

Planning Committee: 16 July 2024

Item Number: 6

Application No: [W 23 / 1750](#)

Town/Parish Council: Whitnash

Registration Date: 03/01/24

Case Officer: Joanne Bakare

Expiry Date: 28/02/24

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83 Golf Lane, Whitnash, Leamington Spa, CV31 2QB

Demolition of existing rear conservatory, erection of single and two storey front extension, two storey side extension, single and three storey (including lower ground floor level) rear extension, provision of rear balcony, raising of roof ridge line by 750mm and application of cladding FOR Mr Surj Hayer

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

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The applicant seeks planning permission for the demolition of the existing rear conservatory, erection of single storey side and rear extension and raising of the roof ridge line by 750mm.

THE SITE AND ITS LOCATION

The application site relates to a detached property located in Whitnash, Leamington Spa. The streetscene is characterised by a mix of detached and semi-detached properties.

PLANNING HISTORY

No relevant planning history

RELEVANT POLICIES

- National Planning Policy Framework
- [Warwick District Local Plan 2011-2029](#)
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- TR3 - Parking
- [Guidance Documents](#)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document- June 2018)
- [Net Zero Carbon Development Plan Document](#)

- NZC4 - Existing Buildings
- Whitnash Neighbourhood Plan (2011-2029)

SUMMARY OF REPRESENTATIONS

Whitnash Town Council - Objection: "*Concerned about basement games room and drainage. This could interfere with the surface water drainage and must be properly plumbed in. Also concerned about sufficient parking for a 5-bedroom house*".

WCC Ecology - No objection, recommended notes attached.

Public Response - One neutral comment received relating to drainage, which is a matter to be dealt with at Building Regulations stage.

ASSESSMENT

Design and impact on character and appearance of the streetscene

The NPPF (2023) places an increased emphasis on the importance of achieving good quality design as a key aspect of sustainable development. Paragraph 135 states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate external facing materials. Development is expected to function well and add to the overall quality of the area by appearing sympathetic to the local character and history.

Local Plan Policy BE1 echoes paragraph 135 of the NPPF and states that new development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. Proposals are expected to demonstrate that they harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use. Proposals are also expected to reinforce or enhance the established urban character of streets and reflect, respect and reinforce local architectural distinctiveness.

The Residential Design Guide SPD sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing important features; respecting the surrounding buildings and using the right materials.

The proposed side extension is set back 450 mm set back and set down 225 mm with a 1 metre separation from the boundary in accordance with the Residential Design Guide to ensure a subservient appearance.

The proposed front extension will create a modern appearance which will sit comfortably on the property and within the streetscene which is mixed in character. It is noted that two storey front extensions have been granted at 79 and 85 Golf Lane.

The rear extensions, whilst sizeable, are considered to sit comfortably on the property and will not be visible in the streetscene.

The use of modern materials will provide a welcome refurbishment of the property which will sit comfortably in the streetscene which is mixed in character.

Impact on neighbouring properties and the current and future occupiers of the development

Warwick District Local Plan Policy BE3 requires that development must have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. The Council's Residential Design Guide SPD provides a design framework for Policy BE3 and states how extensions should not breach a 45-degree line taken from the nearest habitable room of the neighbouring property. This aims to prevent any unreasonable effect on the neighbouring dwelling, by reason of loss of light, unneighbourly effect or disturbance/intrusion from nearby uses. Policy BE3 also requires that all development should ensure that acceptable standards of amenity space are provided for existing and future occupiers of the development site.

The rear extensions will not breach the 45-degree line and therefore the impact on light and outlook of neighbouring properties is considered acceptable. There is scope for overlooking from the proposed rear balcony and a condition is therefore recommended to require details of privacy screens and implementation with the approved details prior to occupation. Overall, the proposed development is considered to comply with Local Plan Policy BE3

Ecology

Local Plan Policy NE2 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that will destroy or adversely affect protected, rare, endangered or priority species unless it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to the wider biodiversity objectives and connectivity. Policy NE2 goes on to state that all proposals likely to impact on these assets will be subject to an ecological assessment.

As part of this application, a Preliminary Bat Roost Assessment was carried out by Martin Ecology, with the survey concluding that there is negligible potential for bats at the application property. Following on from the results of this survey, the County Ecologist has recommended that advisory notes relating to bats, birds, and biodiversity enhancements be attached to any approval granted.

These notes are set to be attached to the decision notice as requested and the proposal is therefore considered to comply with Local Plan Policy NE2.

Parking

Local Plan Policy TR3 requires all development proposals to make adequate provision for parking for all users of a site in accordance with the relevant parking standards SPD.

The development as built increases the number of bedrooms from four to five. This increase does not result in an increase in the number of allocated spaces required by the SPD.

It is noted from the plans provided that there is sufficient space within the curtilage of the dwellinghouse for three vehicles and is therefore considered acceptable and in compliance with Local Plan Policy TR3.

Planning for Climate Change Adaptation

As required by the Council's Net Zero Carbon Development Plan Document (DPD) Policy NZC4, an Energy Statement has been submitted which demonstrates a consideration to sustainable construction and design, in accordance with Local Plan Policy CC1 – Planning for Climate Change Adaptation.

Other Matters

The neighbour's and Town Council's concerns about drainage are noted. However, the application site is within Flood Zone 1, with the lowest probability of flooding and matters relating to drainage will be dealt separately at Building Regulations stage.

CONCLUSION

The proposal is considered to constitute good quality design in respect of providing an extension that will enhance the existing dwellinghouse which adopts an appropriate material finish that harmonises with the main dwelling. The development is considered to have an acceptable impact on neighbouring amenity. The development is also considered to be in accordance with Local Plan Policy NE2 and there is sufficient capacity for parking.

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(s) 102, 103, 104, 1005, and specification contained therein, submitted on 05/12/23. **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 balcony hereby permitted shall not be occupied unless and until details of a privacy screen measuring a minimum 1.7m in height to be erected on the side elevations of the balcony hereby approved have been submitted to and approved in writing by the Local Planning Authority and fully installed in accordance with the approved details. The privacy screen shall remain in situ at all times thereafter. **Reason:** To protect the amenities of occupants of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.