

**Application No:** [W 17 / 0935](#)

**Town/Parish Council:** Bubbenhall

**Case Officer:** Holika Bungre

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**Registration Date:** 27/07/17

**Expiry Date:** 21/09/17

**28 Home Close, Bubbenhall, Coventry, CV8 3JD**

Erection of one and a half storey side extension FOR Mrs Kavita Cassidy

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

**RECOMMENDATION**

Planning Committee are recommended to grant the application subject to conditions.

**DETAILS OF THE DEVELOPMENT**

The application seeks permission for a one and a half storey side extension with an amended width of 3.6m, with a dormer feature to the rear. It involves the removal of the conservatory. Various amendments have been made to decrease the floor space and scale of the extension. A tree in the front garden (one of two) is proposed to be removed to make way for the extension. The fence position is already established and is not proposed to change, although a small part of it is proposed to be removed to make way for the extension.

**THE SITE AND ITS LOCATION**

The application site relates to a detached dwelling on a generous corner plot, situated to the north side of Home Close, adjacent to Coopers Walk. The site lies within the Green Belt, however there are no protected trees on the site and the site is not in a Conservation Area. Part of the front porch and the conservatory are not original parts of the dwelling house.

**PLANNING HISTORY**

W/75/1235 - Granted - Erection of 36 detached houses and garages

W/76/0210 and W/77/0956 - Granted - Erection of 32 detached dwellings with garages and construction of roads and drainage (Phase 5).

**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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (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)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

#### Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

### **SUMMARY OF REPRESENTATIONS**

**Bubbenhall Parish Council:** No objection but raise the following points as raised by neighbours:

- There has been no independent tree assessment.
- The site plan has a misleading reference to a "sapling" which is in fact a mature tree.
- There has been much comment from neighbours that the openness of the corner would be lost by this development, which would go against the original Bryant design.
- There is also some concern that the extension would overreach the building line of Cooper's Walk.
- There is concern about privacy as the front window of the extension looks directly across Home Close into a neighbour's window.
- It is strongly suggested that members of the planning committee visit the site to judge the previous points for themselves.

**WCC Highways:** No objection as the extension will not impact upon the forward visibility splay.

**WCC Ecology:** Recommend bat and bird note and that native species are planted elsewhere on site to mitigate against the vegetation impact of the development.

**Public Response:** 11 objections and 1 neutral comment received:

- Would be a breach of original planning consent circa 1976.

- The fence was unlawfully repositioned and should be moved back.
- Would be a material change of use of the land from 'open space' as designated on the original approval.
- The high fence and the extension will impact highway visibility, harming the highway safety of what is already a dangerous corner, for drivers and pedestrians.
- The proposed positioning of the fence to the path edge and the removal of the tree will harm the open and pleasant aspect of the area, and the Baginton and Bubbenhall Neighbourhood Development Plan September 2017 - 2029 refers to how the maturing of the trees in the past 30-40 years has enhanced the estate.
- Concerns that the size of the trees shown on the site plan are incorrect, and are approximately 8m high and that trees within the site should be retained. Impacts on the building line of the properties in Coopers Walk (Nos.31-35).
- The extension is not in character with the existing streetscape or retain the dominance of the main dwelling. Its scale, height, form and massing will affect the openness of the corner plot.
- The proposal will cause overlooking to the properties opposite, originally avoided by the stagger of the properties in the street. Will specifically include the overlooking of the front ground floor habitable room windows of No.41 and No.51 by way of the proposed side windows at ground floor (and the likely need to remove both trees).
- Original and subsequent proposals would result in over 30% increase in floor space above the original dwelling, which is disproportionate and unacceptable in Green Belt terms.
- The comments received make various references to the Council's adopted residential design guide and the way in which the proposals are considered to depart from that guidance.

## **Assessment**

### The positioning of the existing fence within the site and use of the land within it as residential garden land

The fence in question at the site which encloses the private garden associated with the dwelling is understood to have been in its current position for some 26 years and therefore comprises a longstanding element of the existing site layout.

### Impact on the Green Belt

The NPPF lists exceptions to inappropriate development in the Green Belt which includes the limited extension of buildings which are not disproportionate. Warwick District Local Plan Policy RAP2 indicates that an extension of more than 30% of the gross floor space of the original dwelling is likely to be considered disproportionate in the Green Belt.

The proposed additions equate to an 33% increase in floor space upon the original dwelling which whilst slightly in excess of the 30% guideline, is not considered to be disproportionate in Green Belt terms.

Despite objections, it is considered that the extension respectfully retains the visual dominance of the original host dwelling, does not significantly extend the built impression of the main house, nor significantly changes the scale of the main dwelling. The extension is therefore considered be proportionate in accordance with Policy RAP2. It will preserve the openness of the Green Belt and is appropriate development in the Green Belt.

#### Design and Impact on the Street Scene

The proposed extension is designed in accordance with the Council's Adopted Residential Design Guide, being set down from the height of the main ridge and being set back from the front elevation at first floor, making the extension fully subservient. The extension as amended is now well proportionate in width to the main house, being less than half the width of the main house. Furthermore, the proposed extension is suitable in scale, massing, form and height in relation to both the house and the street scene and isn't considered to materially detract from the openness of this corner plot.

The proposed rear dormer is of a similar design to the main dormers of the property (albeit positively a smaller version of them, retaining subservience to the main dwelling) and is therefore acceptable. The Residential Design Guide gives advice concerning dormers, essentially for them to closely follow that of the main house where they are appropriate.

Matching materials are proposed which is most appropriate.

#### Impact on Neighbour Amenity

There are no adjacent neighbours to the side of the proposed extension and there will be no breach of the 45 degree angle, and therefore the extension will not be directly overbearing or cause a loss of light to any neighbours. The proposals also significantly exceed the Council's minimum separation distances.

#### Trees and Landscaping

There are no protected trees on the site and the site is not in a Conservation Area, and therefore any works to trees do not require consent. The tree affected by the proposal is considered to be of low quality not meriting protection and as such its loss is not considered to make the proposal unacceptable.

#### Highway Safety

WCC Highways raised no objection to the proposed extension, as it will not impact upon the forward visibility splay which is required, and therefore will not cause a harmful impact to highway or pedestrian safety.

## Ecology

Bat and bird notes will be applied as recommended by County Ecology, and native species have been suggested to be replanted given the loss of the tree, however this is not considered reasonable to require by condition.

## Renewables/Fabric First

Given the limited scale of the proposed development it is considered that a requirement to provide 10% renewables/ fabric first approach in accordance with Policy DP13 and the associated SPD would not be appropriate.

## **Summary/Conclusion**

The application proposal for the one and half storey side extension is respectful to the design and proportions of the property, the corner plot and the street scene, preserves the openness of the Green Belt and adequately preserves neighbouring amenity, and is therefore recommended for approval.

## **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 drawings Location Plan submitted on 19th May 2017, 'Bubbenhall-1', 'Bubbenhall-2C' and 'Bubbenhall-2C' (with shading) submitted on 14th July 2017 and 'Bubbenhall-4' submitted on 21st July 2017, 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.
- 4 Within one calendar month of the first occupancy of the extension hereby permitted, the conservatory annotated on approved drawing 'Bubbenhall-1' shall be demolished and all waste materials arising from the demolition works shall be removed from the site. **REASON:** The new extension is only permitted on the basis that the conservatory is removed and therefore constitutes appropriate development in the Green Belt in accordance with Policy RAP3 of the Warwick District Local Plan 1996-2011 and paragraph 89 of the NPPF.