 / 0471

**Town/Parish Council:** Whitnash  
**Case Officer:** Jo Hogarth

**Registration Date:** 24/04/12  
**Expiry Date:** 19/06/12

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**11 Whitmore Road, Whitnash, Leamington Spa, CV31 2JG**

Erection front porch, and amended design of side and rear extension as previously approved under W/09/0853 (dormer windows already installed) FOR Mr S Bartlett

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This application is being presented to Committee due to an objection from the Town Council having been received and because the applicant's wife is a Warwick District Council employee.

**SUMMARY OF REPRESENTATIONS**

**Whitnash Town Council:** Objection to this planning application as over development, unneighbourly and detrimental to the street scene. Inappropriate drawings were submitted.

**WCC Ecology:** Recommend notes on bats and great crested newts.

**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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

**PLANNING HISTORY**

In 2009 (ref: W/09/0853) planning permission was granted for a two storey side and rear extension with a side and rear facing dormer window together with a single storey rear extension. This has been commenced.

**KEY ISSUES**

**The Site and its Location**

The site relates to one half of a pair of semi-detached dwellings located on the north side of the road in a predominantly residential area which is characterised by similarly designed semi-detached houses. Originally there was an attached garage to the side which joined with number 9 Whitmore Road, however this has

been removed and is currently being rebuilt under the 2009 permission. The side and rear facing dormers have been constructed and are complete. The footings for the rear elevation have been built.

## **Details of the Development**

The proposal seeks an amendment to the original scheme and would reduce the size of the side extension. A front porch is also proposed which would marry into the garage roof.

## **Assessment**

It is considered that the key issues relating to this proposal to be:

- Impact on the streetscene,
- Impact on neighbours,
- Parking,
- Renewables

### Impact on the streetscene

As part of the original assessment the impact on the streetscene was considered and it was felt that the proposal would not result in unacceptable harm to the character or visual appearance of the area such that a refusal of permission would be justified. The amended scheme reduces the length of the first floor side extension such that it would 'sit' behind the existing dormer window and not extend forward beyond this. As such it is considered that this amended design which reduces the floor space is acceptable within the streetscene and meets the objectives of Policy DP1 in the Local Plan.

### Impact on neighbours

As above, the impact on neighbours was considered in 2009 when the original scheme was submitted. The plans have been amended to omit a balcony at first floor on the rear elevation and replaced with a 'Juliet' style guard rail. As such it is considered that the scheme would not result in loss of privacy to nearby neighbours or cause an overbearing effect. The design of the rear extension in 2009 addressed the Council's guidance on the 45 degree line and the amended scheme does not increase the footprint of this element of the proposal and is therefore considered to meet the objectives of Policy DP2 in the Local Plan.

### Parking

No alterations are proposed to the existing parking arrangements and there would be no conflict with the Council's adopted Vehicle Parking Standards.

### Renewables

No renewables were incorporated in the 2009 planning approval. This proposed amended scheme reduces the footprint of the extension and therefore it is considered unreasonable to require the provision of 10% of the predicted energy to be applied in this instance, given the realistic fall back position which is for a large extension without renewables.

## **CONCLUSION/SUMMARY OF DECISION**

In the opinion of the District Planning Authority, the proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.

## **RECOMMENDATION**

GRANT, subject to the conditions listed below.

## **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 numbers SB3A; SB4A rev B; SB4 Rev A and SB6 Rev B and specification contained therein, submitted on 24 April 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 Prior to the occupation of the development hereby permitted, the first floor window in the side elevation shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window shall be retained and maintained in that condition at all times. **REASON**: To protect the privacy of users and occupiers of nearby properties and or the privacy of future users and occupiers of the development hereby permitted and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.

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