

Application No: W 13 / 0769

Town/Parish Council: Warwick

Case Officer: Graham Price

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Registration Date: 04/06/13

Expiry Date: 30/07/13

15 Smythe Grove, Woodloes Park, Warwick, CV34 5SE

Proposed single storey extension and garden store FOR Dr T Malik

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

RECOMMENDATION

Planning Committee is recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The application proposes the erection of a single storey front extension together with a single storey side extension to provide a garden store. The front extension will project 2m from the front of the existing garage, will have a pitched roof with front facing gable and will measure 3.5m in height at its highest point and 2.95m in width at its widest point. The front extension will be constructed from materials to match the existing dwelling and the garden store will have brickwork to match the house and a felt roof. The garden store will be 1.5m wide and an overall height of 3m.

THE SITE AND ITS LOCATION

The application property is sited on the corner of Smythe Grove and Woodloes Avenue South. The area is residential. It is the first property on the northern side of the cul de sac and has a front curtilage that extends to the edge of the carriageway, since the public footpath leading into the road terminates at the property boundary. The dwelling is a two storey modern detached house with integral garage. The front driveway is L shaped and block paved with a landscaped bank at the front edge.

PLANNING HISTORY

In 2012 planning permission was granted for the 'conversion of existing garage to a habitable room with insertion of bay window and porch extension. Erection of single storey rear extension' (Ref. W/12/0771)

In 2013 planning permission was granted for the 'conversion of existing garage to a habitable room with insertion of bay window and porch extension. Erection of single storey rear and side extensions' (Ref. W/13/0053)

RELEVANT POLICIES

- National Planning Policy Framework
- 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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Warwick Town Council - No objection

WCC Highways - No Objection subject to conditions.

WCC Ecology - Recommended that a bat note be attached to the permission.

Public responses - 5 neighbour objections received on the grounds of impact on the street scene; impact on parking; loss of privacy; and impact on highway safety.

ASSESSMENT

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

- Impact on the character and appearance of the street scene;
- Impact on the living conditions of the neighbouring properties;
- Parking and Highway Safety;
- Renewable Energy.

Impact on the character and appearance of the street scene

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

The front extension will be located on the front of the existing garage and as such will be visible in the street scene. The front extension is considered to respect the character of the original dwelling as the materials have been chosen to match and the pitch of the roof is broadly similar to the main roof.

It is noted that there are no other extensions of this type in the street scene, and as such the proposal will be quite prominent, however there are a number of different property styles in the surrounding area and it is considered that the proposal is visually acceptable in the street scene.

The single storey extension to the side of the property will also be visible in the street scene and is considered to be visually acceptable sufficiently retaining the open character of the area at the side of the property.

The proposals are therefore considered to be in accordance with Warwick District Local Plan Policy DP1.

Impact on the living conditions of the neighbouring properties

Warwick District Local Plan Policy DP2 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

Number 67 Woodloes Avenue South is situated adjacent to the northern boundary of the site and is orientated at 90 degrees to the application property. The proposed front extension be located on the opposite side of the application property to this neighbour and as such it is considered that there will be no impact from this part of the proposal. The proposed garden store will not be visible from this property as the existing garden wall will act as a screen. Based on this it is considered that there will be no detrimental impact on the living conditions of this neighbour.

Number 14 Smythe Grove is situated adjacent to the western boundary of the site and is detached from the application property. The extension will not conflict with the 45 degree guidance with regards to this neighbour and it is considered that there will not be a detrimental impact on the living conditions of this property.

In respect of the properties facing the site across Smythe Grove, it is considered that there is sufficient distance between the fronts of the properties, including the road itself, to avoid any loss of privacy.

Parking and Highway Safety

The proposal provides two off road car parking spaces in compliance with the Council's vehicle parking standards. The Highways Authority has raised no objection to the proposals and it is considered that there will be no detrimental impact on parking or highway safety as a result of this application.

Renewable Energy

The proposal will be creating well below the 35sq m of habitable floorspace that would trigger the need to provide on site renewable technologies, it is not considered appropriate to require the provision of 10% renewables in this case.

SUMMARY/CONCLUSION

In conclusion, whilst it is noted that the extension will be visible in the street scene and as such will have an impact in the surrounding area, it is not considered to be sufficiently harmful as to justify a refusal of planning permission. The extension is also considered not to have a detrimental impact on the living conditions of the neighbouring properties; and will not impact adversely on parking or highway safety. The proposal is therefore considered to comply with all relevant Local Plan policies and should therefore be approved.

- 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 1943/3(A), 1943/4, 1943/5, and specification contained therein, submitted on 04/06/2013. **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.



