

Planning Committee: 21 June 2022

Item Number: 12

Application No: [W 22 / 0579](#)

Town/Parish Council: Leamington Spa
Case Officer: George Whitehouse
01926 456553 george.whitehouse@warwickdc.gov.uk

Registration Date: 04/04/22
Expiry Date: 30/05/22

47 Beverley Road, Leamington Spa, CV32 6PW

Erection of a two storey front with render, side and single storey front, side and rear extensions (Resubmission W/21/1913) FOR Mr & Mrs Barrett

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

RECOMMENDATION

It is recommended that the Planning Committee Grant this application for the reasons set out in the report.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of a two storey front, side and single storey front, side and rear extensions and rendering to front and rear of the main gable.

THE SITE AND ITS LOCATION

The application property is a buff and red brick chalet style dwelling set within a large corner plot between Beverley Road and The Fairways. The property benefits from flat roof side and rear elements and long horizontal box dormers.

PLANNING HISTORY

W/21/1913: Withdrawn for- Proposed erection of 2x two storey side extensions and single storey rear extension. Revisions to detailing and fenestration.

RELEVANT POLICIES

- National Planning Policy Framework
- [Warwick District Local Plan 2011-2029](#)
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- TR3 - Parking
- [Guidance Documents](#)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document- June 2018)

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Royal Leamington Spa Neighbourhood Plan 2019-2029
- RLS2 - Housing Design

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: No objection.

Public Response: 9 objections based on loss of light and outlook, harm to the street scene and character of the area and openness of the corner plot. 1 neutral comment.

WCC Ecology: No objection subject to notes relating to protected species.

ASSESSMENT

Design and layout

Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. Furthermore the Residential Design Guide SPD provides a detailed framework which should be followed in order to achieve good design.

The 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 proposals have been substantially amended from the previous submission in order to better reflect the aims and objectives of the Residential Design Guide. The proposals are considered to maintain the positive aspects of the character of the original chalet style dwelling whilst removing the unsightly flat roof side and rear elements and long horizontal box dormers and therefore improving the character and quality of the dwelling. In addition to this the proposals maintain the openness of the corner plot and do not result in any unacceptable harm to prevailing character of the street which is considered to be characterised by individually designed modern dwellings sat back from the highway in spacious plots. The proposals do not come forward of the general building line of the street and this is considered acceptable.

Objections refer to render not being appropriate however there is render present in the street and render is considered an appropriate and attractive modern building material suitable for the immediate context of Beverley Road. A condition is recommended to secure samples of facing materials.

Some of the objections refer to the slight set back of dwellings as they approach the corner of the street being a design feature that should be maintained. However, it is considered this is a secondary feature of the street scene that is not a significant enough contributor to the character and appearance of the road to warrant protection. A significant set back from Beverley Road will remain. The

proposals maintain the general building line and the openness of the corner plot is sufficiently protected by the proposals.

The proposals maintain a 1m gap to the immediate neighbours and are not considered to result in development which is contrary to the character and quality of the street scene.

It is considered the proposals result in an improved character and quality of the dwelling and result in no unacceptable harm to the street scene. It is considered therefore the proposals comply with Neighbourhood Plan Policy RLS2, Local Plan Policy BE1 and the Residential Design Guide SPD.

Amenity

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. There is no breach of the 45 degree guideline and the proposals are not considered to result in unacceptable harm to the amenity of neighbouring occupiers.

It is considered the proposals comply with Local Plan Policy BE3.

Parking and access

As existing the dwelling requires 2 off street parking spaces to accord with the Council's adopted parking standards. As proposed the dwelling requires 3 off street parking spaces. There is sufficient space in the parking area shown to the front of the property to accommodate the additional required space. The proposals are therefore in compliance with the Council's adopted parking standards.

The proposals comply with Local Plan Policy TR3 and The Council's adopted Parking Standards.

Summary

The proposals do not result in an unacceptable impact on the streetscene, amenity of neighbouring occupiers including their parking choices nor do they unacceptably impact protected species. The amended proposals therefore comply with Local Plan Policies BE1, BE3, TR3 and NE2 and the Council's adopted parking standards and Residential Design Guide. It is therefore recommended planning permission is granted subject to conditions.

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 drawings 2203-01D, 2203-02C, and specification contained

therein, submitted on 04/04/2022. **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 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 4 Prior to the occupation of the development hereby permitted, the first floor windows in the north-east facing 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 windows shall be retained and maintained in that condition at all times. **Reason:** To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy BE3 of the Warwick District Local Plan 2011-2029.
