Planning Committee: 21 July 2015 **Item Number: 12**

Application No: W/15/0939

Registration Date: 15/06/15

Town/Parish Council: Baginton **Expiry Date:** 10/08/15

Case Officer: Sarah Willetts
01926 456521 sarah.willetts@warwickdc.gov.uk

12 Coventry Road, Baginton, Coventry, CV8 3AD

Erection of a 2 bedroomed bungalow to the rear of the existing dwelling FOR Mr & Mrs Tearne

---

This application is being presented to Committee due to the number of objections and an objection from the Parish/Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

This application is for the construction of one detached dwelling on land to the rear of number 12 Coventry Road, Baginton. The proposed dwelling is a single storey bungalow with a pitched roof. The house has the main vehicular access off Holly Walk with parking for two cars. A new parking area adjacent is proposed for the host dwelling off Holly Walk.

THE SITE AND ITS LOCATION

This application site is land which is currently part of garden of the host property, number 12 Coventry Road. The property is a traditional semi-detached bungalow with gable roof line. The house has been altered in the past by a rear extension. The property sits on the corner of Coventry Road and Holly Walk where substantial part of the plot is cultivated. To the rear is a garage and vehicular access, with dropped kerb, from Holly Walk. The land is currently part of the garden area of number 12.

The site boundary is demarcated by a hedge that steps out towards the pavement. Within the hedge facing Holly walk is an existing gate to the existing garage with a dropped kerb. A similar rear vehicular access exists for the house opposite (number 13). The existing hedge returns along the boundary with the neighbouring property (Sheriffs). The site is fairly level. The street scene in this location is mixed with bungalows and two storey houses. The house to the rear/side of the garden area is a two storey dwelling set back from Holly Walk behind a lawn and driveway. The property is within the village of Baginton and is within Green Belt.

PLANNING HISTORY

There is no planning history for the 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)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP5 - Density (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (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)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS3 - Supporting Sustainable Communities (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS5 - Presumption in Favour of Sustainable Development (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Baginton Parish Council - Object to planning application on the following grounds: The proposed property is too large for the plot, leading to overcrowding and appears to have a direct sight line into neighbouring properties. The proposed property is not in keeping with current properties in the area

County Highways - No objection, subject to conditions

County Ecology - Suggest notes for bats and nesting birds due to loss of part of hedge.

County Archaeology – No objection, subject to conditions

Public Response - 1 objection has been received on grounds that the design and visual appearance is not in keeping with the location and the property would spoil the street scene; would lead to less on street parking availability

ASSESSMENT

The main considerations in assessing this application are as follows:

- The principle for development;
- Design/ Character of the Location;
- Neighbours amenity;
- Highway safety;
- Other matters of landscaping, ecology and sustainability.

Principle

Baginton is a village within the Green Belt and as such the National Planning Policy Framework (NPPF) April 2012, states at paragraph 89 that limited infilling in villages would not represent inappropriate development.

In this instance the proposal is for one dwelling and is therefore considered to be in accordance with that paragraph. Paragraph 53 of the NPPF also states that Local Planning Authorities should consider the case for setting out policies to resist the inappropriate development of residential gardens, for example where development would cause harm to the local area.

This does not preclude the use of garden land for appropriate infill residential development especially where it can be successfully assimilated into the existing pattern of development without creating a contrived design solution. In this context the mixed character of the surrounding area is noted including the different house types, designs and layouts in the vicinity. The proposed use would be compatible with surrounding uses and provide a good quality, sustainable residential environment, with access to public transport and local shops and services in the village. The scheme is therefore considered to be acceptable in principle.

Siting/design

The proposed dwelling house will sit within the existing footprint of the existing garage. The proposed dwelling will be viewed as a single storey building within the Holly Walk street scene and will continue to provide satisfactory gaps between built form and the side boundaries to avoid appearing cramped within context of the location. Although the plot width is clearly narrower than some other surrounding properties the scheme is considered to be well-proportioned and will assimilate well into the existing street scene. The design is appropriate as it relates well to the host property. It is noted that there is a mix of dwelling house types, styles and ages, thus allowing some design flexibility for the proposed property.

The scheme is therefore considered to provide an acceptable design solution and subject to agreeing external materials the scheme is not considered to have a harmful impact upon the visual amenity of the street scene in this location.

Neighbours Amenity

The proposed dwelling house has no habitable rooms facing the host property as the main windows face towards the road and garden area. As part of the proposal the applicant has indicated that an existing conservatory be removed from the host dwelling. As this site remains within the applicants control it may be suitably controlled by the imposition of a condition to ensure this work is carried out prior to the commencement of the development on site. Given the oblique angle there would be no material overlooking or loss of sunlight as the proposed property remains a single storey.

The proposed property is offset to the house of the rear of the plot (Sheriffs). The nearest first floor window as Sheriffs serves a bathroom and has obscure glazing. Given the offset of this house to the proposed plot there would be no overlooking and there is no breach of 45-degree sight line.

The necessary separation distances to other surrounding properties and all window-to-window separation distances will be met so the scheme is not considered to result in any significant impact upon the amenities of the occupiers of other surrounding properties.

Following sub-division of the plot it is considered that Number 12 Coventry Road will retain an adequately sized garden area and the two new parking spaces accessed from Holly Walk are adequate to serve the original dwelling.

Given that this is an infill dwelling house within a relatively small plot, it is considered appropriate to remove permitted development rights for extensions and new out buildings within the plot.

Highway Safety

The proposed dwelling will provide an off-street driveway area suitable for parking two cars in accordance with the Council's Vehicle Parking Standards SPD. The County Highway Engineer has raised no objection to the scheme, subject to conditions to ensure that an appropriate access crossing and driveway gradient is achieved.

A further condition is suggested to ensure that off-street parking is available prior to first occupation of the original and proposed dwelling house and retained thereafter.

Landscaping/Ecology

The site is a mature residential garden and part of the existing domestic hedge will be removed to facilitate the scheme. As part of the hedge on the road frontage is to be removed to facilitate the development, comments are awaited

from the County Ecologist to ensure that the scheme remains consistent with the aims of conserving and enhancing bio-diversity within the NPPF 2012.

Sustainability

In order to meet the required 10% renewable energy requirement set out in SPD Sustainable Buildings the applicant has opted for a fabric first approach to new dwelling, including insulation double glazing and energy efficient fittings. This element may be successfully controlled by condition.

Health and Wellbeing

This application ensures a sustainable solution for an infill plot in this village location in accordance with the provisions of the Councils' priorities for Health and Wellbeing.

CONCLUSION/SUMMARY

The proposed development is of an acceptable standard of design which would not cause unacceptable harm to the street scene in which the site is located and will not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the adopted policies and guidance listed.

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)15/04-01 and 15/04-02, and specification contained therein, submitted on 15.6.15.
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 No development shall take place until:
a) a Written Scheme of Investigation (WSI) for a programme of archaeological evaluative work
shall be submitted to and approved in writing by the LPA in consultation with the Warwickshire
County Council Archaeological Information and Advice team.
b) the programme of archaeological evaluative work and associated post-excavation analysis, report production and archive deposition detailed within the approved WSI is to be undertaken.
A report detailing the results of this fieldwork is to be submitted to the planning authority.
REASON: To ensure a satisfactory programme of works is undertaken to secure and assess any archaeological remains in connection to the

site in accordance with policy DP4 of the WDLP.

4 Prior to any development works (with the exception of any groundworks associated with the archaeological evaluation detailed above) taking place an Archaeological Mitigation Strategy document (including a Written Scheme of Investigation for any archaeological fieldwork proposed) shall be submitted to and approved in writing by the LPA. This should detail a strategy to mitigate the archaeological impact of the proposed development and should be informed by the results of the archaeological evaluation detailed in condition above. The programme of archaeological fieldwork and associated post-excavation analysis, report production and archive deposition detailed within the approved Archaeological Mitigation Strategy is to be undertaken. **REASON:** To ensure a satisfactory programme of works is undertaken to secure and assess any archaeological remains in connection to the site in accordance with policy DP4 of the WDLP.

5 The access to the site for vehicles shall not be used unless a public highway footway/verge crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety and in accordance with policy DP6 of the WDLP

6 The development shall not be occupied until an access for vehicles has been provided to the site not less than 5 metres in width for a distance of at least 7.5 metres, as measured from the near edge of the public highway carriageway. **REASON:** In the interests of highway safety and in accordance with policy DP6 of the WDLP

7 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 a distance of at least 7.5 metres as measured from the near edge of the public highway carriageway. **REASON:** In the interests of highway safety and in accordance with policy DP6 of the WDLP

8 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter 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.

9 The development shall be carried out only in full accordance with sample details of the facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that the proposed development has a satisfactory

external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.

10 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.

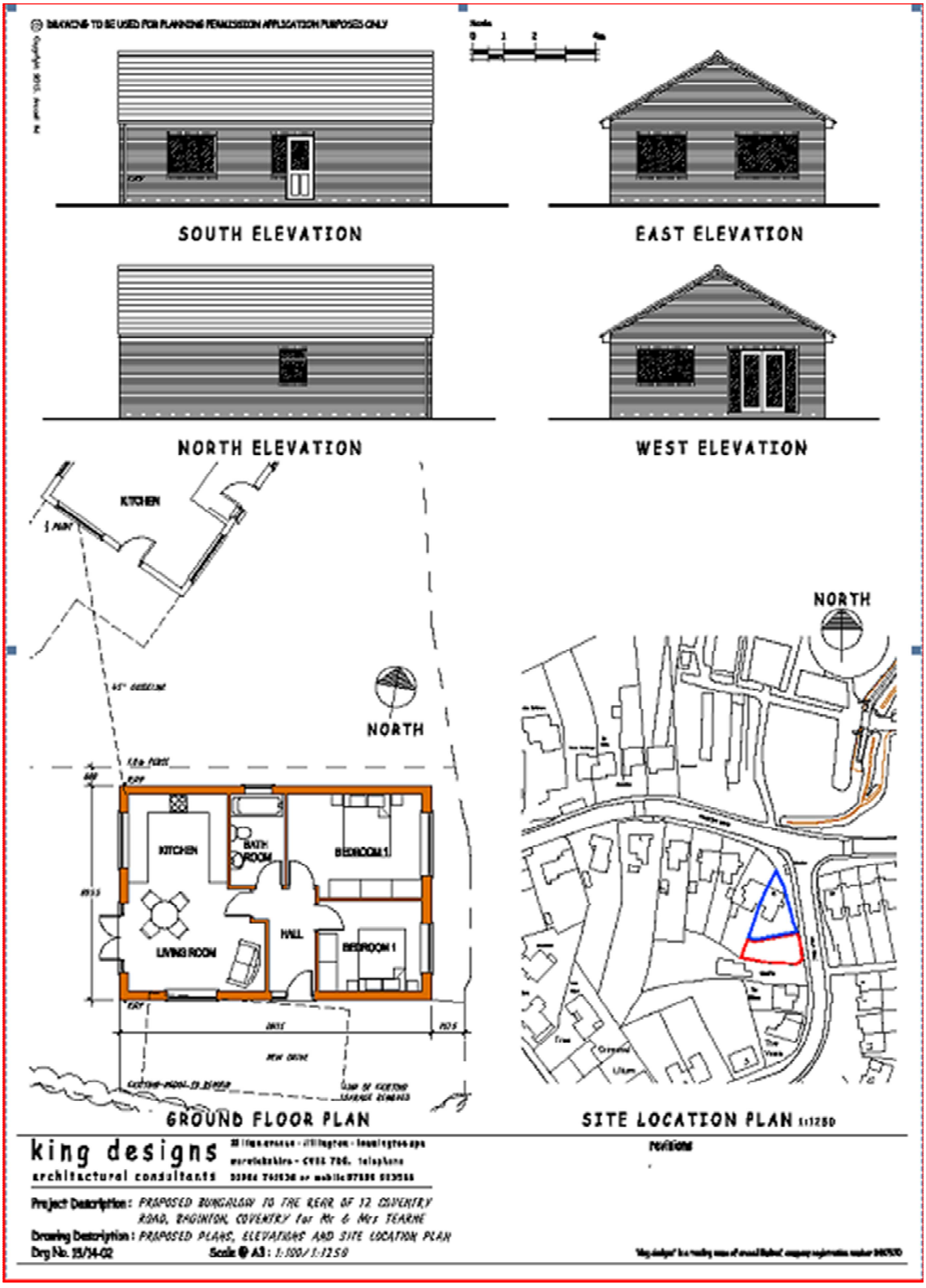
11 The areas indicated on the approved drawings for vehicular manoeuvring space and parking shall at all times be kept free of obstruction and be available for those purposes unless otherwise agreed in writing by the local planning authority. **REASON:** To ensure that a satisfactory provision of off-street car parking and turning facilities are maintained at all times in the interests of the free flow of traffic and highway safety in accordance with Policies DP6 & DP8 of the Warwick District Local Plan 1996-2011.

12 The existing tree(s) and shrub(s) indicated on the approved plans to be retained shall not be cut down, grubbed out, topped, lopped or uprooted without the written consent of the local planning authority. Any tree(s) or shrub(s) removed without such consent or dying, or being severely damaged or diseased or becomes, in the opinion of the local planning authority, seriously damaged or defective, within five years from the substantial completion of development shall be replaced, as soon as practicable with tree(s) and shrub(s) of such size and species details of which must be submitted to and approved by the local planning authority. All tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations (excluding hard surfaces). **REASON:** To protect those landscape features which are of significant amenity value and which ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further development shall take place within the curtilage of any dwellinghouse hereby permitted without the prior written approval of the local planning authority. **REASON:** That due to the restricted nature of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the local planning authority in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.

14 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the dwelling hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.

King designs
PROPOSED BLOCK PLAN 1:100
EXISTING BLOCK PLAN 1:100
NORTH
NORTH
Shelter
ROLLY WALK
COVENTRY ROAD
The Willows
Shortlife


SOUTH ELEVATION
EAST ELEVATION
NORTH ELEVATION
WEST ELEVATION
KITCHEN
NORTH
KITCHEN
BATH ROOM
BEDROOM 1
HALL
LIVING ROOM
BEDROOM 1
NEW DRIVE
GROUND FLOOR PLAN
NORTH
SITE LOCATION PLAN 1:1250
king designs
architectural consultants
Project Description: PROPOSED BUNGALOW TO THE REAR OF 12 COVENTRY ROAD, BAGINTON, COVENTRY for Mr & Mrs TEARNE
Drawing Description: PROPOSED PLANS, ELEVATIONS AND SITE LOCATION PLAN
Drg No. 15/14-02
Scale @ A3: 1:100/1:1250
revisions