

Planning Committee: 29 April 2014

Item Number: 14

Application No: W 14 / 0131

Town/Parish Council: Sherbourne
Case Officer: Liz Galloway

Registration Date: 13/03/14

Expiry Date: 08/05/14

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Park Lodge, Barford Road, Warwick, CV35 8AA

Erection of a single storey side extension and single storey rear porch extension;
erection of a garden building. FOR Mr Gildea

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application comprises the erection of a single storey side extension and a rear porch extension along with a detached garden building.

THE SITE AND ITS LOCATION

The application site comprises a relatively isolated dwelling located close to the junction of the A429 Barford Road with Fulbrook Lane to the east of Sherbourne on the edge of the Sherbourne Conservation Area.

PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES

- The 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)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Barford Sherbourne and Wasperton Joint Parish Council: Object on grounds of the proposal for this pre-Victorian building in a conservation area, set between a listed park and a listed wood and in proximity to a listed building is inappropriate and not in keeping with its surroundings. Any change to the building must be sensitively executed if its character is not to be irredeemably marred.

WCC Ecology: Comments were made relating to the superseded plans, however, as the amended plans no longer interfere with the loft area, a bat note would be sufficient.

ASSESSMENT

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

- The impact on the street scene
- The impact on the Conservation Area
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Ecology Issues
- The impact on the rural area

The impact on the street scene

The proposed extension will be situated on the side and rear of the property, however, the rear extension will not be overly visible within the street scene and the rear porch extension is of a modest design which will have no detrimental impact on Barford Road. Furthermore, as amended, both the single storey side and rear extensions will be subordinate to the existing property being set down from the dominant roof level, thus creating a subservient form of extension, which respects the character of the existing dwelling and will meet the Council's adopted Residential Design Guide and will comply with Warwick District Council Local Plan Policy DP1.

The proposed detached garden store will be 5.9 metres long, 6 metres wide and 4.1 metres high and will contain a pair of front doors. The building will be constructed using materials to match the materials used on the existing dwelling house and will be situated behind an existing concrete building. It is considered that this building will have no detrimental impact on the character or appearance of the street scene or the Conservation Area and complies with Warwick District Council Local Plan Policy DP1.

The impact on the Conservation Area

The application property is not a Listed Building, however, unlisted dwellings can often contribute significantly to the special architectural or historic importance of Conservation Areas. Furthermore, emphasis should be placed on the required preservation or enhancement of the character and appearance of the Conservation Area.

It is considered the proposal would not have a significant visual impact on the Conservation Area as the proposed rear single storey bedroom extension; single storey side porch extension and detached garden store will be constructed using materials which match the materials used on the existing dwelling house and would be acceptable subject to conditions and would not cause such harm to the established street scene as to warrant a refusal.

The Manor House is a Listed Building located at some distance from the application building to the rear and in respect of which there is considered to be no material impact upon its setting.

The impact on the living conditions of nearby dwellings

Policy DP2 requires development to not lead to an unacceptable adverse impact on the amenity or nearby users or residents, and to provide acceptable standards of amenity for future users/occupiers of the development. The proposals will not harm adjoining uses and would therefore comply with this Policy.

Renewable Energy

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables in accordance with Policy DP13 and the associated SPD would not be appropriate.

Parking

It is considered that there is sufficient off-street parking to the front of the property and that the proposed development would comply with Warwick District Council Local Plan Policy DP8 and the Council's adopted Vehicle Parking Standards.

Ecology issues

WCC Ecology have commented on this application site, however, they consider that a cautionary bat and bird note would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

The Impact on the rural area

The proposed extensions represent an increase of more than 40% of the gross floor space of the original dwelling, however, it is considered that the proposed

extensions respect the character of the existing dwelling and are a proportionate addition by reason of their scale, design and character. Therefore, as considered on its merits, the proposed extensions would not harm the openness or character of the rural area and are considered to comply with Warwick District Local Plan Policy RAP2 and the National Planning Policy Framework.

SUMMARY/CONCLUSION

In conclusion, it is considered that the proposed single storey rear bedroom extension; single storey side porch extension and detached garden store are acceptable in terms of their character and appearance within the street scene and on the Conservation Area and do not significantly impact on the amenities of surrounding neighbours such as would support a reason for refusal.

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 amended drawing 2869 - A.02.1 Revision A, and specification contained therein, submitted on 11th April, 2014. **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 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods, at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON :** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 4 No development or other operations (including demolition, site clearance or other preparatory works) shall be commenced unless and until adequate steps, which shall have been previously approved in writing by the local planning authority, have been taken to safeguard against damage or injury during construction works (in accordance with Clause 7 of British Standard BS5837 – 2012 Trees in Relation to Design, Demolition & Construction) to all trees on the site, or those trees whose root structure may extend within the site. In particular no excavations, site works, trenches or channels shall be cut or pipes or services laid, no fires shall be lit within 10 metres of the nearest point of the canopy

of any protected trees; no equipment, machinery or structure shall be attached to or supported by a protected trees; no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, or any other works be carried out in such a way as to cause damage or injury to the trees by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the trees. **REASON:** To protect those trees which are of significant amenity value to the area and which would provide an enhanced standard of appearance to the development in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.
