

Planning Committee: 26 July 2011

Item Number:

Application No: W 11 / 0634

Town/Parish Council: Leamington Spa
Case Officer: Alex Smith

Registration Date: 16/05/11

Expiry Date: 11/07/11

01926 456529 planning_west@warwickdc.gov.uk

Dragon Cottage, Guys Cliffe Avenue, Leamington Spa, CV32 6ND

Erection of a two storey rear extension FOR Mr & Mrs Anderson

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

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: An objection was raised for the following reason: The proposal is an over-development of the site.

Public Response: None received.

Ecology: Recommend a pre-determinative bat survey as the application will impact an existing roof space. Also recommend a note relating to nesting birds is added to any permission granted.

CAAF: No comments.

Please note all comments relate to the original plans submitted.

RELEVANT POLICIES

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- 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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

The applicant property underwent a two storey extension in 1982 which added approximately 90% additional floor space to the original dwelling, as well as a detached garage. In addition a small rear extension containing a toilet was added under permitted development in 1982.

Since the erection of this extension, a rear entrance porch was granted planning permission on the northern elevation in 1990.

KEY ISSUES

The Site and its Location

The application relates to a two storey detached cottage on the western side of Guy's Cliffe Road. The property is isolated away from another residential dwellings and is set in an area of open and green space.

The property has a curtilage of 388 sq m (0.038 hectares) and is set approximately 2.7 metres away from the highway of Guy's Cliffe Road. The property is an open plot with the boundary treatment being a mixture of low iron railings and low rise conifer bushes. This ensures the property is prominent in the streetscene.

The dwelling is surrounded to the north, south and west by open and green space, with the nearest residential properties being 4 Penrith Close and 2 Troutbeck Avenue, which are 37 metres to the north and 42 metres to the south, respectively.

Details of the Development

The application is for planning permission for a two storey rear extension. The extension would have a gable end, with a single gable feature in the western side elevation.

The proposed two storey extension would extend beyond the rear wall of the dwelling by 6.15 metres at a width of 3.60 metres.

Assessment

- The impact on the character and appearance of the area.
- The impact on the living conditions of the neighbouring dwellings.
- Provision of renewable energy requirement
- Ecological Issues

The impact on the character and appearance of the area.

As the property is not a listed building and sits outside of a conservation area, it is required to meet Policy DP1 of the Warwick District Local Plan, namely, that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Therefore it must be considered if this application is contrary to this policy.

During the consultation process Leamington Spa Town Council have objected to the proposed development, as they believed it would constitute over development of the site. The proposed development would increase the size of the existing property by approximately 52%. In addition to the extension completed in the 1980's, which almost doubled the size of the original dwelling.

Whilst this property has undoubtedly undergone a large amount of development, there is no policy in the local plan which indicates the maximum permitted development, in terms of floor space or percentages, for a residential dwelling within an urban area.

The curtilage of the property still retains ample amenity space for its inhabitants, with further open space surrounding the dwelling. Therefore, I am of the opinion the proposed development would not constitute over development of the site.

Policy DP1 of the Warwick District Local Plan also requires a development to harmonise with the existing settlement in terms of physical form. The openness of this residential plot, its isolation from other residential dwellings and its proximity to the highway ensures the cottage is prominent in the streetscene. However, I would not consider the addition of this rear extension to be so harmful to the openness of the surrounding area and appearance of the streetscene to be contrary to Policy DP1 of the Warwick District Local Plan.

The proposed development would meet all aspects of Warwick District Council's Residential Design Guide and the materials selected for the development would match the existing.

The original plans for the eastern side elevation would have created a large blank roofslope facing the highway. After consultation with the applicant, an alternative design was submitted with a proposed blank gable erected into this roof elevation. This ensures the roofslope facing the highway is in keeping with the character of the existing house and has a positive impact on the appearance of the streetscene.

The impact on the living conditions of the neighbouring dwellings.

Policy DP2 of the Warwick District Local Plan states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. It must therefore be considered if this application is contrary to this policy.

The proposed development would retain a distance separation of over 30 metres to the nearest residential dwelling to the north, 4 Penrith Close. The rear boundary line of the dwellings on Penrith Close have a number of large trees, which ensures no views of the applicant property is available from these properties. Whilst the site visit was conducted in summer, and the trees may not afford these properties with the same level of screening during the winter. I am of the opinion that the distance separation between the dwellings would ensure no loss of privacy, light or outlook caused by the proposed extension.

Provision of renewable energy requirement

Having completed an enquiry on the enplaner system, the 10% energy requirement for the proposed development would amount to 489 kWh/year. This would equate to the installation of 2 sq metres of Solar Thermal Photovoltaic Solar Panels.

Policy DP13 of the Warwick District Local Plan states that in appropriate residential development, the applicant should be required to meet the 10% renewable energy requirement. At such a low requirement of solar panels to meet the predicted energy requirement, I do not believe the implementation of this Policy would be appropriate in this instance.

Ecological Issues

After consultation with Warwickshire County Council's Ecology department, it was considered appropriate to ask for the completion of a pre-determinative bat

survey. This was due to the proposed development impacting on the existing roof space of the property and as there are bat records, 300 metres to the southwest of the site.

The bat survey was returned to the District Planning Authority on 7th July 2011. The report acknowledges the potential entry points in the existing roof for bats and that bats were surveyed in the area. However, no evidence was found of bats or other protected species during the survey.

The Warwickshire County Council Ecologist is satisfied that the pre-determinative bat survey is sufficient to discharge the District Planning Authority from its obligations required under the Conservation of Habitats and Species Regulations 2010 and the EU Habitats Directive.

RECOMMENDATION

GRANT, subject to the following conditions.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 790-01 & 792-03 Rev D, and specification contained therein, submitted on 16th May and 12th July 2011 unless first agreed otherwise in writing by the District Planning Authority. **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.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.
