

Planning Committee: 11 October 2016

Item Number: 6

Application No: [W/16/1174](#)

Town/Parish Council: Whitnash
Case Officer: Ian Lunn

Registration Date: 01/08/16
Expiry Date: 26/09/16

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32 Heathcote Road, Whitnash, Leamington Spa, CV31 2NF

Erection of first floor side extension and single storey front extension FOR Mr & Mrs Singh

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 first floor extension to the side/rear of the dwelling over the existing side/rear extension and also to add a single storey extension to the front of the property.

THE SITE AND ITS LOCATION

32 Heathcote Road is a semi-detached house constructed predominantly of red facing brick for the external walls (but with some cream render to the front elevation) under a pitched brown clay tile roof. Single storey red brick/red concrete pantile extensions have more recently been added to the front, side and rear. The property is located due north of the junction of Avon Road and Heathcote Road in a wholly residential area.

PLANNING HISTORY

W/97/0899 – Construction of pitched roofs over front porch, side and rear extension – Granted 10th September 1997.

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. The application proposes the extension of the property in front of the 'building line'.

WCC Ecology: No objections, subject to the imposition of the Bat and Nesting Bird informative.

Public Response: One letter of objection has been received from the occupiers of the neighbouring property (30 Heathcote Road). They are concerned that the proposed side extension will adversely affect light to their kitchen and landing windows.

Assessment

The main issues in the consideration of this application are:

- Design
- Amenity
- Highway Safety
- Sustainability
- Ecology

Design/Scale

The proposed extensions will occupy relatively prominent positions in the street scene fully visible from Heathcote Road, however, both are, on balance, considered to be acceptable in design and scale terms for the following reasons:

It is considered that the proposed first floor extension will appear subservient to the host dwelling as it is to be set back approximately 0.5 metres from the main front wall with a ridge level set approximately 0.25 metres below the main roof. It will also incorporate a pitched 'hipped' roof that will match the roof of the host dwelling and is to be constructed of matching materials.

The objection from the Town Council in respect of the proposed front extension is noted, however, it is considered, on balance, that a refusal on such grounds would be difficult to substantiate in this instance. This is because:-

- a) the building so enlarged will not protrude significantly forward of the neighbouring properties many of which have bay windows; the increased projection will be relatively minor amounting to an additional 0.7 metres; and the overall projection will be no greater than that of the porch which has been added to the front of 30 Heathcote Road next door. On this basis it is contended that the enlarged property will continue to relate in a satisfactory manner to its surroundings,
- b) it is considered that the proposed works will improve the appearance of the dwelling introducing a matching and more cohesive 'hipped' roof in place of the existing part 'hipped'/part 'lean-to' roof arrangements,
- c) the extension is to be constructed of matching materials, and
- d) it will be subservient to the host dwelling appearing as a quite modest addition that will be viewed against the backdrop of the larger property.

There will be a gap of approximately 0.75 metres between the first floor side/rear extension and the property boundary with 30 Heathcote Road. This is 0.25 metres below the normal requirement of one metre. However:-

- a) the side/rear extension will, as indicated above, be set back from the main front elevation,
- b) there is a similar gap between the gable of the adjoining property and the property boundary, and
- c) there is no reasonable prospect of 30 Heathcote Road being extended on this side.

In view of this it is contended that the proposals will not give rise to 'terracing' in this instance.

Amenity

The first floor extension will affect the level of sunlight and daylight currently received by windows within the gable of 30 Heathcote Road next door. However, with one exception, these provide light to 'non-habitable' rooms. One side facing window provides light to a kitchen. However this is a secondary window and there is another opening serving that room in the rear elevation of that property that will be largely unaffected by this development and that will continue to provide light to it albeit through the adjoining glazed conservatory. In view of this, and as neither this nor the proposed front extension will breach the 45 degree line and adversely affect light to any other 'habitable room' window within this or any other property, it is considered that a refusal of this application on grounds of light loss could not reasonably be sustained despite concerns to the contrary.

The proposal will not give rise to unacceptable overlooking of neighbouring properties either provided that the proposed first floor side facing window is suitably obscure glazed. A condition to this end is therefore recommended. All other new windows will either face the rear garden of the application premises at a minimum distance of 20 metres, the front garden of 28 Heathcote Road (which is already fully visible from Heathcote Road) or Heathcote Road itself.

Highway Safety

The area to the front of the property is currently largely hard surfaced and used for parking purposes in conjunction with the dwelling. It will not be significantly affected by this proposal and is large enough to satisfactorily accommodate at least three cars which complies with the Council's Vehicle Parking Standards SPD.

It would be possible to turn cars around within the site, thus enabling them to enter Heathcote Road in a forward gear, but it is more likely that they would be reversed to or from the site. Whilst this is clearly not ideal in highway safety terms it is no different to the current situation and other properties in the street which lack any 'on-site' turning facilities at all. With this in mind it is considered that a refusal of this proposal on lack of 'on-site' turning grounds could not reasonably be sustained.

The property currently benefits from what is considered to be a satisfactory vehicular access from Heathcote Road. This is to be retained unaltered. In view of the above the proposal is considered to be acceptable in highway safety terms.

Sustainability

Given the limited scale of the proposed development it is considered that a requirement to provide renewables/ fabric first approach will not be appropriate in accordance with Policy DP13 and the associated SPD.

Ecology

The applicants have submitted a Bat Survey in support of their proposals. This concludes that there is presently no evidence of bats roosting within the building. The report has been considered by the County Council Ecologists who accept its findings. As a safeguard, however, they recommend that the applicants be advised, by way of informatives added to the decision notice, of the way that they should proceed should they encounter bats and/or nesting birds during the construction works.

Summary/Conclusion

The proposals are considered to meet 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. The extensions are, on balance, considered to be in keeping and scale with the character of the host dwelling and the dwelling so extended will, it is contended, 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 and will not give rise to any highway safety or ecological 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 details shown on the approved Location Plan and drawing numbers 2108/1 and 2108/2, received by the Local Planning Authority on 1st August 2016, except as required by condition 3 below. **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 Notwithstanding the details shown on the approved drawings, the materials to be used in the construction of the external walls and roofs of the proposed extensions shall match in type, colour, texture, and shall be laid in a manner to match, those used in the construction of the external walls and main roof of the host dwelling. **REASON:** To safeguard the appearance of the host dwelling and surrounding area in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011 and Sections 7 and 11 of the National Planning Policy Framework.
- 4 The first floor window to be formed within the side (south eastern facing) elevation of the proposed first floor extension shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window shall be retained and maintained in that condition at all times. **REASON:** To safeguard the amenities of the occupiers of 30 Heathcote Road in accordance with Policy DP2 of the Warwick District Local Plan 1996-2011.