Planning Committee: 14 August 2018 **Item Number:** **13**

Application No: W 18 / 1161

Registration Date: 25/06/18
Town/Parish Council: Leamington Spa **Expiry Date:** 20/08/18
Case Officer: Emma Booker
01926 456521 Emma.Booker@warwickdc.gov.uk

32 Riversleigh Road, Milverton, Leamington Spa, CV32 6BG
Demolition of existing garage and erection of single storey side extension and mono-pitch canopy on the rear elevation FOR Mr K Key

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This application is being presented to Planning Committee due to the applicant being an elected District Councillor.

RECOMMENDATION

Members are recommended to grant planning permission, subject to the conditions listed at the end of this report.

RELEVANT PLANNING HISTORY

Permitted Development Rights have been removed for development which falls into Schedule 2, Part 2, Class A of the GPDO (2015).

W/14/1481 - Erection of a two storey front extension - Granted

KEY ISSUES

The Site and its Location

The application property is a two storey detached dwelling sited within a prominent corner plot on Riversleigh Road, Leamington Spa in a predominantly residential area. The streetscene is compromised exclusively of two storey detached dwellings in two house types. The application property benefits from a large two storey front extension, granted approval under planning application ref: W/14/1161, which is similar in design and scale to extensions erected at Nos.34 and 41 Riversleigh Road.

Details of the Development

Demolition of existing garage, lean-to canopy over existing side access, and garden wall, and erection of a single storey side extension on the west side of the main dwellinghouse to accommodate a larger lounge and store room, and a mono-pitch canopy on the rear elevation of the original dwellinghouse. Proposed materials are to match existing.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council - No objection.

WCC Ecological Services - Recommend that notes relating to bats and nesting birds, as protected species, are attached to any approval granted.

ASSESSMENT

The impact on the neighbouring properties

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents in terms of light, outlook and privacy. The Council's Residential Design Guide SPD provides a design framework for Policy BE3 and states that extensions should not breach a 45 degree line taken from the nearest habitable room of a neighbouring property. This serves to protect the extent to which neighbours can enjoy their own dwellings without undue disturbance or intrusion from nearby uses.

As No.32 Riversleigh Road is sited on a corner plot with no immediate neighbours to the west, the proposed single storey side extension will not breach the 45° line when taken from the windows serving habitable rooms on the front and rear elevations of the adjacent neighbours.

The proposed mono-pitch canopy, just 1.20 metres in depth, will not breach the 45° line from No. 34 Riversleigh Road.

The proposal is therefore considered not to result in material harm to living conditions and complies with the aforementioned policy and SPD.

Design of the proposed extension

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design.

The design and scale of the proposed single storey side extension is considered acceptable for the dwellinghouse. The proposed side extension will have a dual

pitched roof, with a pitch which matches that of the main roof of the existing dwellinghouse, and will protrude no further forward toward the principle elevation of the original dwellinghouse than the existing lean-to canopy to the side of the dwellinghouse. The proposed materials are to match existing, which will allow the proposed extension to successfully blend into the form of the original dwellinghouse, reducing the overall visual impact on the character of the streetscene. The west-facing side elevation of the proposed single storey side extension is to remain the same distance from the highway as at present thus preserving the grass verge and openness that characterises this corner plot.

When observed from the highway, the proposed side extension will appear significantly larger in scale than the existing flat roof detached garage. The proposed extension will be 1.30 and 1.0 metres greater in the height than the existing garage and lean-to canopy respectively, and extend an additional 8.0 metres along the side boundary of the dwellinghouse. It is considered that the increased bulk and mass of the proposed side extension will not appear as a disproportionate addition to the dwellinghouse, nor impact negatively on the openness of the corner plot. The proposed extension is of modern design, and therefore in keeping with the wider character of the streetscene. No.32 Riversleigh Road benefits from a modern part single and two storey front extension, granted permission under planning application ref: W/14/1161. As existing, the tired and dated detached garage and lean-to canopy contrasts with the modern aesthetic of the dwellinghouse, and therefore the proposed extension is considered an improvement in terms of overall design within the context of the streetscene.

The proposed mono-pitch canopy, to be erected to the rear of the original dwellinghouse with materials to match existing, is considered to be of an acceptable design and scale for the dwellinghouse. The proposed canopy will not be readily visible from any public vantage points as it will be obscured from view by the proposed single storey side extension, therefore the overall impact on the character of the streetscene is negligible.

The proposals are acceptable and in accordance with Local Plan Policy BE1.

Parking

In accordance with the Vehicle Parking Standards SPD, the proposed development will not require the provision of any additional parking and the proposal does not propose any changes to the existing parking.

The development is therefore in accordance with Local Plan Policy TR3 and SPD.

Summary/Conclusion

The proposal is considered to meet the requirements of Local Plan Policies BE1, BE3 and TR3 and is therefore recommended for approval.

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 drawing(s) 1187/1, 1187/2, 1187/3, 1187/4, 1187/5, 1187/6 and Block Plan 1:500, and specification contained therein, submitted on 11th June 2018 and 27th July 2018 respectively. **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.