

Planning Committee: 16 September 2014

Item Number: 8

Application No: W 14 / 0868

Town/Parish Council: Warwick

Registration Date: 11/08/14

Case Officer:

Emma Spandley

Expiry Date: 06/10/14

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66 All Saints Road, Warwick, CV34 5NN

Alterations to 66 All Saints Road and erection of 1no. dwelling adjacent to existing property FOR Mr & Mrs Shaw

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application relates to the demolition of a detached garage and existing extensions to No.66; the erection of a first floor and single storey rear extension and the erection of a detached dwelling on land to the side of No.66.

THE SITE AND ITS LOCATION

The application property is a three storey semi-detached dwelling with a front facing gable end which is situated on the south west side of the property adjacent to the boundary with No. 68a, a relatively new infill dwelling granted planning permission in 2003 (ref: W/03/0981). On the site of the proposed dwelling between no. 66 and 68a there is currently a flat roofed detached double garage.

There are a variety of styles of properties within the street: Nos.66 & 64 All Saints Road are an identical pair of semis, whilst No.68 is a bungalow, No.68a is a new build in a modern style and No.62 is traditional two storey property with projecting bay windows. Towards the north west of the street there are several blocks of three storey flats.

PLANNING HISTORY

W/82/1150 - Erection of single storey side and rear extensions forming additional bedroom with balcony over and kitchen extension, granted;

W/82/0115 - Erection of a single storey side and rear extension forming additional bedroom with balcony over and kitchen extension (amendment), granted;

W/04/0301 - Erection of a first floor flat roof side extension and single storey rear extension, granted.

W/14/0305 - Erection of a detached dwelling, withdrawn.

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan 1996 - 2011

- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Distance Separation (Supplementary Planning Guidance)
- Open Space (Supplementary Planning Document - June 2009)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- 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)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)

Warwick District Local Plan 2011-2029 - Publication Draft April 2014

- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- 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)
- DS2 - Providing the Homes the District Needs (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS7 - Meeting the Housing Requirement (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

- H0 - Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

SUMMARY OF REPRESENTATIONS

Warwick Town Council - Object by reason of its design, layout, introduction of development unsympathetic to the street scene and character of the surrounding area and adverse impact on both adjoining properties by reason of overshadowing their rear gardens.

WCC Highways - No objection

WCC Ecology - Recommend bat note

Public Response - 8 objections have been received on the grounds that the property will increase traffic and add to the congestion in the area; impact on neighbouring properties through visual intrusion, overshadowing and loss of privacy; impact on the street scene and character of the area; and impact on parking. 2 letters of support have been received for the application.

ASSESSMENT

The main issues in the consideration of this application are:-

- The principle of the development;
- The impact on the character and appearance of the area
- The impact on the amenity of neighbouring properties and whether the proposed development will provide adequate living conditions for future occupiers
- Highway safety and parking;
- Ecology;
- Renewable energy;
- Open space;
- Drainage
- Health & wellbeing

Principle Development

Policy UAP1 of the Warwick District Local Plan 1996-2011 states that residential development will be permitted on previously development land within the confines of the urban areas subject to compliance with other policies.

The application site relates to land to within the curtilage of No.66 All Saints Road, which does not fall within the definition of previously developed land contained in the NPPF. However, only limited weight can be attached to this policy because the Council does not have a five year supply of deliverable housing sites. In such circumstances paragraph 49 of the NPPF is relevant such that Policy UAP1 cannot be regarded as being up to date and the principle of the development is considered to be acceptable, subject to the compatibility with other national and local policies.

The impact on the character and appearance of the area

Policy DP1 of the Warwick District Local Plan 1996 - 2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

In terms of built development, the proposal is a three storey property that, as amended, has a ridge level which matches that of No.66. The design of the property has also taken cues from the front gable feature at No.66.

The proposed house will be located adjacent to the boundary with No.68a and off the boundary with No.66 by 2.2 metres. No. 68a benefits from a 1 metre gap to the boundary at ground floor which increases to 2 metres at first floor. Therefore, it is considered that there is sufficient gap between the two properties to avoid a terracing effect. The property will sit comfortably in its plot and streetscene.

The comments of the Town Council and members of the public are noted and the scheme has been amended to bring forward the front elevation of the building to correspond with the loosely knit building line on this side of the road. The design of the property has also taken inspiration from the projecting gable at No.66. which appears as three storey as there are rooms in the roof. The proposed dwelling has a ridge level which is similar to the height of No.66. As stated above, there is not a defining character in this part of the street, with a varying assortment of designs and sizes of buildings. It is therefore considered, on balance, that as there is no uniform house type within the street, the proposed dwelling will not have a detrimental impact on the character and appearance of the area by appearing as an incongruous feature within the street scene.

The impact on neighbouring properties

Policy DP2 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby residents and does not provide acceptable standards of amenity for future occupiers.

The neighbouring property at No.68a benefits from three windows within the side elevation facing onto the proposed dwelling. The ground floor and first floor windows are obscured glazed and serve non-habitable rooms (bathrooms). The second floor window has recently been installed as a secondary window to a room in the loft and therefore the proposed detached dwelling will not restrict the outlook

or light levels to this window or No.68a such that would be considered to result in material harm to their living conditions.

The Council's 45 Degree Guideline SPG states developments should not infringe a 45 degree sightline taken from the quarter point of the nearest habitable room window at ground floor or from the centre point of windows at first floor taken from the front and/or rear elevations on the neighbouring properties.

The proposed dwelling will not breach the 45 degree line when taken from the front or rear windows at No.68a. The proposed dwelling will breach the 45 degree line when taken from the rear window of No.66. However, as part of this application, a first floor rear and single storey rear extension is proposed at No.66, from which the 45 degree line will not be breached. A condition will be required to be imposed requiring that the extension is completed prior to the erection of the dwelling in order to protect the living conditions of No.66.

I note the comments raised by Town Council and neighbouring properties with regards to loss of light, loss of privacy and overshadowing. As stated above the application adheres to the adopted 45 degree Guideline. It is acknowledged that the property is set to the south east of No.68a, however, No.66 is also set to the south east of No.68a which is located 8.5 metres from the shared boundary. The proposed dwelling will infill the gap between No.68a and No.66 but will be read against the backdrop of the existing property at No.66. Therefore the loss of sun light will relate to when the sunlight comes between the gap in the houses. It is acknowledged that there will be some overshadowing to the rear garden; however, it is considered that the overshadowing will not cause demonstrable harm to the occupiers of No.68a such as to justify a refusal of the application.

The impact on Highway Safety and Parking

Policy DP6 of the Warwick District Local Plan 1996 - 2011 states development will only be permitted which provides safe and convenient access and where it can be demonstrated that development does not cause harm to highway safety. Policy DP8 states that development will only be permitted which does not result in on-street parking detrimental to highway safety. In addition, The Vehicle Parking Standards SPD sets out the required off street parking for new houses. For a two bedroomed property two off street car parking spaces are required. Therefore two car parking spaces are required for the existing property and two car parking spaces are required for the proposed dwelling.

Amended drawing No.356.01GB submitted on 5th August shows two car parking spaces for the new house and two car parking spaces in tandem for the existing property. The Highways Authority have raised no objection on the grounds of Highways Safety. The parking spaces are in accordance with the adopted Vehicle Parking Standards.

In relation to the comments received relating to traffic generation, it is considered that the provision of one additional dwelling will not increase the traffic in the vicinity of the site to such a level which would warrant refusal of the application.

Ecology

Policy DP3 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which protects and positively contributes to the character and quality of its natural and historic environment. Ecology have recommended the inclusion of ecology notes to any approval granted.

Renewable Energy

Policy DP12 states new development will be required to be energy efficient, whilst DP13 states all development will be required to show how 10% of the predicted energy consumption of the property has been generated by renewables. Further guidance is set out within the Sustainable Buildings Statement SPD. A Sustainable Buildings Statement has not been submitted with the application, but the drawings indicate that the new dwelling will accommodate solar PV panels on the roof. Further details will need to be secured by condition.

Open space

No public open space is provided as part of the proposal. It will therefore be necessary for a contribution to be made in accordance with Policy SC13 to provide, improve and maintain appropriate open space to meet local needs.

The Open Space SPD sets out the monetary requirement for residential developments. One new house would attract a contribution of £1256. This can be dealt with by a suitably worded condition.

Drainage

The application form indicates that the existing tarmac surface will provide the hardstanding for the off street parking to the front of the property. However, as the proposed dwelling will be set back in relation to the existing garage this will not be possible. As a result, the formation of a new hardstanding will be required. In order to comply with Policy DP11, a condition will need to be imposed to require that the new surface is either porous or shall drain to a porous area within the site.

Health & Wellbeing

N/A

SUMMARY/CONCLUSION

The proposed house is considered acceptable in principle and design. The proposed house accords with the adopted Supplementary Planning Guidance with regards to

separation distances; bulk and massing. The proposed extensions to No.66 will not have an impact on the occupiers of the new house through visual intrusion or loss of light. Whilst the council would resist the development of garden land, due to the lack of housing land supply and the design of the new house, it is considered acceptable. The proposed house will not have a detrimental impact on highway safety. It is therefore considered the proposed is in accordance with the aforementioned policies.

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 356.01GB dated 12th August 2014;, 356.02GB, 356.03GB, 356.04GB, 356.05GB, 356.06GB, 356.07GB, 356.08GB dated 5th August 2014 and 356.09 dated 12th August 2014 and specification contained therein, submitted on 5th August 2014 **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 10% of the predicted energy requirement of the new dwelling and the extensions to No.66 will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this 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. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 4 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface

to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwelling hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

- 5 The development (specifically relating to the new dwelling) hereby permitted shall be carried out only in full accordance with sample details of the external facing brick and roof tiles which have been submitted to and approved in writing by the local planning authority. **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 DP1 of the Warwick District Local Plan 1996-2011.

- 6 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

- 7 No facing and roofing materials shall be used on the extensions hereby approved other than materials similar in appearance to those used in the construction of the exterior of the existing building in association with the extensions for No.66 All Saints Road. **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 DP1 of the Warwick District Local Plan 1996-2011.

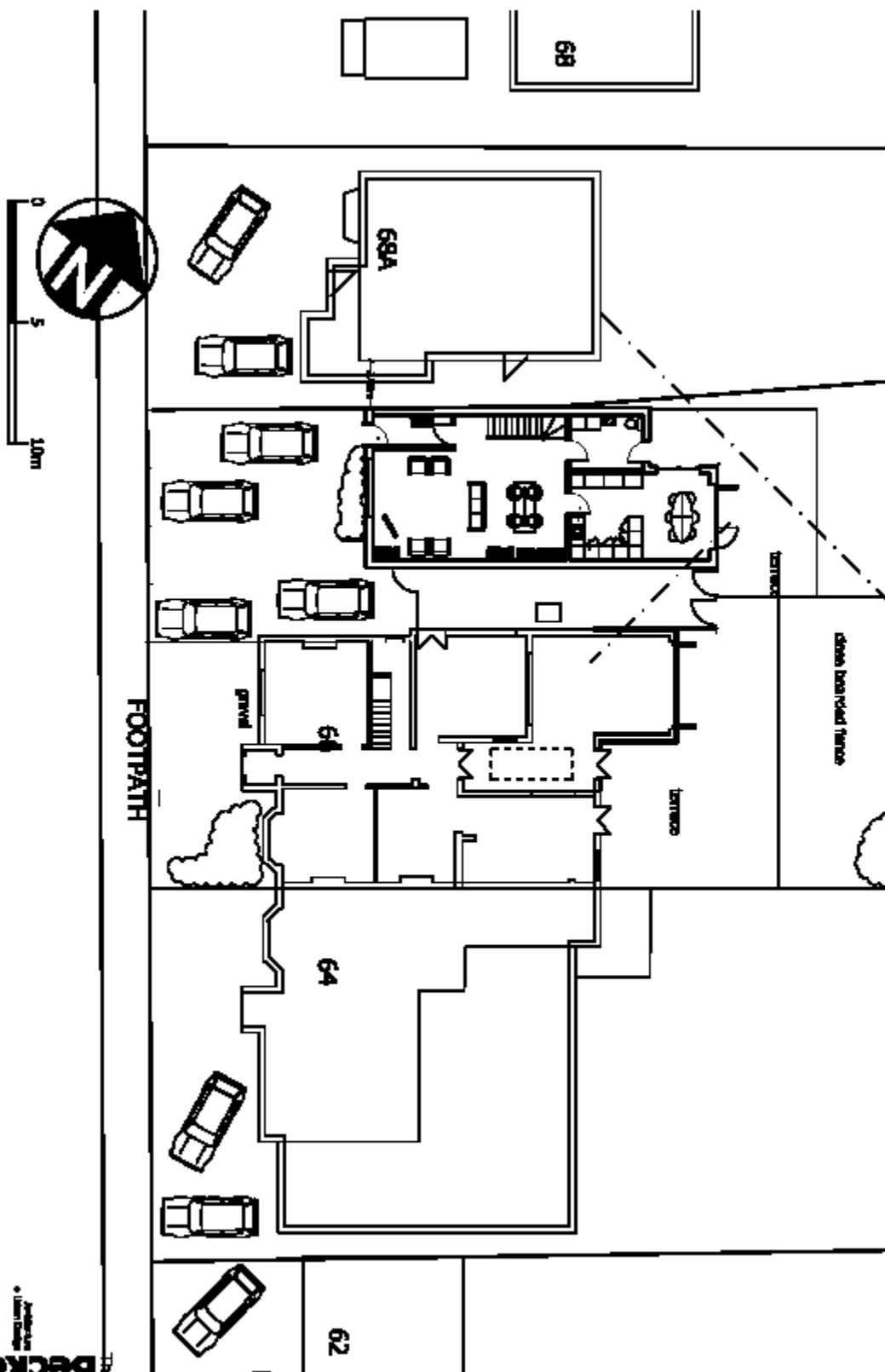
- 8 The extensions to No.66 as detailed on plan No. 356.09 dated 12th August 2014 hereby permitted shall be completed before the commencement of the construction of the detached dwelling hereby approved. **REASON:** Without the extensions completed to No.66 the proposed dwelling would infringe the 45 degree sightline which would be contrary to DP2 of the Warwick District Local Plan 1996 - 2011.
 - 9 The dwellinghouse hereby permitted shall not be occupied unless and until the car parking 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 adequate off-street car parking and servicing facilities in the interests of both highway safety and visual amenity in accordance with Policies DP1, DP2 & DP8 of the Warwick District Local Plan 1996-2011.
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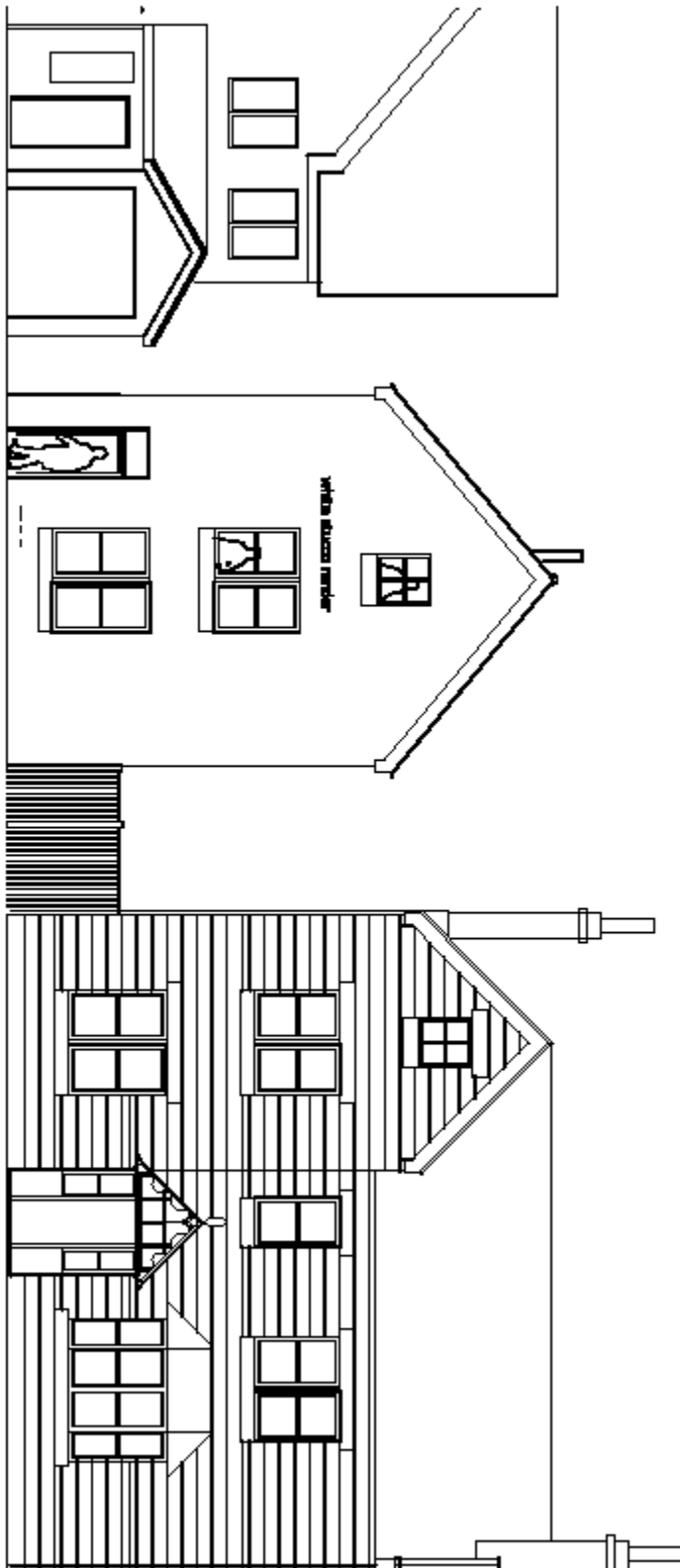


66 All Saints Road: Location Plan 1:1250 @ A4 20 Feb 2014

Proposed Detached House adjacent to 66 All Saints Road; Proposed Site Layout
 DWG No 356.01GB Scale 1:200 @ A4 21 MAY 2014

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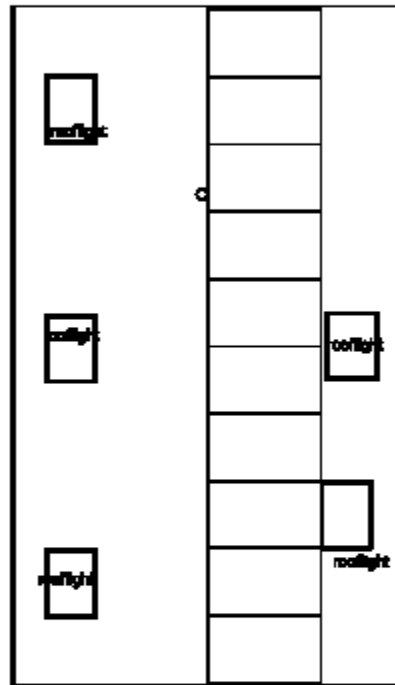
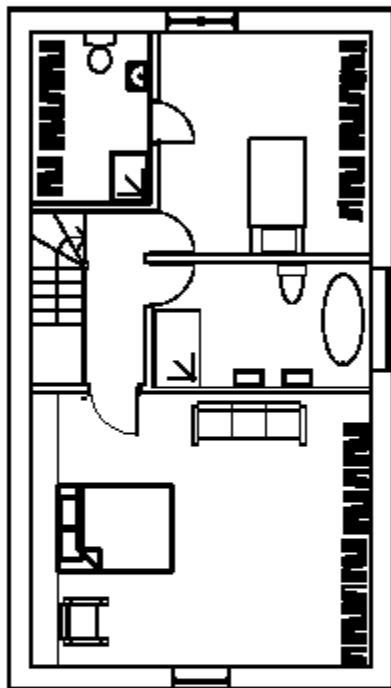
Proposed Detached House

66 All Saints Road

Proposed Detached House adjacent to 66 All Saints Road; Front Elevation
 DWG No 356.04GB Scale 1:100 @ A4 19 MAY 2014



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5mm/20 concrete plain tiles to Roof with black metal rainwater goods

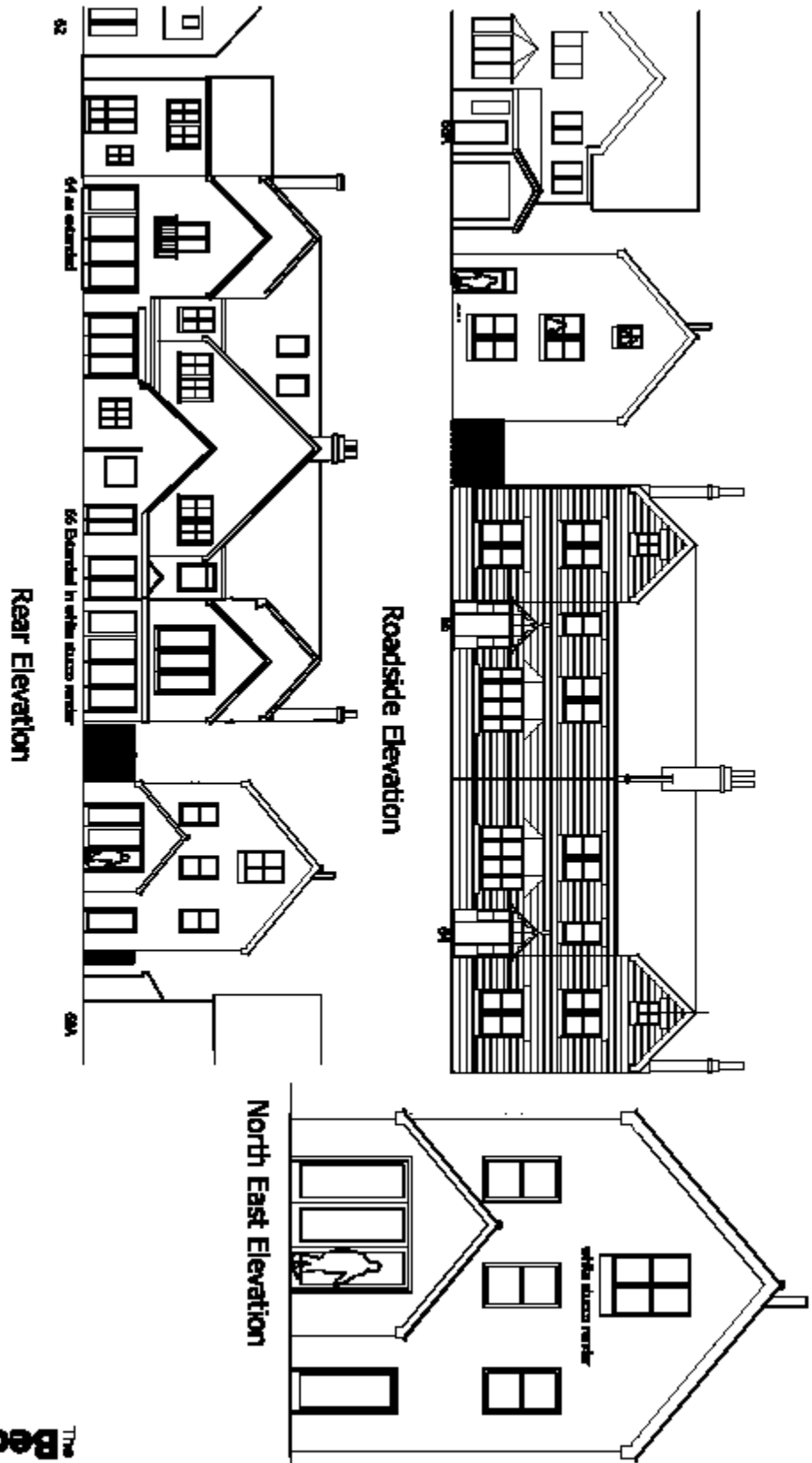
Second floor Plan

Roof Plan with PV



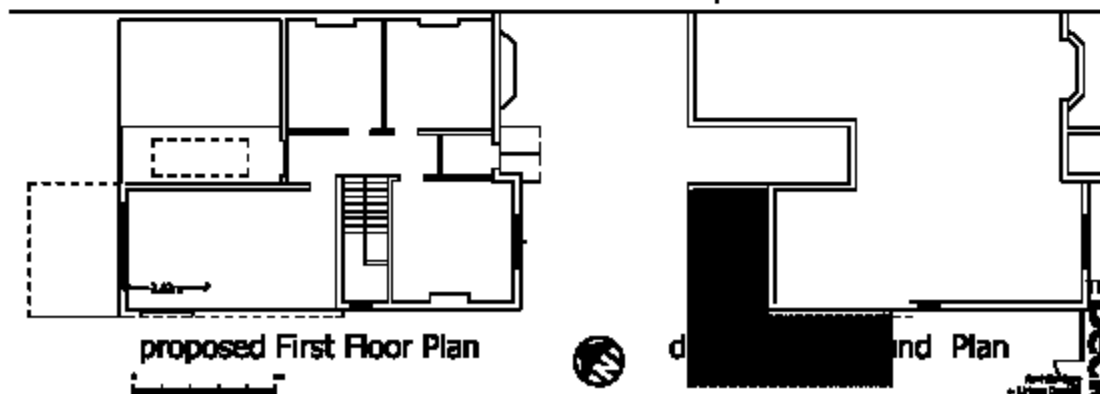
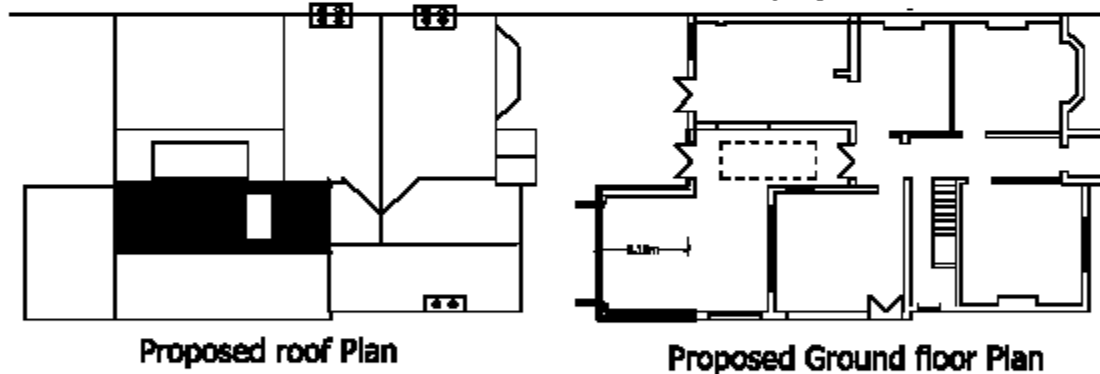
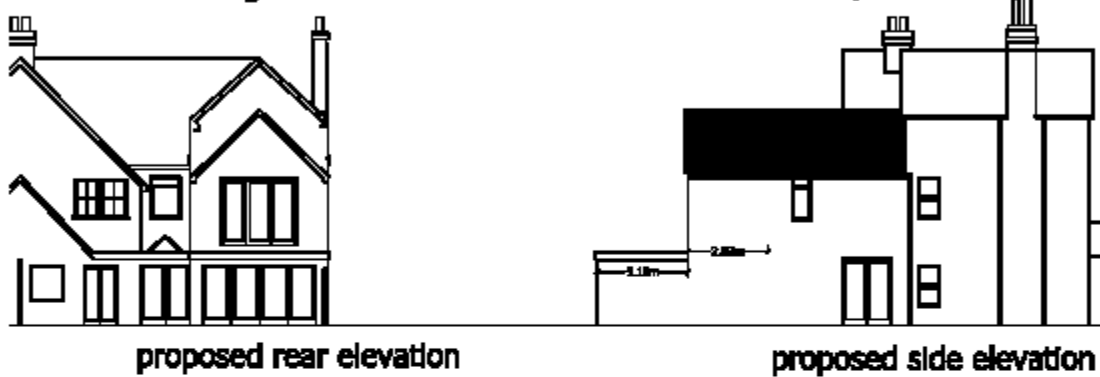
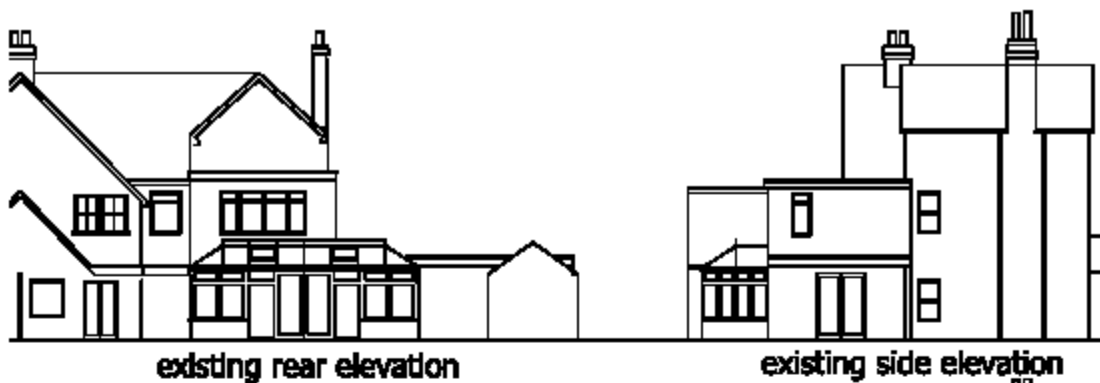
Proposed Detached House adjacent to 66 All Saints Road; Plans- 2
Dwg No 356.03GB Scale 1:100 @ A3 19MAY 2014

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Proposed Detached House adjacent to 66 All Saints Road; Rear Elevation ind no66
 DWG No 356.06GB Scale 1:100 @ A4 18 MAY 2014





Proposed changes to 66 All Saints Road; Plans + Elevations
 Dwg No 356.09 Scale 1:200 @ A4 10aug 2014

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