

Application No: [W 15 / 1245](#)

Town/Parish Council: Leamington Spa
Case Officer: Sally Panayi

Registration Date: 05/08/15
Expiry Date: 30/09/15

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28 Park Road, Leamington Spa, CV32 6LG

First Floor Side Extension FOR Mr Nanra

This application has been requested to be presented to Committee by Councillor Hayley Grainger

RECOMMENDATION

Planning Committee are recommended to refuse to grant planning permission.

DETAILS OF THE DEVELOPMENT

The proposal is for the erection of a first floor side extension above the attached garage to the eastern side of the dwelling. The existing garage has a tiled pitch roof over with a ridge height of 5.4 metres. The first floor extension is proposed to have a ridge height of 7.4 metres, therefore increasing the height by 2.0 metres. The application is a resubmission of application W/15/0593 which was withdrawn before determination as it was recommended for refusal.

THE SITE AND ITS LOCATION

The house is a modern semi detached dwelling located on the north side of Park Road on the former site of the North Leamington School and is located in the Green Belt.

The front of the property faces south-west towards a large grassed open space. To the east of the application site is the access to Canberra Mews, a terrace of two storey properties in the form of a horseshoe, with the road passing through a central undercroft with second floor accommodation over. The rear elevations of the dwellings in Canberra Mews face towards the flank wall of the application dwelling.

PLANNING HISTORY

W/15/0593 - First floor side extension withdrawn before determination 15/06/15

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- 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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Public Response: 6 comments of support received from local residents

Old Milverton and Blackdown Joint Parish Council: No comments received at time of writing report.

County Ecology: Recommend that a note relating to bats as a protected species be attached to any approval granted.

Assessment

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

The Impact on the Character and Appearance of the Area
 Design and the Impact on Neighbouring Residential Amenity
 Green Belt
 Parking
 Sustainability
 Health and Wellbeing
 Ecological impact

The Impact on the Character and Appearance of the Area

The National Planning Policy Framework (NPPF) requires development to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The NPPF states that permission should be

refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions.

Warwick District Council's adopted Local Plan 1996 - 2011 policy DP1 and emerging Local Plan 2011 - 2029 policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing and should harmonise and enhance the existing settlement. The Local Plans call for development to be constructed using the appropriate materials and seek to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area.

The proposed first floor side extension is indicated to be built in materials to match the original dwelling. The ridge height of the proposed extension is set down from the original ridge height of the dwelling and is set back from the front wall of the dwelling ensuring the extension is subservient to the original dwelling in accordance with the design requirements of the Council's Residential Design Guide.

Design and the Impact on Neighbouring Residential Amenity

Warwick District adopted Local Plan policy DP2 and emerging Local Plan policy BE3 require 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 provides a framework for policy DP2, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

There is no material impact on the neighbouring dwelling at 30 Park Road which is the other half of the semi-detached dwelling.

In accordance with the District Council's Residential Design Guidance the distance between a two storey dwelling house and a blank gable end wall is a minimum of 12.0 metres to ensure the amenities of neighbouring properties are maintained. The rear elevation of the neighbouring two storey dwelling at 8 Canberra Mews faces towards the flank wall of the application site. The housing on this development has been laid out to meet the Council's minimum separation distances with the distance between the neighbouring first floor bedroom window and the ground floor living room window and the first floor flank wall of the application dwelling measuring 12.0 metres, while the distance to the flank wall of the application garage is 9.0 metres. The proposed first floor extension is directly above the existing garage with the result that it will be within 9 metres of the rear of the neighbouring property.

Six comments in support of the proposed extension have been received from local residents, however it should be noted that the location of the supporters houses are in Park Road either opposite to or to the west of the application site.

No support has been expressed by residents of Canberra Mews to the east of the application site who would be directly affected by the proposed development.

It is considered that the proposed first floor extension would increase the bulk and mass of the building when viewed from the neighbouring properties in Canberra Mews, particularly number 8. The first floor bedroom window of this neighbouring property currently looks west towards the flank wall of the single storey garage and the first floor wall of the main dwelling. While the single storey element of the existing structure is within 9 metres of the bedroom, the first floor element is at a greater distance. It is considered that the increase in height of the flank wall by 2.0 metres from 5.4 to 7.4 metres and being positioned 3.0 metres closer to the boundary at first floor would have an overbearing impact on this neighbouring property, impacting on the amenity by overshadowing and a loss of outlook contrary to the aims of Local Plan Policy DP2 and emerging Local Plan policy BE3.

Green Belt

The proposal for the first floor side extension represents a percentage of 21% over the original floorspace of the dwelling and is not considered to have an unacceptable impact on the openness of the Green Belt in this location.

Parking

The proposed first floor extension would increase the number of bedrooms at the property from 2 to 3 bedrooms. The parking requirement for the property would increase from 1.5 spaces to 2 spaces, however there remain two spaces available for parking on the hardstanding to the front of the dwelling and the garage is indicated to be retained. The parking provision would continue to meet the Council's parking requirement as set out the adopted Local Plan policy DP8 and the emerging Local Plan Policy TR4.

Sustainability

Given the limited scale of the development proposed there is no requirement to provide energy efficiency measures in this case.

Health and Wellbeing

- N/A

Ecological Impact

No significant issues subject to the inclusion of a bat note.

Summary/Conclusion

In the opinion of the Local Planning Authority, the development is considered to result in an unacceptable increase in the bulk and massing of the dwelling, in close proximity to the neighbouring dwelling to the detriment of the amenities of the residents of that property.

REFUSAL REASONS

The proposed first floor side extension by reason of its massing and positioning would result in the introduction of an extension which would unacceptably impact upon the residential amenities of the occupants of 8 Canberra Mews by reason of overshadowing and loss of outlook. The development would therefore be contrary to the National Planning Policy Framework and the following Local Plan Policies:-

Current Local Plan:

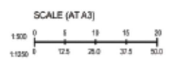
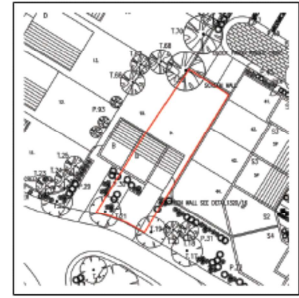
Policy DP1: Layout and Design

Policy DP2: Amenity

Emerging Local Plan:

Policy BE1: Layout and Design

Policy BE3: Amenity



28 Park Road
Leamington Spa
CV32 6LG

Parminder Nanra
07970 484914

Scale: 1:1250 1:500
Date: 08/04/2015
Location and Site Plan

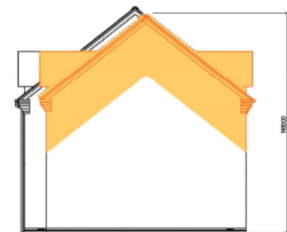
ROOF TILES - TO MATCH EXISTING
WALLS BRICKWORK - TO MATCH EXISTING
WINDOWS & DOORS - TO MATCH EXISTING



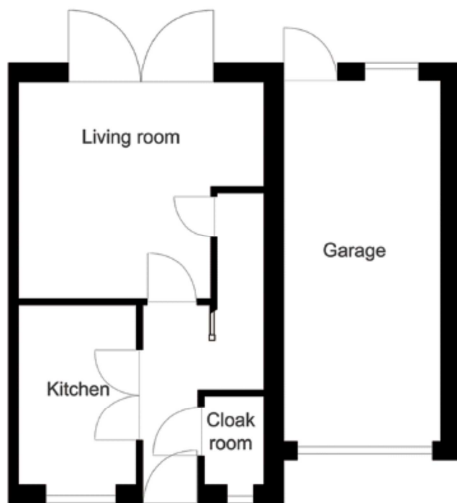
FRONT ELEVATION
SCALE 1:100



REAR ELEVATION



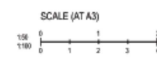
SIDE ELEVATION



GROUND FLOOR PLAN
SCALE 1:50



FIRST FLOOR PLAN



28 Park Road
Leamington Spa
CV32 6LG

Parminder Nanra
07970 484914

Scale: 1:100 1:50
Date: 08/04/2015
Proposed Plan v1.0