

Planning Committee: 05 December 2017

Item Number: 17

Application No: [W 17 / 1946](#)

Town/Parish Council: Barford

Case Officer: Rebecca Compton

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Registration Date: 19/10/17

Expiry Date: 14/12/17

5 Fairfax Close, Barford, Warwick, CV35 8ER

Erection of single storey side extension, single storey front porch extension,
pitched roof over existing garage and installation of cladding to front elevation
FOR Ms Coope

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

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 proposal is for the erection of a single storey side extension, single storey front porch extension, pitched roof over existing garage and replacement of the existing brown timber cladding to grey timber cladding.

THE SITE AND ITS LOCATION

The application property is a two storey detached dwelling located on the north western side of Fairfax Close towards the top of its turning head, therefore the property commands views when entering Fairfax Close. Fairfax Close is located off Keytes Lane within a relatively modern housing estate, located within the Barford Conservation Area.

PLANNING HISTORY

W/17/1377- Application for a certificate of lawfulness for a single storey rear extension - Granted.

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)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- Barford Village Design Statement (September 2009)

Neighbourhood Plan

- Barford Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

Barford Sherbourne & Wasperton Joint Parish Council: Object on grounds of design, impact on the street scene and the Conservation Area, over-development of the site and non-conformity with Barford's Design Statement.

WCC Ecology: Recommend notes relating to bats and nesting birds.

Public Response: 4 letters of objection have been received from occupiers of neighbouring properties with concerns over design, impact on the street scene and non-conformity with Barford's Design Statement.

ASSESSMENT

The impact on the living conditions of neighbouring dwellings

Warwick District Local Plan Policy BE3 states that development will not be permitted where it has an unacceptable adverse impact on the amenity of neighbouring residents. The Residential Design Guide SPG states that rear extensions should not breach a 45 degree line taken from the centre point of the nearest habitable room of a neighbouring property at ground floor, nor should an extension restrict the outlook or amenity of a neighbouring property.

The proposed side and front extension will not breach the 45° line taken from the nearest habitable rooms to the neighbouring properties at numbers 4 and 6 Fairfax Close. The proposed extensions are therefore not considered to result in material harm to the living conditions of the occupiers of neighbouring properties by reason of loss of light or outlook and the proposal is considered to comply with the aforementioned policies.

Design and Impact on the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to

the desirability of preserving or enhancing the character of a conservation area. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE2 of the Warwick District Local Plan 2011-2029 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas. Policy BE1 of the Warwick District Local Plan 2011-2029 requires development to positively contribute to the character and quality of its environment through good layout and design.

The proposed side extension is considered to be of an acceptable design and will not introduce an incongruous feature within the street scene as there are examples of side extensions in the immediate area. The proposal does include a small single storey porch extension that will not extend past the existing building line, and is therefore considered to respect the character and form of the original dwelling. Again, there are similar examples of similar front extensions in the immediate area. The existing timber cladding is proposed to be replaced with grey timber cladding which is also proposed to the front elevation of the side and front extensions. Whilst the proposed colour is different to that of the cladding in the immediate area, it is not considered that this in itself would result in material harm to the character and appearance of the street scene. Regard must also be had to the fact that existing cladding could be painted or stained a different colour under Permitted Development.

The proposal is not considered to cause harm to the Conservation Area and is therefore considered to accord with Local Plan Policies HE2 and BE3.

Conformity with Barford's adopted Design Statement

Barford's adopted Design Statement 2009 sets out design guidance for development in Barford Village which includes guidance for extensions to residential properties.

The objections from the Parish Council and neighbours in respect of non-compliance with the Barford Design Statement are noted.

For front extensions the Design Statement states: *"Front extensions should normally stay on or behind the established building line of the dwelling, although this will be less important where existing properties are set well back from the road."* The proposed front porch extension is considered to retain the existing building line for the property as it does not protrude further than the existing front elevation; in addition, the proposed front extension is set back some 15m

from the highway and is therefore considered to conform with the guidance set out in the Design Statement.

The Design Statement also provides advice for side extensions to residential properties and states: "*Side extensions can also affect the street scene if they close the gap between the dwelling and the adjacent properties. This terracing effect should be avoided by maintaining suitable and proportionate spacing.*" Whilst the proposed extension will close the gap between the application property and the neighbouring property at no.4 Fairfax Close, it is considered that a terracing effect would only be caused as a result of the filling in of the gap at first floor. As the proposal is single storey only, it is considered that a terracing effect will not be created in this case.

The proposed extension is therefore considered to be in accordance with the design guidelines set out in Barford's Design Statement 2009.

Other matters

The proposed extensions will not affect the current parking situation and will still allow for 2 off street parking spaces in accordance with the Council's Vehicle Parking Standards SPD.

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 3561-01J, and specification contained therein, submitted on 21/11/2017. **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 The bricks and roof tiles 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 BE1 of the Warwick District Local Plan 2011-2029.
