

**Planning Committee:** 11 December 2018

**Item Number: 12**

**Application No:** [W 18 / 1735](#)

**Town/Parish Council:** Barford

**Case Officer:** Liz Galloway

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**Registration Date:** 26/09/18

**Expiry Date:** 21/11/18

**6 Gaskell Way, Barford, CV35 8EU**

Erection of a two storey and single storey rear extension. FOR Mr Yazdianpour  
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This application is being presented to Committee due to an objection from the Parish Council having been received.

**RECOMMENDATION**

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

**DETAILS OF THE DEVELOPMENT**

This application is for the erection of a predominantly two storey rear extension.

**THE SITE AND ITS LOCATION**

The application property is a detached dwelling located on the east side of Gaskell Way. The area contains a mix of newly constructed red brick and rendered two storey houses and bungalows.

**PLANNING HISTORY**

Other than the planning permission granted for the wider development of which the application property forms part (W/14/0693), there is no relevant planning history.

**RELEVANT POLICIES**

- National Planning Policy Framework
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (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)
- The Barford Neighbourhood Plan
- Barford Village Design Statement (September 2009)

- Residential Design Guide (Supplementary Planning Guidance - May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)

## **SUMMARY OF REPRESENTATIONS**

**Barford Sherbourne & Wasperton Joint Parish Council:** Objects on the grounds of overshadowing, adverse visual impact and overbearing nature by virtue of the proposal having a 100% increase in its plan area.

**1 Public Response (5 Gaskell Way):** Consider that the use of a render finish would both minimise the loss of light and enhance the appearance.

**1 Public Response (32 Wellesbourne Road):** Object on the grounds of the proposal not being in keeping in terms of size and design and the resulting stress on village infrastructure.

**WCC Ecology:** Recommend Bat Survey and protected species notes.

## **ASSESSMENT**

### Design, Scale and Impact on the Street Scene

While the proposals are fairly deep to the rear, they are subservient to the house, being set down from the existing roof height and, as amended, stepped in at the side to create the single storey element. The extensions are not considered harmful to the property overall, and are not considered to be overdevelopment, having taken into account the Parish Council objection and other public responses, especially as amended. The adopted Residential Design Guide does not give specific guidance on restrictions of depths or building lines to the rear and it is, therefore, considered that a refusal on the grounds of overdevelopment could not be sustained on appeal.

Furthermore, a private rear amenity area will remain (125 sq m) significantly in excess of that required by the adopted Residential Design Guide (60 sq m).

The extensions whilst partially visible from the street scene, are not considered to cause any adverse visual harm to Gaskell Way.

### Impact on Neighbour Amenity

There will be no breaches of the 45 degree angle arising from the proposals, and the proposed extensions are not considered to be overbearing or cause a loss of light to the neighbour adjacent at No. 5 Gaskell Way. As part of the consideration of the application, following discussion with the applicant, an amended drawing has been submitted to reduce part of the two storey extension adjacent to this neighbour's ground floor side facing kitchen window, to a single storey.

With regard to the relationship to 32 Wellesbourne Road, the required separation distance of 22 metres (between the rear of No. 32 Wellesbourne Road and the rear of the two storey element) is exceeded as there is a separation of 30 metres. Therefore it is considered that the two storey extension will not be directly overbearing or cause a direct loss of light to No. 32 Wellesbourne Road.

The relationship to no. 7 Gaskell Way is such that the proposals are not considered to materially impact on that property.

There will be no overlooking of adjacent residential properties arising from the proposal as there are no first floor windows proposed to the side elevations of the proposed extension.

### Ecology

WCC Ecology have commented on this application and requested a bat survey. However, it is nevertheless considered that a cautionary bat, bird, amphibian and reptile note would be appropriate and that this application in its present form is acceptable and complies with Warwick District Local Plan Policy NE2.

### Parking

It is considered that there is sufficient off-street parking to the side of the property and that the proposed development would comply with Warwick District Council Local Plan Policy TR3 and the Council's adopted Vehicle Parking Standards.

## **SUMMARY/CONCLUSION**

The proposed extensions are considered to be suitable in design and scale for the main property overall, and not overly impact upon the street scene. Furthermore, they are not considered to cause material harm to the surrounding neighbours.

## **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 drawings 400\_01 - Rev C, 400\_02 - Rev C, 400\_03 - Rev C, and specification contained therein, submitted on 29th October, 2018.  
**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 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 BE1 of the Warwick District Local Plan 2011-2029.
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