

Application No: [W 15 / 1352](#)

Town/Parish Council: Leamington Spa
Case Officer: Sally Panayi

Registration Date: 13/10/15

Expiry Date: 08/12/15

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3 Church Lane, Lillington, Leamington Spa, CV32 7RG

Two storey and single storey extension to front of existing dwelling FOR Mr Putt

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission subject to the recommended conditions.

DETAILS OF THE DEVELOPMENT

The proposal is for the erection of a two storey and single storey front extension projecting forward by 3.2 metres. The two storey element of the proposed extension is positioned to the western side of the house with a gable design finished in grey painted timber cladding at first floor and white painted render at ground floor. The single storey section of the proposed extension to the eastern side of the front elevation has a lean to pitch roof and indicated to be finished in grey painted timber cladding. A new window to serve the bathroom is indicated in the west elevation which could be inserted as permitted development on the condition that the glazing is obscured.

THE SITE AND ITS LOCATION

This detached two storey white painted render house with grey painted timber cladding is located on the northern side of Church Lane. Church Lane is characterised by detached houses in a variety of styles, with gables and hipped roof designs and with a variety of materials. The house is positioned at a higher ground level than the road, with a sloping brick paviour drive and an area of lawn to the front. The house has been previously extended to the side and rear.

PLANNING HISTORY

W/05/1953 - Erection of two storey side and rear extension

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)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (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)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

County Ecology: Recommend a note relating to bats and nesting birds as protected species be attached to any approval granted.

Leamington Spa Town Council: No objection.

The Town Council were sympathetic with the concerns raised by the neighbour on the proposed neighbouring extension, particularly with regard to the possible undermining of the foundations of his property. It is hoped that these concerns will be taken into consideration by the District Council.

Public Response: 5 Objections. The design is architecturally imbalanced and out of character with the properties in Church Lane. The extension protrudes beyond the building line of existing frontages of the adjacent properties. The excessive gable width together with the height of the property above the road level given the slope of the site results in an issue of bulk. Concerned at the potential impact on the foundations on the neighbouring property. An extension to the rear of the property would have less impact. A petition has been received with a total of five named parties raising objections to the proposal.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

The Principle of the Development

Impact on the Living Conditions of Nearby Dwellings.

Parking

Renewable Energy

Health and Wellbeing

Ecology

The Principle of the Development

The street scene of Church Lane is characterised by large detached dwellings in different designs and materials. There are gable features and wide hipped roofs projecting forward on other properties within the street although the application property does not itself have such a design at present. The front wall of the two storey extension will not project forward of the neighbouring single storey garage at number 1 Church Lane. The forward projection of the extension with the gable front design is considered to be acceptable in the street scene.

The materials proposed for the extension are currently used for the dwelling and are therefore considered to be acceptable.

Impact on the Living Conditions of Nearby Dwellings.

Adopted Local Plan Policy DP2 and emerging Local Plan Policy BE3 require all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide SPG provides a framework for Policy DP2, which sets out the guidance that extensions should not breach a 45 degree line taken from a window of the nearest front or facing habitable room of a neighbouring property.

The front extension is proposed to be 3.2 metres in depth with the two storey gable element extending 8 metres in width and the single storey section being 6.0 metres in width. The first floor extension is positioned over 1.0 metre from the side boundary with 1 Church Lane.

1 Church Lane, the neighbouring property to the west, is positioned at an angle to the application site with the flank wall of the attached garage positioned up to the shared boundary. The front gable of the main element of this property is positioned facing towards the south-west while the two storey element to the side has a large gable which faces in a south-easterly direction towards the application site. There are two first floor windows on this side gable which serve the landing and the bathroom. The proposed two storey front extension will be

visible from these windows but as neither of these windows serve habitable rooms there is considered to be no material impact to a degree that would warrant a recommendation of refusal.

5 Church Lane is the neighbouring dwelling located to the east of the application site. The property has a single storey attached garage close to the boundary shared with the application site which projects forward of the front wall of the dwelling. There is no conflict of a 45 degree line taken from the habitable room windows on the front elevation of this property towards the application site. An application was approved earlier this year for a two storey side extension which will, if constructed, result in the demolition of this single storey garage and its replacement with a side extension set back from the front wall of the original house. The future extension is designed with a garage door at ground floor and a first floor bedroom window. There is no conflict of a 45 degree line taken from the future first floor window.

Parking

The proposed extension does not increase the car parking requirement for this property and does not affect the car parking spaces available at the site which are in accordance with relevant guidance.

Renewable Energy

Solar panels have been indicated on the plans together with a fabric first approach as the means for the provision of the renewables requirement for the scheme and SAP reports have been provided. A condition will be imposed to ensure the requirement is met.

Health and Wellbeing

Not applicable

Ecology

There are no significant issues subject to the inclusion of bat and nesting bird notes.

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the proposed two storey and the single storey front extension are acceptable in principle and will not affect neighbouring amenity to a degree that would warrant a recommendation of refusal. The proposal is therefore considered to comply with the policies listed and be recommended for approval.

- 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).

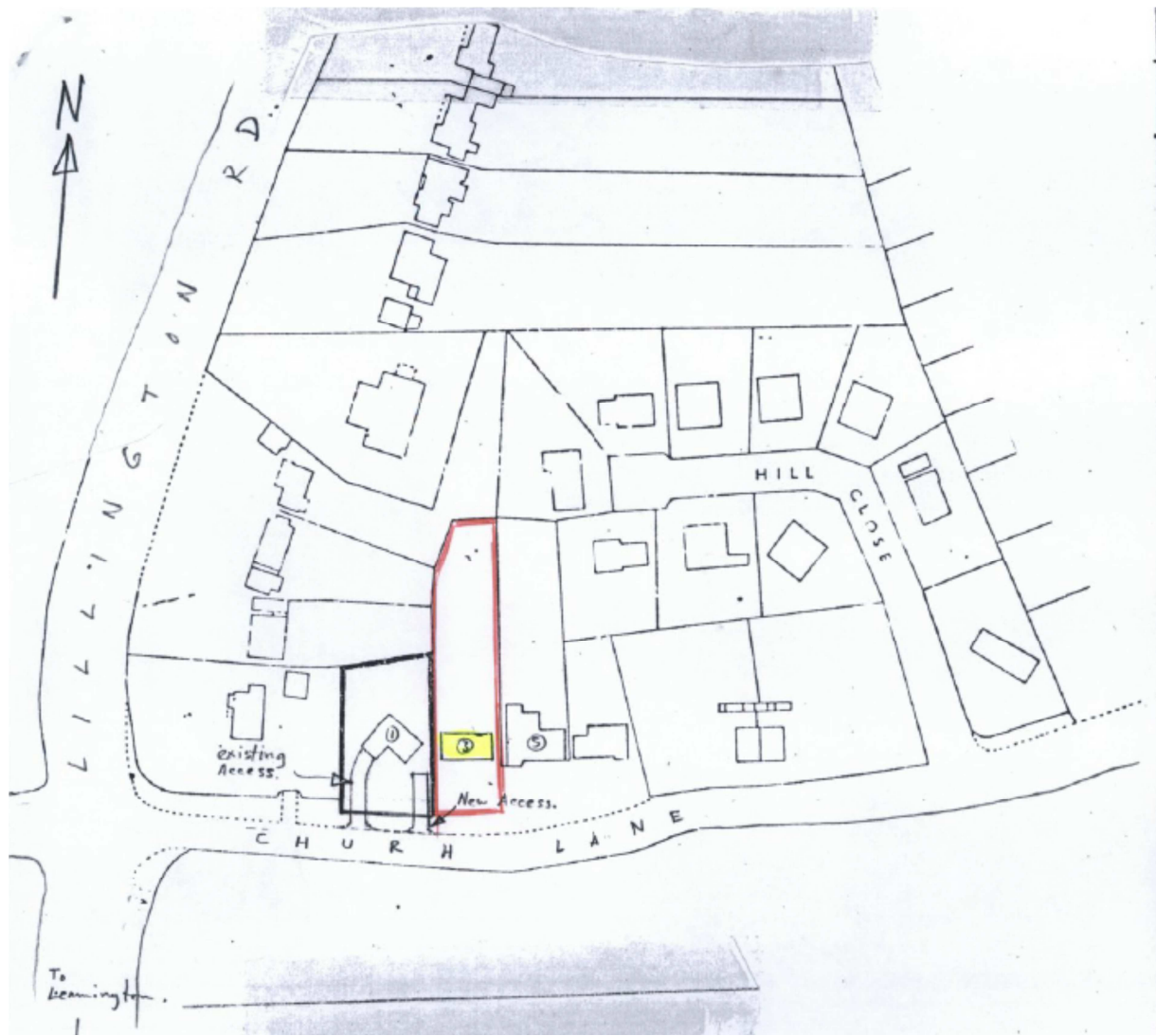
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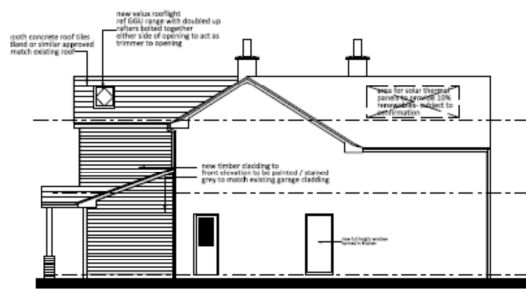
The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 15007-003 and 15007-004, and specification contained therein, submitted on 24th August 2015. **REASON** : For the avoidance of doubt and to secure a satisfactory 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 Prior to the occupation of the development hereby permitted, the bedroom window and the bathroom window in the west elevation 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 windows shall be retained and maintained in that condition at all times. **REASON** : To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.

5 The development hereby permitted shall not be first occupied unless and until the renewable energy/fabric first 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 or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.





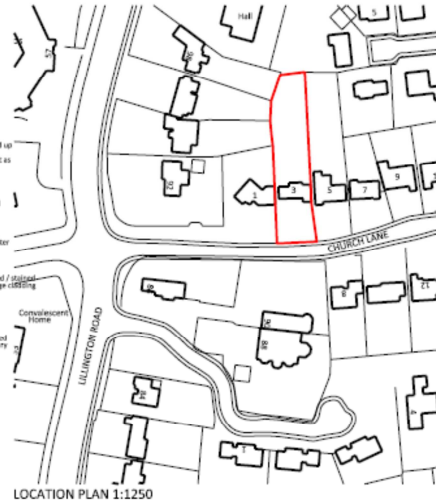
SIDE ELEVATION - EAST



FRONT ELEVATION - SOUTH



SIDE ELEVATION - WEST



Drawn by: CHRIS PUTT
 From: 3 CHURCH LANE
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 Drawing No: PROPOSED ELEVATIONS
 Date: 26.01.2015
 Scale: 1:100
 Sheet: 004
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