

**Planning Committee:** 14 August 2018

**Item Number:** **15**

**Application No:** [W 18 / 1193](#)

**Town/Parish Council:** Warwick  
**Case Officer:** Emma Booker  
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**Registration Date:** 14/06/18  
**Expiry Date:** 09/08/18

**91 Lakin Road, Warwick, CV34 5BL**

Erection of part single and part two storey side extension with a wrap-around mono-pitch canopy to the front elevation and provision of additional parking space (resubmission of planning application ref: W/18/0352) FOR Mr S Mali  
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This application is being presented to Committee due to an objection from the Town 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 proposes the erection of a part single and two storey side extension with a wrap-around mono-pitch canopy to the front of the dwellinghouse.

**THE SITE AND ITS LOCATION**

The application site relates to a two-storey semi-detached dwelling located on an open corner plot adjacent at the junction of Lakin Road and Green Lane. The streetscene is comprised of a wide variety of uses and house types. The Warwick Hospital complex surrounds the site to the north and east, while a mix of bungalows and flats front Lakin Road to the south.

Nos. 89 and 91 Lakin Road remain as a symmetrical pair of semi-detached dwellings, with peddle dash front bays and facing brickwork characterising their principle elevations. No.91 benefits from a flat roof single storey side extension, of tired appearance which is proposed to be demolished as part of this proposal. The property benefits from off-street parking provision for 2 cars to the rear of the dwellinghouse, in addition to a detached garage, which is to be demolished to provide an additional parking space.

**PLANNING HISTORY**

None relevant.

## **RELEVANT POLICIES**

- National Planning Policy Framework

### The Current Local Plan

- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (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

- 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** - Object on grounds of overdevelopment of the site and concerns over lack of parking.

**WCC Ecological Services** - Recommend an Initial Bat Survey is carried out prior to determination of the application.

**Public Response** - 1 objection has been received from 1 Green Lane on the following grounds:

- Proposal in advance of the building line and out of character with the layout of the development.
- Proposal is detrimental to residential amenity
- The roof height of the extension is set excessively high and front section of the double extension should be set back from the original building.
- Extension would not appear as a subservient addition, having a visually overbearing impact.

## **ASSESSMENT**

The main issues relevant to the consideration of this application are:

- Impact on the living conditions of neighbouring dwellings
- Design
- Parking

### Neighbour Amenity

Policy BE3 of the Local Plan requires development to have an acceptable impact on the amenity of neighbouring properties.

Although relatively large in scale, the proposed part single and two storey side extension, and wrap-around mono-pitch canopy to the front of the dwellinghouse will not impact negatively on the amenity of any of the adjacent

neighbours. The proposal will not breach the 45 degree line from No.1 Green Lane or No.89 Lakin Road.

A separation distance of at least 13.0 metres will exist between the blank, north-facing gable end of No.1 Green Lane, sited to the rear of the dwellinghouse, and the rear elevation of the proposed two storey side extension. The Council's adopted Residential Design Guide SPD states that a minimum separation distance of 12.0 metres should exist between a blank side elevation of a two storey dwellinghouse and the rear elevation of the adjacent neighbour's two storey extension, and therefore it is considered that the proposal will not harm the amenity of No.1 Green Lane.

The proposal would therefore accord with Policy BE3 of the Local Plan.

#### Design of the proposed extension

Local Plan Policy BE1 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.

No.1 Green Lane has submitted an objection to the proposal on the grounds that the extension will protrude forward of the established building line and will therefore be out of character with the neighbouring dwellings sited along Green Lane and detrimental to residential amenity. As existing, the junction between Lakin Road and Green Lane appears relatively open due to a sizeable side garden to the north of the subject dwelling, and a grass verge on the opposing side of the highway. Although the proposed part single and two storey side extension will advance 4.50 metres forward of the established building line along Green Lane, it is considered that the proposed alterations will not impact negatively on the openness of the corner plot, nor appear as an incongruous feature to the streetscene. The proposal has been designed so that the bulk and mass of the proposed two storey element of the proposal is contained within the building line, therefore mitigating any impact on the streetscene and open nature of the corner plot. It is considered that when observed from Lakin Road, the dwellings sited along Green Lane are not read in conjunction with those fronting Lakin Road, therefore it is arguable that the proposed extension will not advance past the building line. This relationship exists due a significant amount of screening vegetation, a large separation distance between the two separate rows of dwellings and the fact that the principle elevations of the dwellinghouses on Green Lane face north, whereas those on Lakin Road face east. On this basis, it is not considered that the proposed extension will be detrimental to residential amenity or have a negative impact on the character of the streetscene, which is comprised of a wide variety of housing types and uses.

No.1 Green Lane also draws attention to the scale of the proposal, with concerns that it will have a visually overbearing impact and appear as a non-subservient addition to the dwellinghouse. Specifically, this neighbour highlights that the roof height of the extension is excessively high, and that the front elevation of the proposed extension should be set back from the original building. The proposed two storey side extension has been designed to be subservient to the main dwellinghouse, as it is set down from the roof ridge of the main dwellinghouse and set back from the principle elevation of the original dwellinghouse. The

proposal is therefore in accordance with the Residential Design Guide SPD. The materials used in the construction of the proposal are to match existing enabling the extension to blend into the form of the original dwellinghouse.

The proposed extensions are of modern design and will improve the overall tired and dated appearance of the dwellinghouse. It is considered that the proposed canopy will balance the front elevation of No.91 Lakin Road and successfully incorporate the two storey floor side extension into the overall design of the dwellinghouse.

It is therefore considered that due to the aforementioned factors, that the part single and two storey side extension will not impact negatively on the openness of the corner plot, appear as non-subservient and overbearing addition nor impact negatively on the character of the streetscene. The proposal is therefore in accordance with Local Plan Policy BE1.

### Parking

Policy TR3 states that development will only be permitted that makes provision for parking and does not result in on-street car parking detrimental to highway safety. The Supplementary Planning Document (SPD) *Parking Standards* sets out Warwick District Council's detailed parking standards for developments.

As the proposal seeks to increase the number of bedrooms in the dwellinghouse from 3 to 4, an additional parking space is required to ensure that the proposal is in accordance with the Council's adopted Parking Standards. The applicant has shown on drawing no. 784-02B that an additional parking space will be created through the demolition of the existing detached garage. 3 parking spaces will be achieved through a tandem arrangement which is considered acceptable. A condition can be added to ensure the space is provided.

The proposal is therefore in accordance with Local Plan Policy TR3.

### Ecology

The County Ecologist has recommended that a preliminary bat survey should be carried out prior to the determination of the application. The existing dwelling is located within a built up area with other dwellings in close proximity to application site. On this basis, it is considered that it would not be reasonable to require a pre-determinative bat survey. In reaching this conclusion, the location of the property, the characteristics of the local area and the fact that bats are a protected species under separate legislation have all been taken into account.

On the basis of the above, it is considered that an explanatory note regarding the applicants responsibility with regard to protected species is sufficient in this case.

## **CONCLUSION**

### **Summary/Conclusion**

The proposal is considered to meet the requirements of Local Plan Policies BE1, BE3 and TR3 and is therefore 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) 784-01 and 784-02B, and specification contained therein, submitted on 14th June and 19th July 2018 respectively. **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.
  
  - 4 Prior to the occupation of the development hereby permitted, the additional parking space shown on the approved drawings shall be laid out and made available for parking in accordance with the approved details. Thereafter, the space shall be kept clear and available for parking in association with the application property. **REASON:** To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the local planning authority's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies BE1 and TR4 of the Warwick District Local Plan 2011-2029.
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