

Planning Committee: 20 December 2011

Item Number: 11

Application No: W 11 / 1147

Town/Parish Council: Hatton

Case Officer:

Erica Buchanan

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Registration Date: 08/09/11

Expiry Date: 03/11/11

27 Charingworth Drive, Hatton Park, Warwick, CV35 7SY

Erection of two storey rear extension, single storey rear extension, plus conservatory FOR Mr J Carrier

This application is being presented to Committee due to the number of objections received.

SUMMARY OF REPRESENTATIONS

Parish Council: Comments awaited

Ecology: Works should be carried out sensitively recommend note relating to bats

Neighbours: 7 letters of objection - negative impact on amenity and character of cul de sac, scale is disproportionate to existing dwelling, increased size of footprint would result in requirement for additional parking, loss of light, loss of privacy, overlooking, work traffic would be disruptive, loss of sunlight, overbearing impact, detrimental to residential amenity, bats in the area.

RELEVANT POLICIES

- 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)
- DP12 - Energy Efficiency (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 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Planning Policy Guidance 2 : Green Belts

PLANNING HISTORY

No previous planning history

KEY ISSUES

The Site and its Location

The application property is a modern detached two storey dwellinghouse that lies on a corner plot within a cul de sac location on the North side of Charingworth Drive. The property was constructed as part of a new housing development on land that was formally King Edward Memorial Hospital site. The property lies within the Green Belt.

Details of the Development

The proposal is for a two storey rear extension, a single storey rear extension on the east side, rear conservatory on the west side. As a result of the two storey rear extension a new high level window is proposed in the flank elevation of the original dwellinghouse.

The two storey rear extension measures 6m in width and would not extend across the whole width of the rear of the property.

The proposed rear extensions extend from the rear of the existing property by 4.5m. The rear conservatory has a mono pitched roof that has a maximum height of 3.5m where it is attached to the two storey extension. The minimum height of 2.5m would be along the boundary fence.

The single storey rear extension would extend from the rear of the existing garage to provide a utility room and down stairs toilet.

Assessment

Layout and design

The proposed two storey rear extension would be seen from Charingworth Drive as the property is on a corner plot. As such the roof of the two storey extension has been dropped and is subservient to the existing dwelling. The roof is hipped and tiled which matches the existing and is positioned 3m in from the side boundaries.

The proposed conservatory is single storey and the height of the eaves of the conservatory is 2.5m with the mono pitched roof sloping away from the boundary and would be positioned behind the existing 2m fence I consider that it would have minimum impact within the streetscene

The single storey rear extension would be viewed as a continuation of the existing garage. This extension would be on the eastern side of the two storey rear extension and would not be visible from the streetscene.

I consider that the proposed extensions are acceptable in terms of their layout and design and complies with Policy DP1 of the Warwick District Local Plan 1996-2011 and the Residential Design Guide.

Neighbour amenities

The proposed rear extensions are positioned in such away to minimise their impact on the neighbouring properties. The most effected properties are no's 25 and 29 Charingworth Drive.

No 25 Charingworth is set further back than no 27 and currently is impacted by the application property in terms of loss of outlook and light, and I consider that due to the position of the proposed extension there would be no further impact than currently exists as a result of the development.

No 29 is adjacent to the property on the east side and is set at angle and slightly set back from the application property. There is a bedroom window at first floor level however due to the positioning of the proposed extensions and the location of this window I consider that the proposal would not result in a 45 degree conflict and would not have a detrimental impact on the outlook or loss of light to this property.

I therefore consider that the proposed rear extensions would have minimal impact in terms of loss of light and outlook to the neighbouring properties.

The proposed window in the eastern elevation of the existing dwelling is to serve a bedroom and is set 3m in from the boundary with no. 29. This window is high level, due to the distance and positioning I do not consider that the proposed new window would result in any overlooking or loss of privacy.

The proposed window in the western elevation of the proposed two storey extension is for an en suite bathroom and is to be obscure glazed and this can be conditioned. Due to the position of this window, the distance to the neighbouring properties and its obscure glazed, I do not consider that this window would result in loss of privacy.

Concern has been raised at the loss of privacy to the rear garden No 29 Charingworth Drive, however I do not consider that there would be any more substantial overlooking than currently exists.

Parking

Parking requirements for a five bedroomed property is 2 spaces. There currently is a tandem space of garage and a parking space in front and therefore there is no requirement to provide any further parking than currently exists. The proposal is therefore in accordance with DP8 of the Warwick district Plan 1996-2011 and the Parking Standards Supplementary Planning Document.

Green Belt

PPG2-Green belt states that extensions are not inappropriate development providing any additions are not disproportionate over and above the size of the original building, this is also amplified in Policy RAP2 of the Warwick District Local Plan 1996-2011. The proposed extensions represent a 60% increase in the size of the dwelling however given that the property has not been previously extended and the location of the dwelling and the positioning and type of extensions, I do not consider that the proposal would be disproportionate as the design of the proposed two storey element reflects the character of the original dwellinghouse retaining its visual dominance.

In terms of impact on the openness of the Green Belt, due to the location of the property within a developed housing area I consider that the proposal does not harm the openness of the Green Belt or conflict with RAP2 of the Warwick District Local Plan 1996-2011.

Renewable Energy

An energy efficient statement has been submitted as part of the planning application and it proposes to install solar panels to comply with the 10% requirement for renewable energy.

Work Traffic

Residents of Charingworth Drive are concerned regarding the disruption of work traffic during construction of the proposed extension, this is a short term issue that is outside of the remit for any planning conditions however an informative is to be added to ensure minimal impact.

RECOMMENDATION

Grant subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing(s) 211.2307.002B and specification contained therein, submitted on 08/09/11 unless first agreed otherwise in writing by the District Planning Authority. **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 Prior to the occupation of the development hereby permitted, the first floor window in the flank elevation of the two storey rear 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(s) shall be retained and maintained in that condition at all times. **REASON** : To protect the privacy of users and occupiers of nearby properties and or the privacy of future users and occupiers of the development hereby permitted and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.
- 4 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the

application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. **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.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.
