

**Planning Committee:** 09 October 2018

**Item Number:** 15

**Application No:** W 18 / 1729

**Town/Parish Council:** Whitnash

**Registration Date:** 06/09/18

**Case Officer:** Rebecca Compton

**Expiry Date:** 01/11/18

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**35 Greville Smith Avenue, Whitnash, Leamington Spa, CV31 2HQ**

Rendering of existing house and erection of single storey side and rear extension  
in matching render FOR Mrs J Robbins

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This application is being presented to Committee as the applicant is an employee of Warwick District Council.

**RECOMMENDATION**

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

**DETAILS OF THE DEVELOPMENT**

This application is a re-submission of a previously approved application for a single storey rear and side extension to allow for the main property and the extensions to be rendered.

**THE SITE AND ITS LOCATION**

The application property is semi-detached bungalow located on the east side of Greville Smith Avenue, Whitnash. The area is a mix of bungalows and two storey semi-detached dwellings.

**PLANNING HISTORY**

W/17/2136 - Erection of a single storey side and rear extension - Granted 11 January 2018.

**RELEVANT POLICIES**

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Guidance Documents
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Document- May 2018)

- Parking Standards (Supplementary Planning Document)
- Neighbourhood Plan
- Whitnash Neighbourhood Plan

## **SUMMARY OF REPRESENTATIONS**

**WCC Ecology:** Recommend initial bat survey.

## **ASSESSMENT**

### Design and impact on the street scene

The proposed rear and side extensions are considered of an appropriate design and are to be rendered, the main property will also be rendered. There are a number of examples of render in the immediate street scene and wider area and therefore the use of render is considered to be sympathetic to the street scene. The proposed side extension is set back and set down from the existing property to create a subservient addition to the property in accordance with the Residential Design Guide SPD and Local Plan Policy BE1 of The Warwick District Council Local Plan 2011-2029.

### The impact on the living conditions of the occupiers of the neighbouring properties

The single storey rear extension will breach the Council's adopted 45° line taken from the neighbouring property at No.37 Greville Smith Avenue. The proposal will therefore impact on light and outlook. However, in isolation, the proposed rear extension could be constructed under the government's impact based permitted development rights and therefore in the particular circumstances of this case, it is not considered reasonable to refuse planning permission on these grounds. It is also noted that the neighbour has not raised any objection to the proposal.

### Parking

The proposed extensions will not affect the current driveway parking and will not result in a need for further parking spaces in accordance with the Council's adopted SPD. The development is therefore considered to be in accordance with the Parking Standards SPD.

### Ecology

Taking a precautionary approach, the County Ecologist has recommended that a preliminary bat survey is required prior to the determination of the application. This request has been considered, however, it is also noted that the existing dwelling is well sealed and is located within a built up area with other dwellings in close proximity.

On this basis, it is considered that the likelihood of bats is relatively low and a bat note advising the applicant of their responsibility in relation to protected species protected under separate legislation would be more reasonable and appropriate in this case.

## Conclusion

For the reasons set out above, the proposed development is considered to be acceptable in terms of design and amenity.

## **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 17/46-02 A, and specification contained therein, submitted on 06th September 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.
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