

Planning Committee: 11 October 2016

Item Number: 7

Application No: [W/16/1280](#)

Town/Parish Council: Whitnash
Case Officer: Ian Lunn

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Registration Date: 01/08/16

Expiry Date: 26/09/16

60 Franklin Road, Whitnash, Leamington Spa, CV31 2JW

Erection of single storey rear extension and erection of new pitched roof over existing garage and porch FOR Mr Lad

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

Planning permission is sought to add a single storey extension to the rear of the dwelling and to install a 'mono-pitched' roof over the garage and porch which lie to the side and front respectively.

THE SITE AND ITS LOCATION

60 Franklin Road is a semi-detached house constructed predominantly of red brick for the external walls (but with a small rendered panel to the front elevation) under a pitched brown concrete tile roof. It is located approximately 40 metres north west of the junction of Moorhill Road and Franklin Road in a wholly residential area.

PLANNING HISTORY

W/16/1042 - Prior notification for a larger homes extension - Withdrawn 29th June 2016

RELEVANT POLICIES

- National Planning Policy Framework
- The 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)
- The 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)
- Guidance Documents
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council-Object. Consider that the proposals would lead to the over- development of the plot; would lead to the loss of the existing parking facilities (including the garage) and would fail to satisfy the 45 degree guideline.

WCC Ecology: No objections, subject to the imposition of the standard bat and bird informative.

Assessment

The main issues in the consideration of this application are:

- Design/Scale/Impact on street scene
- Amenity
- Highway Safety
- Sustainability

Design/Scale/Impact on street scene

The proposed pitched roof will be visible from Franklin Road although it will be less prominent towards the rear of the building where it will be partly screened by the adjoining dwelling (58 Franklin Road). It is considered that the new 'mono-pitched' roof will improve the appearance of the property suitably harmonising with the 'hipped' roof of the host dwelling and constructed of matching roof tiles. Furthermore, whilst white render, the material to be used for the finish of the external walls of the rear extension, will not generally match the materials of construction of the host dwelling (which is predominantly red brick) it will not be readily visible from any public vantage point and it is considered that it will provide a suitable contrast to that material.

The pitched roof will partly extend over the new rear extension but the latter will also incorporate a significant proportion of flat roof, which is not ideal in design terms, however, as this element of the scheme is to be a single storey and wholly located to the rear of the property, and as the host dwelling is not considered to be of any particular architectural merit, it is considered that it would be difficult to sustain an objection to the proposal on these grounds alone.

The new roof and extension are considered to be acceptable in scale terms. The addition of the former will lead to the slight enlargement of the existing garage and porch but these will remain single storey structures that will continue to be viewed against the backdrop of the larger house. The latter will be a single storey structure located to the rear of a two storey property.

Amenity

Whilst the single storey extension and new pitched roof will have some effect upon the level of sunlight and daylight currently received by windows within 58 Franklin Road next door, and upon the level of daylight currently received by a conservatory to the rear of no. 62 on the opposite side (not sunlight in the latter case because it will stand to the north of that structure), it is considered that there would be no material harm caused because:

- i) In the case of no. 58 the affected windows are all obscure glazed and serve 'non-habitable' rooms, and
- ii) In the case of the conservatory there are other windows within that structure that will be unaffected by this development and that will, it is considered, continue to provide a suitable level of light to it following the completion of this development.

Neither development will intersect any imaginary '45 degree line' when measured from any adjoining 'habitable room' window despite concerns to the contrary.

The proposals will not give rise to unacceptable overlooking of neighbouring properties. All windows to be formed within the proposed rear extension and new roof will either be 'high level' roof lights/skylights or will directly face the rear garden of the application premises at a minimum distance of approximately 14 metres.

It is also noted that no objections have been received from neighbours.

Highway Safety

The Town Council are concerned that the proposal will leave the dwelling short of 'off street' parking. However, whilst accepting that the garage is to be converted into additional living accommodation, and will not therefore subsequently be available for parking, it will still be possible to park at least two cars 'off street' on the existing hard surfaced area to the front of the property. This level of parking complies with the Council's adopted Vehicle Parking Standards SPD.

The property does not currently benefit from any 'on-site' turning facilities and none are proposed by this application. However, whilst accepting that reversing vehicles onto or off Franklin Road is not ideal in highway safety terms, it is no different to the current situation and other properties in the street scene also lack 'on-site' turning facilities. With this in mind it is considered that a refusal of this proposal because of the current lack of 'on-site' turning could not reasonably be sustained.

The property currently benefits from what is considered to be a satisfactory vehicular access from Franklin Road. This is to be retained unaltered.

Sustainability

The rear extension will have a floor area exceeding 35 square metres and consequently there is requirement for it to satisfy the Council's sustainable buildings standards. The applicant has not submitted a scheme to show how the proposal will comply with Policy DP13 and the associated SPD, however, it is considered that this can be secured by condition.

Other Issues

The Town Council consider that the addition of the pitched roof and extension will lead to the overdevelopment of the site. However this is not accepted. The addition of these structures will lead to no more than 30% of the property curtilage being developed.

Summary/Conclusion

The proposals are considered to be in accordance with the requirements of Policies DP1, DP2, DP8 and DP13 of the Warwick District Local Plan 1996-2011 and the provisions of the National Planning Policy Framework. It is considered that the addition of the pitched roof and extension will, on balance, retain the character of the host dwelling and that the dwelling so extended will safeguard the character and appearance of the street scene. It is also contended that the enlarged property will not adversely impact upon the amenities of neighbouring properties or give rise to any highway safety concerns.

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 in strict accordance with the Location Plan, received by the Local Planning Authority on 1st August 2016, and the Existing and Proposed Site Plans, Floor Plans and Elevations, received on 23rd September 2016. **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 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

REASON: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

- 4 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

- 5 Other than the proposed render, 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.