

Planning Committee: 16 September 2014

Item Number: 9

Application No: W 14 / 0965

Town/Parish Council: Weston under Wetherley
Case Officer: Jo Hogarth
01926 456534 jo.hogarth@warwickdc.gov.uk

Registration Date: 01/09/14
Expiry Date: 27/10/14

16 Alderman Way, Weston Under Wetherley, Leamington Spa, CV33 9GB
Loft conversion with velux rooflights and raising ridge line of the existing rear gable
FOR Mr Edwards

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

Originally the proposal sought to increase the height of the rear gable to allow for a loft conversion and incorporate a walk out balcony. The walk out balcony element has been omitted from the scheme and replaced with a Juliet style balustrade. Therefore, the application as submitted is for velux rooflights together with the raising of the ridge line of an existing rear gable.

THE SITE AND ITS LOCATION

The site relates to a detached property located within the main built up village of Weston under Wetherley. It is washed over by Green Belt and is accessed off a shared driveway. There is a double garage situated in front of the main house, at right angles. The site is not within a designated Conservation Area.

PLANNING HISTORY

The property was extended in 2004 (ref: W/04/00113) with an attached covered swimming pool and associated plant and again in 2009 (ref: W/09/0992) through the addition of a single storey rear extension and covered patio area.

RELEVANT POLICIES

- National Planning Policy Framework

Current Local Plan policies

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)

Emerging Local Plan Policies

- 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)
- DS19 - Green Belt (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance

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

SUMMARY OF REPRESENTATIONS

Weston under Wetherley Parish Council: Objects to planning application W/14/0965 16 Alderman Way, on the grounds that the proposed extension would make it out of keeping with surrounding houses in that part of the village.

Public response(s): 2 letters of objection have been received on grounds of overlooking from the balcony/platform. The increase in the height of the gable will create a third floor which would be out of keeping with other properties.

WCC Ecology: Recommend bat notes.

ASSESSMENT

It is considered that the key issues relating to this application are:

- Design and impact on the openness of the Green Belt
- Impact on neighbours
- Impact on the streetscene

Design and impact on the openness of the Green Belt

It is considered that whilst the raising of the height of the rear gable to enable a loft conversion would have an impact, it is not considered to represent such harm to the character or visual appearance of the Green Belt such that would justify refusal. The height of the gable would be raised by 1.2m and would still sit below the highest point of the main roof and would thereby remain subservient with regards to the main house. Furthermore, it would not be visible from Alderman Way. The proposal would not result in additional floor space as the loft space already exists and therefore there would be no conflict with Policy RAP2 in the Local Plan or to paragraph 89 in the NPPF which refers to extensions or alterations to buildings within the Green Belt.

Impact on neighbours

With regards to the impact on neighbours, the scheme has been amended to omit the walk out balcony/platform area which was originally proposed and would be accessed from the loft area. It was considered that this represented an unneighbourly element to the scheme and would afford clear views into bedrooms and neighbouring gardens of adjacent properties. As now amended it is considered that a Juliet balcony/balustrade in lieu of the balcony is acceptable and would not enable occupiers of the application property to sit out at this high level. The application would thereby comply with the criteria set out in Policies DP1 and DP2 as well as the NPPF, paragraph 58.

Impact on the streetscene

In relation to the introduction of rooflights, it is considered that these are acceptable and would not result in unacceptable harm to the visual character of the area or streetscene and would thereby comply with the objectives of Policy DP1 in the Local Plan.

Health and Wellbeing

N/A

Other matters

The scheme is of a scale which would not trigger the requirement to provide 10% of the predicted energy use to be through renewables and whilst an additional bedroom is being created, there is sufficient off street parking within the site. Therefore the application meets the objectives of Policy DP13 and the Council's adopted Supplementary Planning Document on Sustainable Buildings nor to the requirements of Policy DP8 and the Council's adopted Vehicle Parking Standards.

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the development respects the scale, design and character of the original dwelling and does not harm the general openness or rural character of the green belt/rural area within which the property is situated. The proposal is therefore considered to comply with the policies listed.

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 number 14/04/14-03 Rev D, and specification contained therein, submitted on 5 August 2014. **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 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 DP1 of the Warwick District Local Plan 1996-2011.
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