Planning Committee: 14 August 2018 **Item Number:** **12**

Application No: W 18 / 1086

Registration Date: 06/06/18
Town/Parish Council: Warwick **Expiry Date:** 01/08/18
Case Officer: John Wilbraham
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1 Masefield Avenue, Warwick, CV34 6JU
Erection of 2 bed dwelling house FOR Mr. Richard Barlow

This application is being presented to Committee as it is recommended for approval and an objection has been received from the Town Council.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The application seeks permission for the erection of a 2-bed dwelling attached to the existing property with off-street parking provided within the site for 2 vehicles.

THE SITE AND ITS LOCATION

The application site is one half of a pair of semi-detached dwellings located on a corner plot facing towards a roundabout. The area is characterised by similar style semi-detached pairs of dwellings which are predominately brick although render is present on the top half of some properties including the application one. They are generally set back from the front boundaries of their plots to accommodate off-street parking within the site.

PLANNING HISTORY

Application number	Description of development	Decision
w/18/0462	Proposed new dwelling	Withdrawn

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- H1 - Directing New Housing (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)

- CC1 - Planning for Climate Change Adaptation (Warwick District Local Plan 2011-2029)
- TR1 - Access and Choice (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)
- FW3 - Water Conservation (Warwick District Local Plan 2011-2029)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document)
- LES - Low Emission Strategy Guidance for Developers (April 2014)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Objection as not in keeping with the streetscene

WCC Ecology: Recommend that works are carried out sensitively and that bat and nesting birds notes are attached

WCC Highways: No objection, subject to conditions

KEY ISSUES

Principle of development

Policy H1 seeks to direct new housing development in the first instance to the urban areas of Leamington, Kenilworth and Warwick. In that respect the proposal to create a dwelling in this location, which is within the Warwick urban boundary, is acceptable in principle having regard to Policy H1.

Impact on character of surrounding area

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy requires the provision of high quality layout and design in all developments that relates well to the character of the area.

The new dwelling has been designed to appear as an extension of the existing property that projects out from the side elevation and then angles to follow the building line of the street. The new dwelling would be rendered at first floor level with bricks below to match the existing property. It would be set down and back from the host property to emphasise the subservience as well as being 1.3m from the boundary line to ensure it accords with the Residential Design Guide SPD.

The Town Council have raised an objection to the scheme as they consider it to be out of keeping with the character of the area. The new property has been designed to appear as an extension and there are examples of similar additions within the local vicinity. Subject to a condition requiring the materials to match the existing property, it is considered that the overall design is in keeping with

the area and therefore in accordance with Policy BE1 and the Residential Design Guide SPD.

Impact on adjacent properties and amenity of future occupiers

Policy BE3 of the Warwick District Local Plan states that new development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents.

The adjacent neighbouring property at No. 3 is set at an angle to the application site due to the layout of the estate. There is no breach of the 45 degree line from the front or rear windows of this neighbouring property, however, there are a number of side facing windows which face towards the new addition. The two windows at ground floor level are not habitable rooms whilst the first floor one is a secondary window to a habitable room. The side of the neighbouring property is north facing and as such would receive little direct sunlight. Based on this and the rooms served by the side facing windows together with the lack of breach on the primary windows, it is considered that the proposal will not have an adverse impact on the neighbouring property having regard to Policy BE3.

In terms of the future occupants of the dwelling, the Residential Design Guide stipulates minimum sizes of amenity land that should be provided for new dwellings. For a 2 bed property this figure is 40sqm which is exceeded in the case of the proposal. The remaining garden for the existing property is 42sqm which is also considered to be acceptable. The new property is considered to have a reasonable outlook that does not adversely impact the existing property. Overall the proposal is considered to be in accordance with Policy BE3.

Access and Parking

Policy TR1 of the Warwick District Local Plan requires all development to provide safe, suitable and attractive access routes for all users that are not detrimental to highway safety. Policy TR3 requires all development proposals to make adequate provision for parking for all users of a site in accordance with the relevant parking standards.

The submitted plans have altered the parking to ensure that sufficient space is provided for 4 parking spaces for the existing and proposed dwellings, which complies with the Parking Standards SPD. The parking layout allows for the vehicles to be manoeuvred so that they exit the site in a forward gear. The Highways Authority were consulted on the scheme and raised no objection, subject to a number of conditions being attached. Based on this response and the imposition of these conditions, it is considered that the proposal will not have an adverse impact on highway safety having regard to Policy TR1 and TR3.

Ecology

On the previous application site photographs were sent to the County Ecologist who advised that the roof appeared well sealed. As such they recommended that informative notes be attached relating to protected species. They have reiterated those comments on this application and considered appropriate to ensure protected species are not impacted by the proposal.

Low Emissions

The proposal will result in additional vehicular movements and therefore there is a requirement for the provision of an electric charging point in accordance with the Council's adopted Low Emissions Strategy. This can be secured by condition.

Waste

The plans indicate that the bins will be stored within the site close to the front boundary. The waste team have confirmed there is no objection to the scheme as the dwelling will be part of the alternate weekly collection. As such the proposal is considered acceptable in this regard.

Water Efficiency

A condition to ensure compliance with Policy FW3 will be added to any approval granted.

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) 3 C, 4 and 'swept path' plan, and specification contained therein, submitted on 6th June 2018. **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 The development hereby permitted shall not be occupied until a scheme which satisfies the requirements set out in the Council's adopted Low Emission Strategy Guidance for Developers (April 2014) has been submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details. The approved scheme shall be retained and maintained as such at all times thereafter. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan.

4 Prior to the first occupation of the dwelling hereby permitted a pavement and verge crossing shall be constructed to the site in accordance with the standard specification of the Highway Authority. **REASON**: To ensure that a pavement and verge crossing is available for use when the development is completed thereby enabling safe and convenient access to and egress from the site in the interests of the safety of road users and pedestrians in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

5 The dwelling hereby permitted shall not be occupied unless and until the car parking provision shown on the approved plans has been constructed or laid out, and made available for use by the occupants and / or visitors to the dwelling and thereafter those spaces shall be retained for parking purposes at all times. **REASON**: To ensure the satisfactory provision of off-street vehicle parking facilities in accordance with the local planning authority's standards and in the interests of highway safety and the satisfactory development of the site in accordance with Policies BE1 and TR4 of the Warwick District Local Plan 2011-2029.

6 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.

7 The development shall not be occupied until the existing vehicular access to the site has been widened so as to provide an access of not less than 5 metres, as measured from the near edge of the public highway carriageway. **REASON**: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

8 The access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound material for its whole length as measured from the near edge of the public highway carriageway. **REASON**: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

9 The access to the site shall not be widened in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway. **REASON**: In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

10 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority. No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029