

Planning Committee: 16 July 2019

Item Number: 15

Application No: [W 19 / 0785](#)

Town/Parish Council: Leek Wootton
Case Officer: Emma Booker

Registration Date: 14/05/19
Expiry Date: 09/07/19

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Wootton Lodge, Warwick Road, Leek Wootton, Warwick, CV35 7RB

Re-modelling of existing dwelling; erection of two storey front & side extensions; raising the height of the roof ridge by approx. 400mm, installation of 3no. rooflights to front and rear roof slopes; Replacement of existing hardwood windows with powder-coated heritage-coloured aluminium windows. FOR Mr & Mrs Patrick Cassidy

This application is being presented to Committee due to an objection from the Parish Council having been received and the application has also been requested to be presented to Committee by Councillor Trevor Wright.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The applicant seeks planning permission for works to re-model the existing dwelling. The proposed scheme comprises two storey front & side extensions; raising the height of the roof ridge by approx. 400mm; installation of 3no. rooflights in the front and rear roof slopes and the replacement of existing hardwood windows with powder-coated heritage-coloured aluminium windows.

The proposed plans also detail the erection of a front boundary fence & wall with sliding electrically controlled gate and an extension of existing driveway and associated resurfacing to create additional space for parking to the front of the dwelling. It is considered that these elements of the proposed scheme fall within the limitations of Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class A of the General Permitted Development Order 2015 (as amended). The proposed front boundary treatment and extension to the existing driveway do not require planning permission and therefore have not been formally assessed under this planning application. These elements of the scheme have been removed from the description of development with the consent of the applicant.

THE SITE AND ITS LOCATION

The application site relates to a two storey detached dwelling located on the east side of Warwick Road within the Leek Wootton Conservation Area. The character of the dwelling is defined by the use of red facing brickwork, white hardwood painted windows, and plain clay roof tiles. The property benefits from 6

bedrooms and dates from the circa. late 1980's. The site is not located within the Green Belt.

PLANNING HISTORY

W/06/0180 - Erection of a single storey rear extension - Granted 17.03.2006.

W/08/0740/CA - Proposed alteration of vehicular access - Permission not required 27.05.2008.

W/08/0739 - Alteration to form 'in and out' access - Refused 04.07.2008.

W/17/0660/TCA - C1, C2 & C3 - 1 x large and 2 x small Conifers - Fell - TPO not made 08.05.2017.

W/18/1857 - Proposed re-model of existing dwelling; double storey front & side extensions; two small front dormers & a large rear dormer with roof terrace. Front boundary fence & wall with sliding electrically controlled gate. - Withdrawn, 14.12.2018.

W/19/0175/TCA - 4 x Leylandii - Remove - TPO not made 27.02.2019.

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)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document)
- Windows in Listed Buildings & Conservation Areas (Supplementary Planning Guidance)
- Neighbourhood Plan
- Leek Wootton and Guy's Cliffe Neighbourhood Plan 2018-2029

SUMMARY OF REPRESENTATIONS

Leek Wootton & Guy's Cliffe Parish Council - Objection on the following grounds;

- Overdevelopment
- Development does not meet the criteria for the Leek Wootton and Guy's Cliffe Neighbourhood Plans Policy LW7.
- Development does not meet Objective 3 Housing of the Neighbourhood Plan

- Development is not in keeping with the Conservation Area.
- Concern raised over front boundary treatment and impact on highway safety.
- Concern raised over loss of garage and reduction in off-street parking provision. There is no option to park on street.

Cllr Pam Redford and Cllr Trevor Wright - Objection on the following grounds;

- Overdevelopment of the existing property.
- Does not pass any of the test criteria outlined in sections 144 & 145 of the NPPF (Green Belt)
- Do not meet the minimum criteria for parking requirements
- Concerns raised over highway safety when entering and exiting the site.
- The parking arrangement and vehicle manoeuvres should be assessed carefully. Believe that safe entry and exit may not be possible.
- Note planning application ref: W/08/0739 which was refused and experienced issues relating to entry and exit.
- Concerns raised over design within the context of Conservation Area.

WCC Ecology - Recommend that an initial pre-determinative bat survey is carried out; Recommend an advisory note relating to nesting birds and hedgehogs.

WCC Highways - Objection, the proposed parking arrangements and front boundary treatment are not achievable and would increase risk to highway safety.

ASSESSMENT

It is considered that the key issues relating to this proposal are:

- Impact on the character and appearance of the streetscene and the Leek Wootton Conservation Area
- Impact on the amenity of adjacent properties
- Access, parking and highway safety
- Ecology

Impact on character of surrounding area and Leek Wootton Conservation Area

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high quality layout and design in all developments that relates well to the character of the area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Warwick District Local Plan Policy HE2 (Protection of Conservation Areas) states that development will be expected to respect the setting of conservation areas and important views both in and out of them.

The application site is located at the north entrance to the village along Warwick Road. The character of the streetscene is varied, comprising of dwellings of varied scale, design and age. The subject property is read as part of a group of 4 dwellings, 2 detached and a pair of semi detached dwellings which appear to have been built by 3 different developers at different points in time.

As existing, it is considered that the property makes a neutral contribution to the character of the Conservation Area. The property is not considered to be of special historic or architectural merit and therefore to re-model the house is acceptable in principle, provided that the impact of the proposed dwelling on the character and appearance of the streetscene and Conservation Area does not result in material harm.

The applicant has engaged in extensive pre-application discussions with the Case Officer and the Principal Conservation Officer. Given that the existing dwelling is relatively modern and the new design incorporates architectural/ design features of the existing dwelling, it is considered that the proposed scheme, as amended, is in keeping with the character and appearance of the Conservation Area. The existing pitched roof windows set into the eaves have been carried through to the new design and so have the single storey bay windows at ground floor level. The eaves height of the existing dwelling is not proposed to be changed and the re-modelled dwelling will therefore not be too dissimilar from the existing dwelling with regard to its proportions. The proposed velux windows are considered appropriate and could be installed under permitted development. The proposed re-model will make an equally neutral contribution to the streetscene because it appears no more modern in design than the existing dwelling. The Principal Conservation Officer has raised no objection to the scheme.

The overall height of the dwelling is proposed to be increased by approx. 400mm in order to increase the living accommodation within the roofspace. The proposed increase in height will not cause the dwelling to appear overly dominant within the streetscene and out of scale with the adjacent properties given that the dwelling is positioned at the bottom of the slope and the neighbouring dwellings are significantly larger in scale than the subject dwelling.

It is considered that the proposed two storey side extension does not need to be set down from the roof ridge of the original dwelling nor set back from the principal elevation, in order to comply with the design criteria stipulated within the adopted Residential Design Guide SPD. Given that the proposed development intends to remodel the dwelling rather than 'extend', it is considered that the design as proposed will give the appearance of an overall consolidated scheme.

The proposed materials are considered acceptable in principle and will not appear at odds with those used within the existing streetscene given that the proposed brickwork and roof tiles will match existing. The applicant has agreed to a pre-commencement condition securing the submission of sample materials (brickwork and roof tiles) so that the appearance of the materials can be assessed and approved by the LPA prior to commencement of the works. This condition is considered adequate in ensuring that the materials used in the construction of the extensions mitigate the overall visual impact of the proposed development within the streetscene. The proposed powder coated aluminium

windows are considered appropriate and appear to match the design and size of windows fitted within the existing dwelling.

The Parish Council has raised an objection to the design and scale of the scheme within the context of the Conservation Area. It is considered that the proposed development represents an overdevelopment of the plot, this view is also shared by Cllr Wright and Cllr Redford. The Parish Council refer to Policy LW7 of the adopted Neighbourhood Plan which stipulates that development will only be supported where "*the proposed development is well related to the character and density of surrounding buildings in terms of density, height, scale, massing and materials; on-site parking is provided within the curtilage of the development to development plan standards*". The Parish Council consider that the development does not fulfil this policy.

Officers do not agree with the opinion that the development is overdevelopment. The proposed dwelling appears to sit comfortably within the plot, leaving an adequate amount of amenity space to the front and rear. As previously discussed, the design of the scheme is considered to relate well to the existing dwelling and the proposed materials are appropriate for the streetscene. The resultant dwelling will be just 400mm greater in height and will not compete with the adjacent neighbour dwellings in close proximity to the site in terms of scale as the dwelling is sited at the bottom of the slope and as existing, is significantly lower in height than 1 & 2 Warwick Road to the north.

The Parish Council also raise that the development does not meet Objective 3 of the adopted neighbourhood plan which states that developments should provide "*future residents with the opportunity to live in an affordable home within a rural environment*". This objective relates to new housing and not extensions to existing dwellings.

As amended, it is considered that the scheme constitutes good quality design and is in keeping with the character of the streetscene and the Conservation Area. The proposal is therefore considered to satisfy the criteria of Policy HE2 and the relevant sections of the Leek Wootton and Guys Cliffe Neighbourhood Plan.

Impact on the amenity of the neighbours

Policy BE3 of the Warwick District Local Plan states that new development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents.

The proposed extensions will not breach the 45 degree line within a distance of 8.0 metres from any of the neighbour's windows serving habitable rooms. I am therefore satisfied that the proposed development will have an acceptable impact on amenity of the adjacent neighbours.

The proposed development is therefore considered to be in accordance with Local Plan Policy BE3.

Access, parking and highway safety

Policy TR1 of the Warwick District Local Plan requires all development to provide safe, suitable and attractive access routes for all users that are not detrimental to highway safety. Policy TR3 requires all development proposals to make adequate provision for parking for all users of a site in accordance with the relevant parking standards.

An objection was raised by Leek Wootton and Guys Cliffe Parish Council to the front boundary treatment and sliding gate, as originally proposed, on highway safety grounds. The proposed front boundary treatment has since been omitted from the proposed plans despite being considered to satisfy the limitations of Schedule 2, Part 2, Class A of the General Permitted Development Order therefore removing the need for the applicant to apply for planning permission for these works. It is therefore considered that these concerns have been adequately overcome through the submission of amended drawings.

The Parish Council also raise that the existing garage is proposed to be removed which could reduce the availability of off-street parking. The applicant has indicated within the plans that it will be possible to park at least 3 cars within the curtilage of the site forward of the dwelling. These cars will not overhang onto the public highway and therefore will not increase the risk to highway safety. The proposed parking arrangement meets the requirements of the Council's adopted Parking Standards SPD and is therefore considered acceptable. It is considered that the proposed development coupled with provision for 3 parking spaces is unlikely to increase pressure on available on-street parking.

Cllr Wright and Cllr Redford consider that the proposed parking spaces should measure 3500mm in width instead of the proposed 3000mm. It is considered that the width of the proposed spaces meets the criteria set out in the SPD. The spaces are not adjacent to a wall and therefore are not required to be measured 3500mm in width.

The Highway Authority has informed the Case Officer that their concerns relating to highway safety and vehicle tracking movements have been fully addressed now that the proposed front boundary treatment has been omitted from the scheme and the Vehicle Tracking Plan has been revised. The Highway Authority have now removed their objection to the development subject to an appropriately worded condition being attached to the decision which ensures that proposed development is not occupied until the proposed parking arrangements have been implemented in full as indicated on drawing number 18_080_05. It is agreed by the planning department that the condition should be imposed in the interests of highway safety.

Ecology

The Ecologist at Warwickshire County Council has recommended that an initial bat survey is carried out prior to determination of the application. When out on site the condition of the dwelling's roof and soffits was assessed and found to be well maintained with an absence of visible gaps. It is therefore considered that the likelihood of the proposed development causing harm to bats is low and

therefore it would be appropriate and proportionate to add a bat note to any approval granted.

Conclusion

As amended, the scheme is considered acceptable having regard to the character of the streetscene and Conservation Area, the impact on the amenity of neighbouring properties and the impact on highway safety. Officers are also satisfied that the scheme would not result in harm to protected species.

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) 18_080_02 REV D, 18_080_04 REV B, 18_080_05 and 18_080_03 REV A, and specification contained therein, submitted on 21st June 2019 and 24th June 2019 respectively. **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 No development shall be carried out above slab level unless and until samples of the external facing materials (roof tiles and facing brickwork) to be used have been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
 - 4 The development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept marked out and available for such use at all times. **REASON:** To ensure that a satisfactory provision of off-street car parking and turning facilities are maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policies TR1 and TR3 of the Warwick District Local Plan 2011-2029.
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