

Planning Committee: 16 September 2014

Item Number: 13

Application No: W 14 / 1062

Town/Parish Council: Leamington Spa
Case Officer: Robert Mason

Registration Date: 17/07/14

Expiry Date: 11/09/14

01926 456521 robert.mason@warwickdc.gov.uk

1 Oak Tree Close, Leamington Spa, CV32 5YT

Erection of single storey detached games room/ gym in rear garden FOR Mr Liddar

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

RECOMMENDATION

Members are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposed development involves the erection of a garden building with a mono pitched roof measuring 8.6m long x 6.26m wide x 3.7m high at the front and 2.4m at the rear, sited at the bottom of the rear garden. There would be French doors with windows on either side on the front elevation and no further openings on any other elevation. It is proposed to be used as a as a gym / games room with a W.C.

The applicant proposes 4 x 1 sq metre Solar PV panels on the roof to provide electricity to the proposed building and the main house.

THE SITE AND ITS LOCATION

The application property is a modern detached house with a large rear garden, which measures approximately 32m long x 11m wide, and is located in a short suburban cul de sac within a predominantly residential area. At the time of the site visit there was a shed in the garden close to the site of the proposed building.

There is a large detached house to the rear of the garden which faces to the side. Although there is a window in the elevation facing the application property, it is higher than the proposed building.

PLANNING HISTORY

W/08/0629 - Planning permission granted for the erection of a two storey rear extension following removal of existing conservatory which had been built under permitted development.

W/80/407 - Planning permission granted for the erection of a single storey front garage extension; two storey side extension to form additional garage and store with bedroom over and the erection of a rear covered porch.

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan 1996 - 2011

- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

Warwick District Local Plan 2011-2029 - Publication Draft April 2014

- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- 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)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: Object on grounds that the proposed development is out of keeping with the neighbouring properties and that there is insufficient information to show the size of the development in comparison to the garden size.

WCC Ecology - Recommend ecology notes.

Public Response: 1 letter of objection has been received on grounds that the proposed building would be unsightly, obtrusive and out of keeping with the neighbourhood.

ASSESSMENT

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

- Design
- Impact on Neighbours
- Impact on Streetscene
- Renewables
- Health & wellbeing

Design

It is considered that the design of the proposed building is satisfactory, subject to a condition requiring the use of matching external finishes. Therefore the application is considered to comply with Adopted Local Plan Policy DP1. The Town Council's comments about the size of the building in relation to the size of the garden is noted. However, the block plan makes it clear that the property benefits from a very generous garden of which the proposed building only takes up a small proportion.

Impact on Neighbours

As a result of the siting of the proposed building in relation to the neighbouring properties, it is considered that there would be no material adverse impact on the amenity of adjoining neighbours by way of loss of light or privacy. Therefore the application is considered to comply with Adopted Local Plan Policy DP2.

Impact on Streetscene

As the building will be sited in the rear garden, it is considered that there would be no visual impact on the wider streetscene, and therefore the application complies with Adopted Local Plan Policy DP1.

Renewables

Due to the scale of the proposed building, there is a requirement to provide renewables in accordance with Policy DP13 and the associated SPD. The applicant has offered to erect 4 x 1 sq metre PV panels on the roof of the proposed building, although an energy report has not been submitted as part of the application. It is considered that this can be secured by condition and the proposal will comply with the relevant policies.

Health & wellbeing

N/A

SUMMARY/CONCLUSION

It is considered that the proposed building is satisfactory in regard to Design, Impact on Neighbours, Impact the Streetscene and Sustainability, and therefore the application complies with Adopted Local Plan Policies DP1, DP2 and DP13, and Draft Local Plan Policies BE1, BE3 and CC2, and the National Planning Policy Framework (2012).

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 1519-14B, 1519-15B, 1519-LOC and 1519-BL, and specification contained therein, submitted on 17/7/14. **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 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

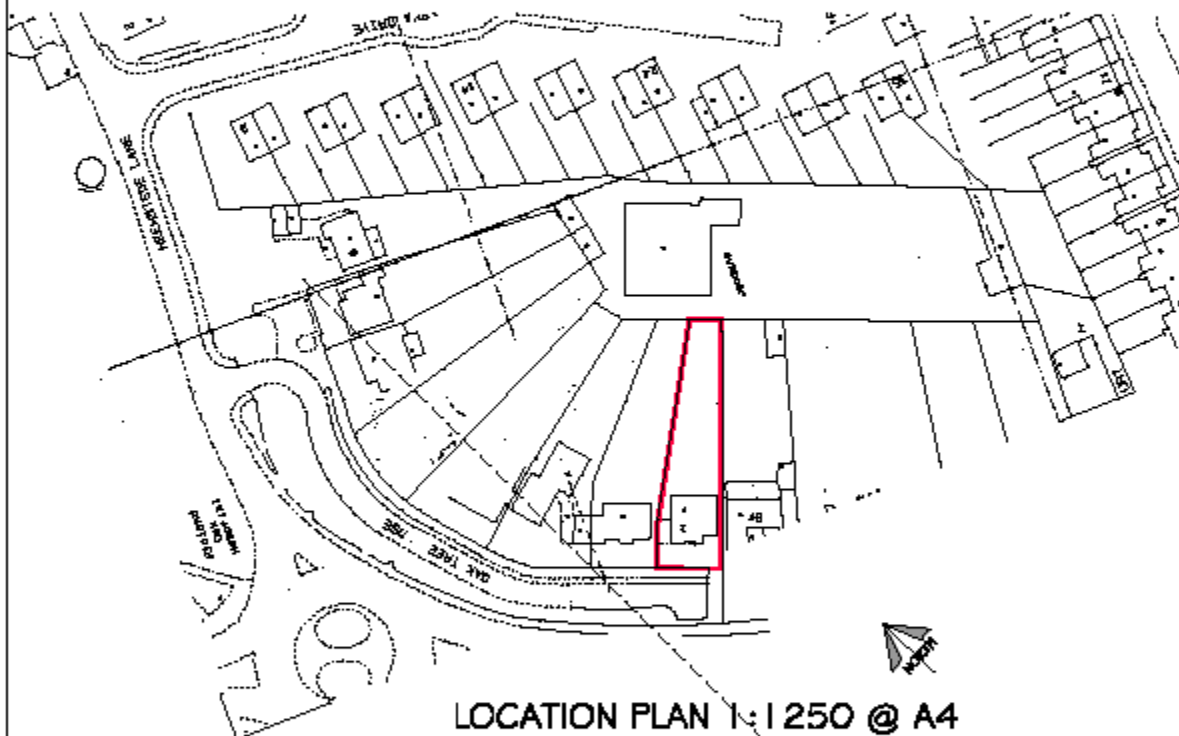
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LOCATION PLAN
1 OAK TREE CLOSE
LEAMINGTON SPA
CV32 5YT

1519-LOC



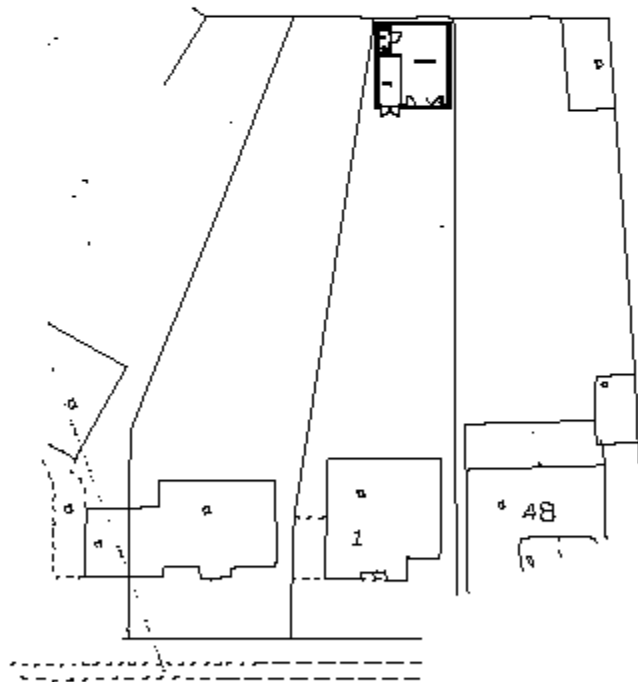
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PROPOSED GYM / STORE
1 OAK TREE CLOSE
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For :- Mr P.LIDDAR

1519-BL



BLOCK PLAN 1:500 @ A4

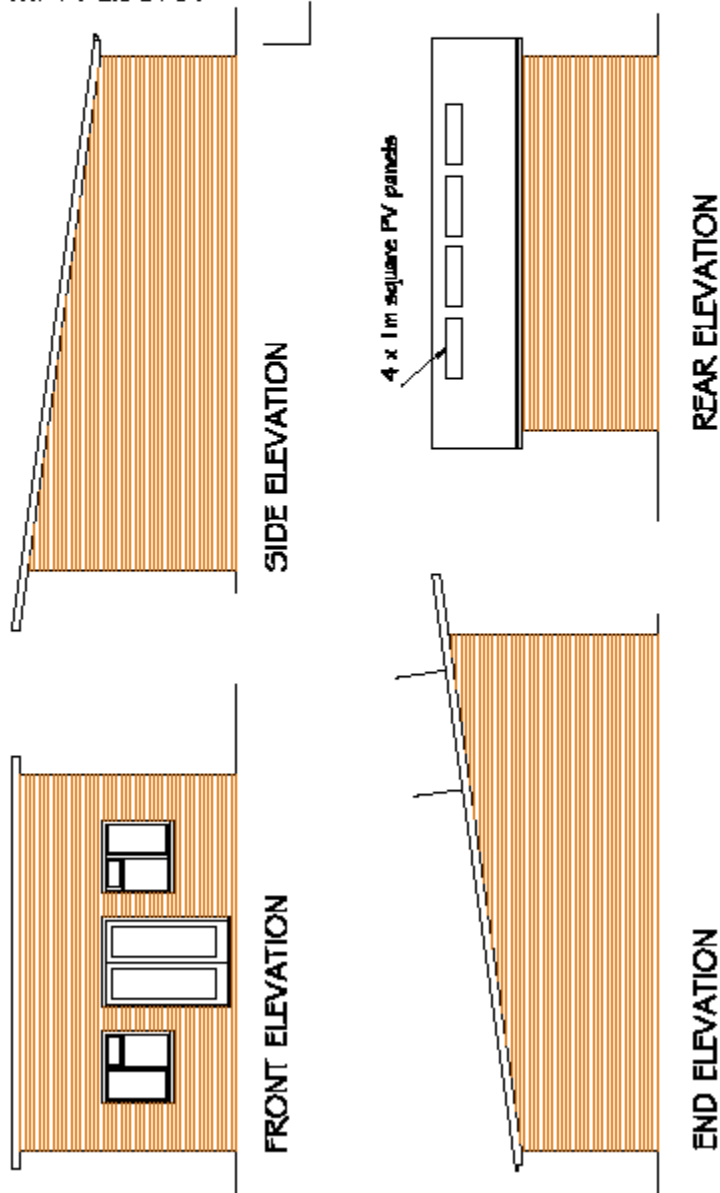
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For:-Mr P. LIDDAR

1519 - 15 B
SCHEME ELEVATIONS
1:50 @ A4



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1519 - 14B
SCHEME PROPOSAL PLAN
1:50 @ A4

