Planning Committee: 25 April 2017 **Item Number:** **8**

Application No: W 17 / 0094

Registration Date: 15/02/17
Town/Parish Council: Cubbington **Expiry Date:** 12/04/17
Case Officer: Dan Charles
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55 Queen Street, Cubbington, Leamington Spa, CV32 7NB
Erection of two storey rear extension FOR Mr Edwin Young

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

RECOMMENDATION

That Planning Permission is granted subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

The proposed development is a two storey rear extension with a maximum projection of 3.3 metres from the rear wall of the property. The extension is almost the full width of the rear of the property and has an eaves and ridge height concurrent with the existing dwelling.

THE SITE AND ITS LOCATION

The application site is an existing attached dwellinghouse located on a main road in Cubbington. The application is attached to an existing hardware store to the east and is flanked by a shop premises that is separated from the application property by a pedestrian access serving the dwelling.

The site backs onto other residential properties and fronts onto a road junction. Either side of the junction are commercial properties served by a large parking area.

The built development of the existing commercial premises on either side of application site is considerably greater in depth and massing than the application site as proposed to be extended.

The site lies within the Cubbington Conservation Area.

PLANNING HISTORY

W/08/0499 - Erection of ground and first floor extension to rear of property – Granted 29.05.2008

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)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (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)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

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

SUMMARY OF REPRESENTATIONS

Cubbington Parish Council - object to this extension on the grounds it is excessive and overbearing given the current size of the property following its first extension.

The Parish Council have also raised concerns about the way in which the development will be constructed.

WCC Ecology - Recommend initial bat survey.

ASSESSMENT

Impact on character of surrounding area

The site is located on a main road and the property frontage immediately abuts the public highway. The dwelling is attached to the property to the east and has a narrow pedestrian access between the application property and the neighbour to the west.

In visual terms, the proximity of the neighbouring properties to the site substantially screens the extension from the public domain. The extension is to be constructed from matching materials to the main dwelling and will blend well with the host dwelling.

The extension has an overall projection of 3.3 metres from the rear wall of the two storey element of the dwelling. The proposed extension would result in the loss of some of the limited garden area at the rear of the property but it is considered that the area of garden retained is of an acceptable standard for the size of the property in this location.

Impact on the Conservation Area

Warwick District Local Plan Policy DAP8 states that development will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation areas.

Warwick District emerging Local Plan Policy HE2 (protection of conservation areas) states development will be expected to respect the setting of conservation areas and important views both in and out of them.

The extension is located immediately to the rear of the property and public views are limited. The proposed extension will extend off the rear of the existing building and will tie into the existing property without any harm to the character and amenity of the Conservation Area.

The proposal seeks to use matching materials to the existing building and it is officer's opinion that the development will preserve the character of the Conservation Area.

Impact on adjacent properties

The site is flanked by two commercial premises and the modest size of the extension does not have any significant harmful impact on these properties.

Access and Parking

The property does not benefit from any off street parking and as such, this is unaffected by the proposal.

Energy Efficiency / CO2 reduction

As the proposal increases the floor space of the dwelling, an energy statement is required. As a statement has not been submitted as part of the application, it can be secured by condition.

Other Matters

Ecology

The County Ecologist has recommended an initial bat survey to be carried out. However, it is noted that the works the roof are minor and due to the built up area and nature of the land around the application property, the potential for bats is considered to be limited. As such, it is considered that a bat survey would not be necessary for this proposal but in the interest of caution, it is proposed to incorporate a bat note explaining the applicant's statutory duty with regard to protected species.

Conclusion

The proposal is for a two storey rear extension to an existing dwelling within the Cubbington Conservation Area. In the opinion of the District Planning Authority the proposed development will not have any significant demonstrable harm to the character of the local area and will preserve the character of the Cubbington Conservation Area. The proposed extension would not have any harm to the amenity of neighbouring properties and would not have any detrimental impact on highway safety.

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 55-QS-004A, 55-QS-005A, 55-QS-006A and 55-QS-007A and specification contained therein, submitted on 15 February 2017. **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 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved 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. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

4 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.

5 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.