

Planning Committee: 27 February 2018

Item Number: 18

Application No: [W 18 / 0006](#)

Town/Parish Council: Radford Semele

Registration Date: 04/01/18

Case Officer: Emma Booker

Expiry Date: 01/03/18

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Leigh Foss, The Valley, Radford Semele, Leamington Spa, CV31 1UZ
Erection of single storey rear extension FOR Mr Clarkson

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

RELEVANT PLANNING HISTORY

None.

KEY ISSUES

The Site and its Location

The application property is a detached bungalow located on The Valley, a narrow lane in Radford Semele. To the east and west of the property lie open fields. The site is not situated within a flood zone, however is identified by the Environment Agency to be susceptible to ground water flooding <25%. T

Details of the Development

Erection of single storey rear extension after demolition of existing rear conservatory.

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

- Vehicle Parking Standards (Supplementary Planning Document)

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Cllr Michael Doody - Objection - Flooding.

Cllr Stan Sabin - Objection - Site is outside of the village envelope, flooding, sets a precedent for future development.

Radford Semele Parish Council: Objection - Severe disruption in an extremely narrow lane, site is outside the village envelope.

Ecological Services: Recommend notes relating to bats, nesting birds, amphibians and reptiles. Request an informal note is attached to state that great crested newts can be found hibernating in the foundations of buildings.

Public Response:

Two letters of support have been received on grounds of the proposal will improve the aesthetic, short-lived impact on traffic during construction phase. Two objections have been received on grounds that the property is situated outside of the village envelope, parking, disruption during construction period, flooding and ecological impacts.

Assessment

The impact on the neighbouring properties

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. The Council's Residential Design Guide SPG provides a design framework for Policy BE3 and states that extensions should not breach a 45 degree line taken from the nearest habitable room of a neighbouring property. This serves to protect the extent to which neighbours can enjoy their own dwellings without undue disturbance or intrusion from nearby uses.

The proposed single storey rear extension does not breach the 45° line taken from the neighbouring property at No.32 The Valley as the proposed extension sits behind the existing dwelling. The proposed rear extension will not result in an increase in footprint of the existing dwellinghouse given that the new extension is identical in dimension to the existing conservatory. To the rear of the property are open fields, and therefore there are no concerns surrounding loss of privacy.

The proposal is therefore considered not to result in material harm to living conditions and complies with the aforementioned policies.

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.

The proposed single storey rear extension is not materially larger than the existing conservatory, and therefore does not present a negative impact in terms of scale or massing. Support comments from neighbours state that the proposed rear extension will be an improvement in terms of design as the existing conservatory is in need of repair.

Materials used in the works will be to match existing and are in character with the surrounding area. The proposed extension is subservient to the existing bungalow with its flat roof equal in height to the eaves of the existing dwellinghouse.

The proposal is therefore considered to accord with the Policy BE1.

Property site susceptible to ground water flooding

Objections have been received highlighting that Leigh Fosse is susceptible to occasional ground water flooding. Leigh Foss is not situated within Flood Zones 2 or 3, and so the likelihood of flooding is low. As stated on the proposed drawings, the proposed extension is to be set no lower than the existing floor levels in the house. In terms of making the current flooding situation worst, a concern put forward by No.79 St Nicholas Road, the proposed extension has the same footprint as the existing conservatory and therefore will have no material effect in this respect.

It is considered that the works present no increase in risk in terms of flooding and is therefore considered acceptable.

Ecological Impact

The neighbour at No.79 St Nicholas Road has raised concerns over possible ecological impacts. Ecological Services at Warwickshire County Council raise no objection to the proposed works, but recommend that notes relating to bats, nesting birds, amphibians and reptiles are attached to any approval. Their response is based on the fact that there is to be no alteration to the roof of the dwellinghouse, nor is there to be any further encroachment into the garden as a result of the works.

Parking

In accordance with the Vehicle Parking Standards SPD, the proposed development will not require the provision of any additional parking and the proposal does not propose any changes to the existing parking.

Other matters

As part of their objection Radford Semele Parish Council and Cllr Sabin raised the fact that the application site is outside of the village envelope. However, this is not relevant to the consideration of an application for a domestic extension.

The period of construction for the proposed single storey rear extension will be relatively short. Neighbours have objected due to the potential disruption the construction of the proposed rear extension will bring as The Valley is a relatively narrow road with difficult access. I am satisfied that there is ample space around the property for materials to be stored and therefore disruption caused by material deliveries is likely to be very minor. Some disruption during construction is part and parcel of development and is not a reason to withhold planning permission.

Summary/Conclusion

The proposal is considered to meet the requirements of Local Plan Policies BE1, BE2 and NE2 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) 3650-02A, and specification contained therein, submitted on 8th February 2018. **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.
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