

Planning Committee: 19 July 2016

Item Number: 14

Application No: [W 16 / 0846](#)

Town/Parish Council: Leamington Spa
Case Officer: Helena Obremski

Registration Date: 02/06/16

Expiry Date: 28/07/16

01926 456531 Helena.Obremski@warwickdc.gov.uk

20 Strathearn Road, Leamington Spa, CV32 5NW

Erection of pitched roof rear dormer and installation of 2no. roof lights FOR Mr Elliott

This application is being presented to the Planning Committee as the applicant is employed by Warwick District Council.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Erection of a single, pitched roof dormer window to be positioned on the rear roof slope, together with the installation of one roof light to the rear roof slope and one roof light to the front roof slope.

The proposal has been amended to satisfy concerns from the Conservation Officer regarding the impact of the proposed development on the character and appearance of the Conservation Area, to make the proposed dormer window smaller and align with the existing windows which serve the rear elevation of the main dwelling.

THE SITE AND ITS LOCATION

The application property is a traditional, two storey mid-terrace dwelling. The application site is positioned to the east of Strathearn Road and is located within the Royal Leamington Spa Conservation Area.

PLANNING HISTORY

There is no relevant planning history relating to this site.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- 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)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- 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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

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

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection.

ASSESSMENT

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

- Design
- Impact on Neighbouring Amenity
- Impact on the character and appearance of the Conservation Area
- Energy Efficiency
- Parking
- Ecology

Design

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide 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 importance features; respecting the surrounding buildings and using the right materials.

As amended, the proposed design is considered to be acceptable. The development will be constructed from matching materials to those of the existing dwelling and is considered to be subordinate in design to the main dwelling. The proposed rear dormer would not dominate the rear roofslope and the rooflights are considered to be an acceptable additions within the street scene.

The proposed design is considered to be acceptable and conforms with the NPPF, Local Plan policy DP1 and the Residential Design Guide SPG.

Impact on Neighbouring Residential Amenity

Warwick District Local Plan policy DP2 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide provides a framework for Policy DP2, which stipulates that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

The proposed development would not conflict with the Council's adopted 45 degree guidance and there are no rear neighbours which could be overlooked as a result of the proposed dormer window. It is considered that there would be no material harm to the living conditions of the occupiers of the neighbouring properties which would warrant reason for refusal of the application.

The proposal is considered to comply with Local Plan policy DP2 and the Residential Design Guide SPG.

Impact on the Conservation Area

Warwick District Council adopted Local Plan Policy DAP8 requires development to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas. It goes on to state that development should respect the setting of Conservation Areas and should not impact on important views or groups of buildings from inside and outside of the boundary. Adopted Local Plan Policy DAP9 relating to unlisted buildings in Conservation Areas reiterates this by stipulating that alterations and extensions should be refused where they adversely affect the character, appearance or setting of a Conservation Area.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposed rear facing dormer has been reduced in size from the original proposal, to create a modest, appropriately designed dormer which will not dominate the rear roof slope. The proposed development will be constructed from matching materials to those of the existing dwelling and is not considered to significantly alter the character of the application property.

The Conservation Officer objected to the original design as he considered that it was unacceptable and did not conform to the guidance on dormer roof extensions within the Residential Design Guide. He also noted that a Design and Access Statement had not been submitted and queried whether there was any similar development within the wider street scene. It was also requested that there should be a gap of at least 1 metre between the ridge of the main roof slope and edges of the roof slope.

The proposed dormer roof extension has been set down and aligned with the existing window which serves the first floor rear elevation of the main dwelling, creating a balanced overall impression. Setting the dormer down by 1 metre would lead to the proposed dormer not being viable and the Residential Design Guide requires the dormer to be positioned within the lower 2/3 of the roof slope. Although the dormer is not quite set down within the lower 2/3 of the roof slope, as it has been aligned with the window below, is modest in size and could not sit any lower on this part of the roof because of the two storey rear wing, it is not considered that this causes harm to the character of the application property or wider Conservation Area.

The Residential Design Guide requests a set in of 0.5 metres. Setting the development in by any more than the existing 0.3 metres would unbalance the

rear elevation and it is therefore considered that the positioning of the rear facing dormer is acceptable.

The proposed roof lights will be constructed from matching materials to those of the existing dwelling and are considered to be appropriate. A similar scheme for a rear facing pitched roof dormer window, and front and rear roof lights was approved at 8 Strathearn Road in 2015, which satisfies the concern from the Conservation Officer regarding other similar development.

It is considered that the proposed development is acceptable and would not have a detrimental impact on the character of the application property or wider views of the Conservation Area. The proposed development is considered to conform with Policies DAP8 and DAP9, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act and the NPPF.

Energy Efficiency/CO²

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 or a 10% reduction in CO² production through a fabric first approach would not be appropriate.

The proposed development is therefore considered to be in accordance with adopted Local Plan policy DP12 and DP13 and the associated SPD.

Parking

The proposed development would facilitate an increase in the number of bedrooms serving the property from 2 to 3 and is therefore not considered to cause an increase in the car parking requirement for the property in accordance with the adopted Parking Standards SPD.

The proposed development is therefore considered to comply with adopted Local Plan Policy DAP8.

Ecology

WCC Ecology have been consulted and have determined that as the existing roof appears to be well sealed, and given the built up nature of the surrounding area, it is unlikely that bats will be present in the existing roof space. Therefore, they recommend a precautionary approach and request that bat and nesting birds are attached to any approval.

The proposed development is therefore considered to comply with the NPPF and adopted Local Plan policy DP3.

Conclusion

The proposed pitched roof rear facing dormer and installation of roof lights are considered acceptable and do not cause harm to neighbouring residential amenity, the application property or wider views of the Conservation Area. The

proposal is considered to comply with the aforementioned policies and should therefore be approved.

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 15352 - 02 Rev B, and specification contained therein, submitted on 27th June 2016. **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.



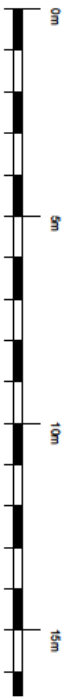
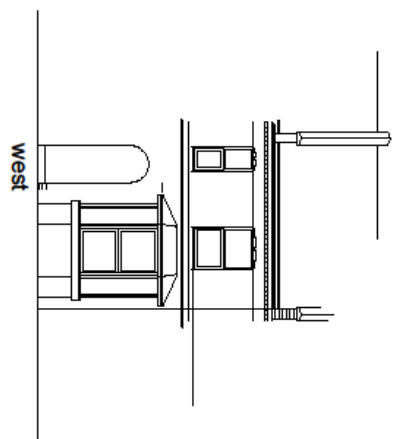
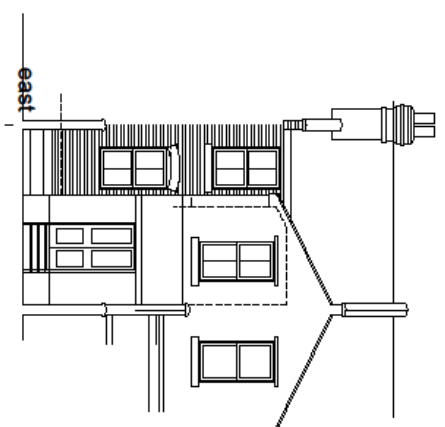
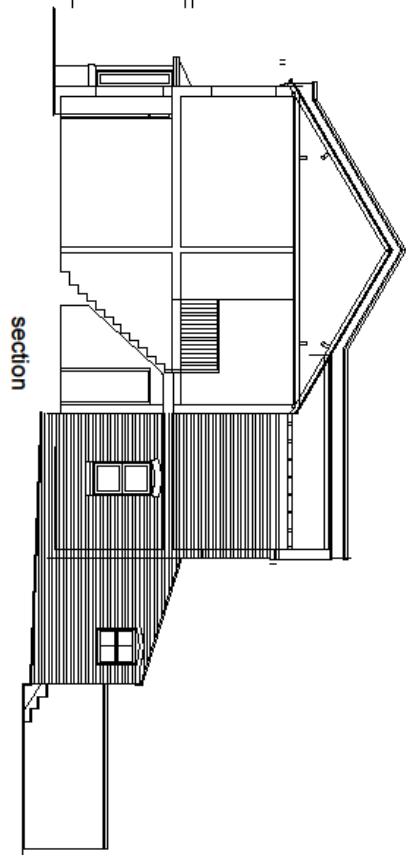
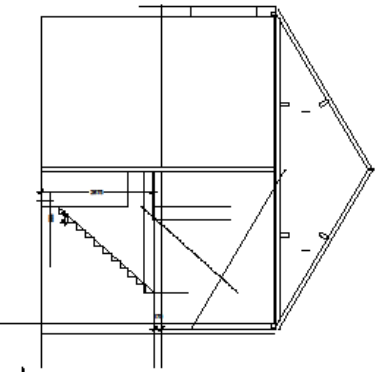
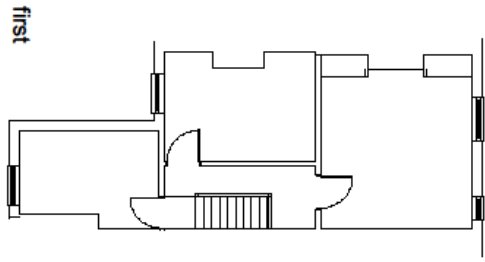
1:1250

Rev	Notes	Date
mark king architect ltd <small>20 Henry Wood Mansfield CV41 2PL</small> <small>tel: 01923 850170 email: studio@markkingarchitect.co.uk</small>		

Scale:	1:1250 + 1:500 @ A4	
Date:	May 2016	Drawn: mk
Drawing number:	15352 - 1250	Revision:

Alterations to 20 Strathearn Road
 Leamington Spa
 for Mr Duncan Elliott
 location and block plan

The drawings and documents are copyright. The copyright in any portion of these drawings and documents shall remain the property of the Architect. No part of these drawings and documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect or any designee.



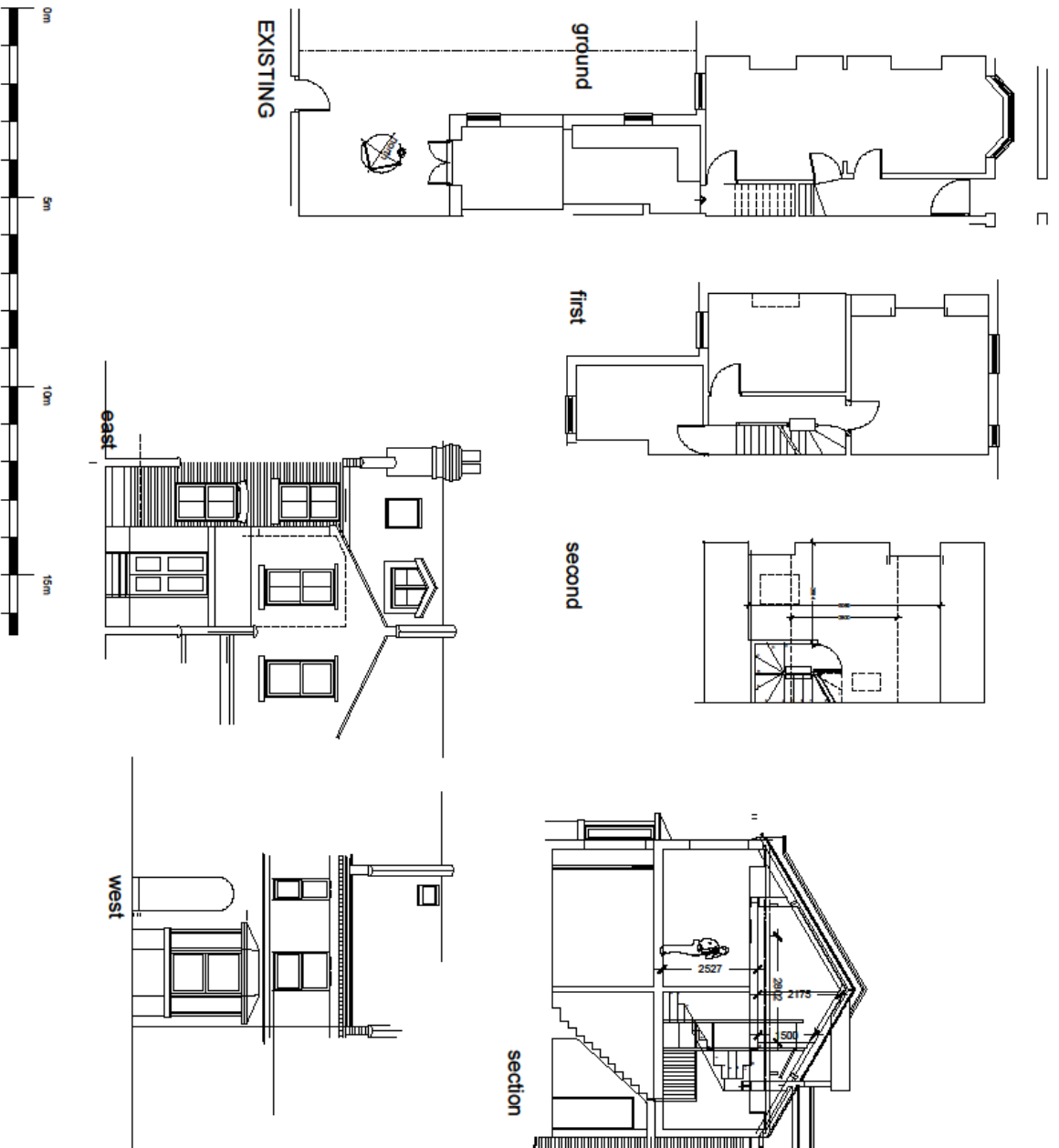
Rev	Date	By	Check

mark king architects llc
 20 Henry Street
 New Haven, CT 06510
 Tel: 203.333.8200
 www.mkingarchitects.com

Alterations to 20 Strathearn Road
 Learnington Spa
 for Mr. Duncan Elliott
 existing plan elevation section

Scale: 1:100 @ A3
 Date: March 2016 Drawn: mlk
 Drawing number: 15352 - 01 Revision:

NOTES
 The drawings and documents are copyright. The design and position of every part is intended to stay within the context of the contract. No increase in price shall be charged for alterations to the plan and every part of the contract is hereby accepted.



B	Final elevation - drive side elevation, one floor with a window	07/23/16
A	Construction drawing - drive side elevation, one floor with a window	07/23/16
Rev	Notes	Date

mark king architects ltd
 201 High Street
 Newcastle
 NE1 3JL
 email: mark@markkingarchitects.co.uk
 tel: 01662 666666

Alterations to 20 Strathearn Road
 Learnington Spa
 for Mr Duncan Elliott
 proposed plan elevation section

Scale: 1:100 @ A3
 Date: March 2016 Drawn: mk
 Drawing number: 15352 - 02 Revision: B