

Planning Committee: 03 February 2015

Item Number: 12

Application No: [W 14 / 1649](#)

Town/Parish Council: Bishops Tachbrook

Case Officer:

Sally Panayi

01926 456541 Sally.Panayi@warwickdc.gov.uk

Registration Date: 08/12/14

Expiry Date: 02/02/15

15 Cicero Approach, Warwick Gates, Warwick, CV34 6EA

Erection of double storey rear and front extension and alterations to garden wall.
FOR Mr & Mrs Thomas

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission subject to the recommended conditions.

DETAILS OF THE DEVELOPMENT

The proposal is for the erection of a two storey rear extension, two storey front extension and an alteration to the location of the garden wall. The two storey rear extension projects 3.5 metres beyond the original rear wall of the dwelling and is indicated to be 5.4 metres in width.

The plans as originally submitted proposed a two storey front extension projecting 3 metres forward of the front wall of the dwelling, 3 metres in width to increase the depth of the garage at ground floor and to extend the size of the 4th bedroom at first floor. In addition a front porch is proposed.

Amended plans were subsequently submitted reducing the front extension to a single storey pitched roof structure, projecting 1.5 metres in depth beyond the original front wall of the dwelling, combining the ground floor extension to the front of the garage and the porch.

THE SITE AND ITS LOCATION

The application relates to a detached dwelling located on a corner plot on the western side of Cicero Approach close to the junction with Bolinbroke Drive. The property has a 2.0 metre high brick wall forming the rear garden boundary along Bolinbroke Drive. Close to the junction of the two roads there is a large paved area balanced by a larger area of paving on the opposite side of the road, giving the street scene a spacious open character. The houses are staggered in relation to each other, with the application dwelling set further back from the road than the neighbouring dwelling at number 11 Cicero Approach.

PLANNING HISTORY

W/13/1582 - Erection of a two storey rear extension, single storey front extension, together with realignment and extension of the north facing garden

wall with 'change of use' of amenity land encompassed by the wall movement, to garden land. Withdrawn 13/03/2014

RELEVANT POLICIES

- National Planning Policy Framework

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)

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)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

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

Neighbours: One letter received objecting to the two storey front extension as it will result in loss of light to study at ground floor.

Bishops Tachbrook Parish Council: Objection on the grounds of the loss of light the proposed alterations to the front of the property would have on the neighbour. Also, what evidence is there that the applicant owns the area of land to be enclosed as garden and that there are no restrictive covenants to protect the street scene. There is no objection to the rear extension.

ASSESSMENT

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

The Principle of the Development

Impact on neighbours

The Principle of the Development

The two storey rear extension meets the requirements of the Council's Residential Design guide with the ridge line of the roof being set down from the original dwelling and is therefore considered to be acceptable.

A modest extension to the front of the dwelling is acceptable in principle, particularly given the staggered relation between the dwellings in the street with the application property being set back from the neighbour and located to the north.

The character of the area is generally open in nature but with 2 metre high brick boundary walls forming the rear garden boundaries. On the two corner plots at the junction of Bolingbroke Drive and Cicero Approach the front gardens are defined by low brick walls with brick piers and railings rather than the open frontages in the remainder of the street. The minor repositioning of the brick garden boundary wall is acceptable.

Impact on neighbours

The two storey front extension, 2.3 metres in depth, as originally submitted was considered to be unacceptable as a result of the impact on the neighbours ground floor, side window at number 11 Cicero Approach due to loss of light. The design of this front extension was subsequently amended to a single storey structure to provide a porch and an extension to the front of the garage to a revised depth of 1.5 metres. A tiled pitched roof is proposed reducing the impact on the neighbouring window. Given the aspect of the site, with the proposed front extension being located to the north of the neighbouring dwelling, this revised design is considered to be acceptable as the impact on the neighbour has been reduced.

The two storey rear extension has no material impact on the nearby neighbouring dwellings at 28 Shylock Grove which is over 20 metres beyond the proposed extension nor 1 Calpurnia Avenue.

There is no impact on the living conditions of neighbouring dwellings as a result of the alterations to the position of the garden boundary wall.

Renewable Energy

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

Parking

The proposed extensions do not increase the car parking requirement for this property and do not affect the car parking spaces available at the site which are in accordance with relevant guidance.

Ecological Impact

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

Health and Wellbeing

N/A

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the proposed two storey rear extension and the single storey front extension as amended are acceptable in principle and will not affect neighbouring amenity. 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(s) and specification contained therein. **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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