Planning Committee: 10 November 2015 **Item Number: 14**

Application No: W/15/1438

Registration Date: 24/09/15
Town/Parish Council: Leamington Spa **Expiry Date:** 19/11/15
Case Officer: Sally Panayi
01926 456541 Sally.Panayi@warwickdc.gov.uk

29 The Fairways, Leamington Spa, CV32 6PS
Erection of two storey side extension with replanned layout of existing single storey extension to rear of property FOR Mr Joyce

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This application is being presented to Committee due to the number of objections having been received.

RECOMMENDATION

Planning Committee are recommended to grant the application, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal is for the erection of a two storey side extension positioned to the North of the existing house. The plans originally submitted indicated there to be bi-fold doors on the North elevation serving the proposed dining room. Amended plans were subsequently submitted removing these doors in order to comply with the Council's Separation Distance SPG in relation to the neighbouring property to the North, 29 The Fairways.

The existing conservatory on the southern side of the property is proposed to be re-built as a brick construction with the same footprint area. A window is indicated in the side elevation to serve the bedroom which replaces the glazed elevation of the existing conservatory.

The integral garage is to be converted to a store and bathroom, the existing window in the flank wall of the garage facing towards the neighbouring property to the south, 1 Astley Close, is retained to serve the bathroom.

The existing dormer window on the southern side elevation is to be increased in width from 2.4 metres to 4.7 metres to provide an extension to the current second bedroom which is to be converted to a bathroom.

THE SITE AND ITS LOCATION

The application property is a detached house located on the East side of The Fairways within a predominantly residential area of Leamington Spa. The two storey property has a gable front elevation with a dormer window to the side on the South facing elevation. The plot has a wide front garden some 30 metres in width which extends to a depth of 8 metres with a rear garden depth of some 10 metres. An area of garden to the North of the property wraps around the house with a greater depth to the front of the house as a result of the location of the

bend in the road. The house stands to the south of the neighbouring dwelling at 27 The Fairways and north of 1 Astley Close.

PLANNING HISTORY

There is no planning history relating to this property.

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)
- DP8 - Parking (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)
- TR4 - Parking (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)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: No objection

County Ecology: Recommend a note relating to bats, reptiles and amphibians as protected species are attached to any approval granted

Public Response: 5 Objections have been received on the following grounds: It will result in overlooking, loss of privacy and loss of light to the rear garden; Concern expressed at the scale of the development within the plot; The front garden is small and available parking area limited; The layout of the proposed extensions has the potential for the property to be divided into three separate residential units which would be detrimental as a result of increased density and parking needs; There are around 5 cars that regularly park at the front of the property; The increased size of the property could generate further increase in traffic in this narrow suburban road; On a regular basis parking of vehicles increases to 10-12 vehicles which is already inconvenient to other road users and residents.

ASSESSMENT

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

Design and the impact on the living conditions of nearby dwellings

Renewable energy

Parking

Ecological impact

Health and wellbeing

Design and the impact on the living conditions of nearby dwellings

Adopted Local Plan Policy DP2 and emerging Local Plan Policy BE3 require 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 SPG provides a framework for Policy DP2, which stipulates the minimum requirements for distance separation between properties and 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 design of the two storey side extension meets the requirements of the Council's Residential Design Guide with the ridge line of the roof being set down from the original dwelling as a subservient form of development and is considered to be acceptable.

The proposal is for materials to be altered from a brick and tile construction to a painted rendered finish with a grey tile roof. While this represents a change from the original materials and the majority of the street scene is comprised of brick and tiled properties, the neighbouring property at 27 The Fairways has recently been extended with the redevelopment of the property being carried out in similar materials to those currently proposed. It is considered that in this case it would be difficult to resist the use of the materials proposed.

The two storey side extension is proposed to be 5.5 metres in width with rear facing windows serving the additional bedrooms. There are three first floor fixed obscure glazed windows proposed on the North facing side elevation to serve the bedrooms which are considered to be acceptable as they will not result in overlooking of the neighbouring property at 27 The Fairways to the North. The original plans indicated bi-fold doors opening on the North elevation giving access to the garden area to the North and West of the property. Following negotiation these doors were removed as the distance between the rear elevation of the neighbouring property to the North and the flank wall of the extension of 14 metres did not meet the distance separation requirement of 17 metres. Removal of the bi-fold doors allows the design to meet a lower standard.

The rear garden boundary of the application site forms the side boundary of the rear garden of number 25 The Fairways. While the proposed two storey side

extension will be viewed from this rear garden, the houses are not positioned back to back but rather at an angle to one another such that a separation distance between the two houses is not required. It is considered that there is no material impact on this neighbouring property to an extent that would warrant a recommendation of refusal.

The rear elevation of the detached neighbouring property at 1 Astley Close faces the side elevation of the application site. The increase in width of the existing dormer window on the side elevation is not considered to have a material impact on this neighbouring property as the additional window will serve a bathroom and be obscure glazed. The rebuilding of the conservatory as a brick structure with a side facing window on the side of the application property is considered to be acceptable as it will result in no greater impact than the existing glazed elevation.

Renewable Energy

Given the scale of the proposed development there is a requirement for the provision of renewable energy or reduced CO2 through a fabric first approach. No scheme was submitted with the application so a condition is proposed to ensure this provision is met.

Parking

The dwelling is currently a four bedroom house with two garages, one integral and the other detached. The proposals convert the house to a six bedroom property. The Council's parking requirement for a house of this size is the same as a four bedroom house being 2 spaces. The front garden area of the property is large enough to accommodate this requirement and therefore the proposal accords with Policy DP8 and the associated SPD.

Ecological Impact

There are no significant issues subject to the inclusion of bat, reptile and amphibian notes.

Health and Wellbeing

Not applicable

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the proposed two storey side extension and the alterations to the property as amended are acceptable in principle and will not affect neighbouring amenity to a degree that would warrant a recommendation of refusal. The proposal is therefore considered to comply with the policies listed and be 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

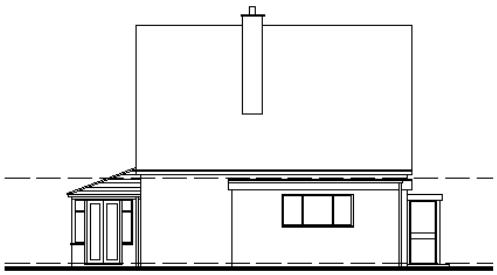
Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 14335-003E, 14335-005E and 14335-004E and specification contained therein. **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.

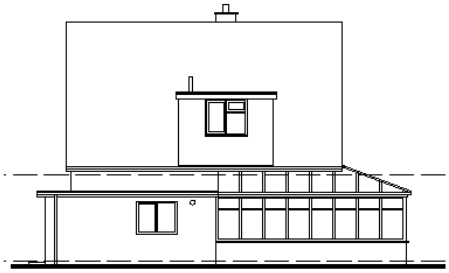
3 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows or doors shall be inserted at ground or first floor level on the North-West facing elevation without the prior written approval of the Local Planning Authority. **REASON:** That due to the nature of the development and its relationship with the adjoining property it is considered important to ensure that no additional windows or doors are provided in order to protect the amenities of neighbouring residents in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.

Front elevation (South West)



Side elevation (North West)



Side elevation (South East)

Rear elevation (North East)

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LEAMINGTON SPA
CV32

ELEVATIONS AS EXISTING

VC	W	A3	1:100	17.11.14
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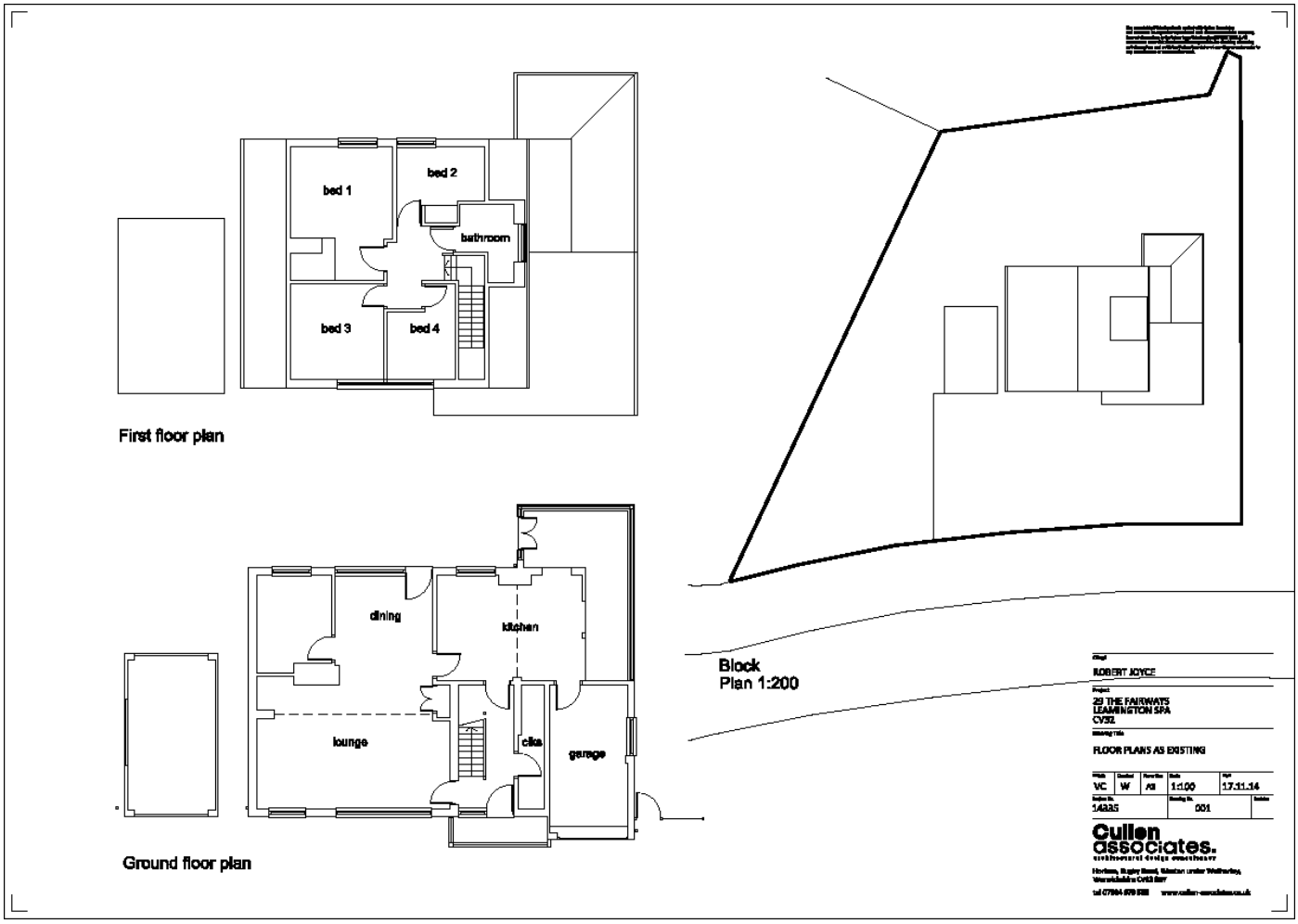
Cullen associates.


bed 1
bed 2
bathroom
bed 3
bed 4
First floor plan
dining
kitchen
lounge
cika
garage
Ground floor plan
Block
Plan 1:200
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FLOOR PLANS AS EXISTING
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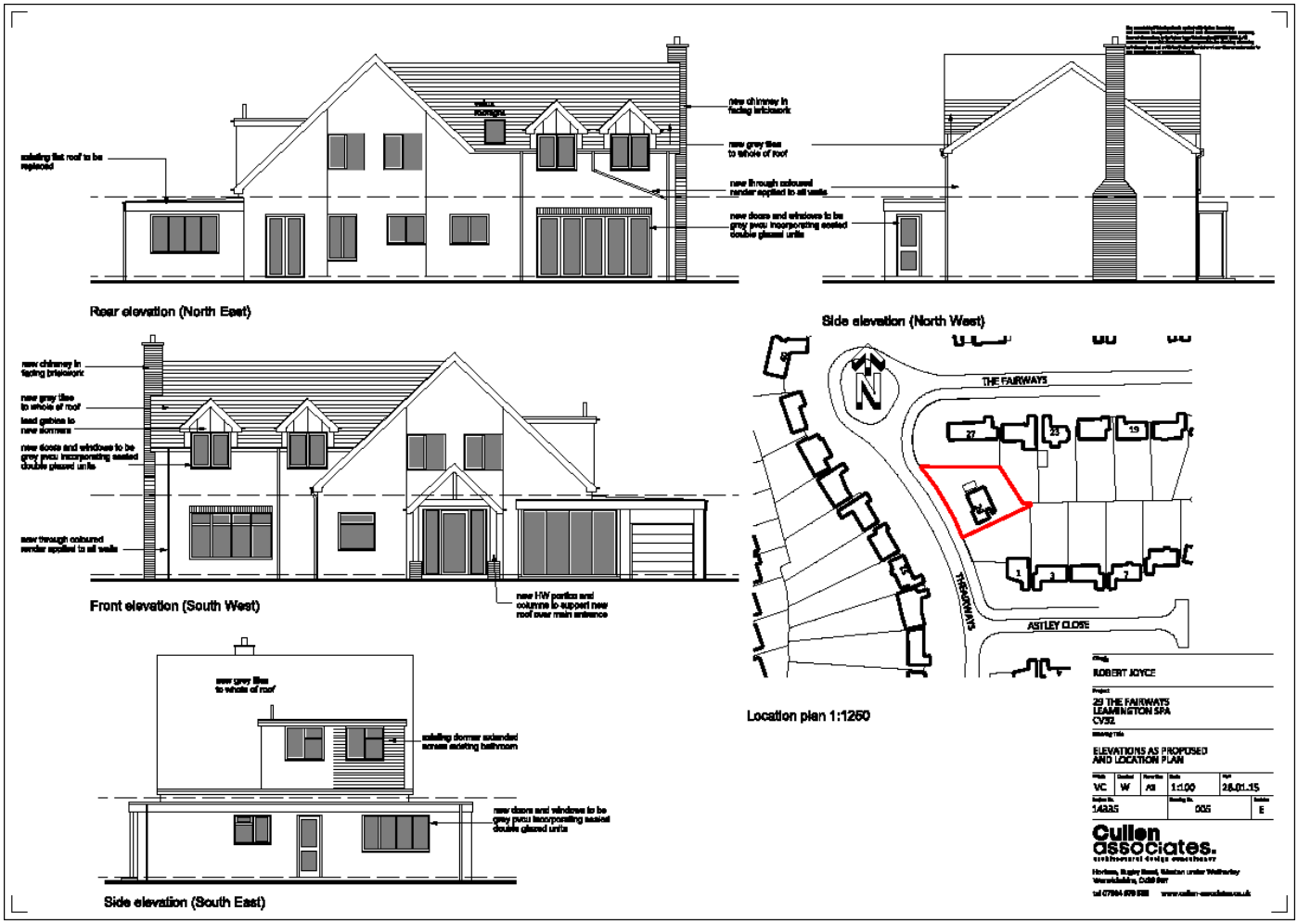
existing flat roof to be replaced
velux rooflight
new chimney in facing brickwork
new grey tiles to whole of roof
new through coloured render applied to all walls
new doors and windows to be grey pvcu incorporating sealed double glazed units
Rear elevation (North East)
Side elevation (North West)
new chimney in facing brickwork
new grey tiles to whole of roof
lead gables to new dormers
new doors and windows to be grey pvcu incorporating sealed double glazed units
new through coloured render applied to all walls
new HW portico and columns to support new roof over main entrance
Front elevation (South West)
new grey tiles to whole of roof
existing dormer extended across existing bathroom
new doors and windows to be grey pvcu incorporating sealed double glazed units
Side elevation (South East)
THE FAIRWAYS
THE FAIRWAYS
ASTLEY CLOSE
Location plan 1:1250
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LEAMINGTON SPA
CV32
ELEVATIONS AS PROPOSED AND LOCATION PLAN
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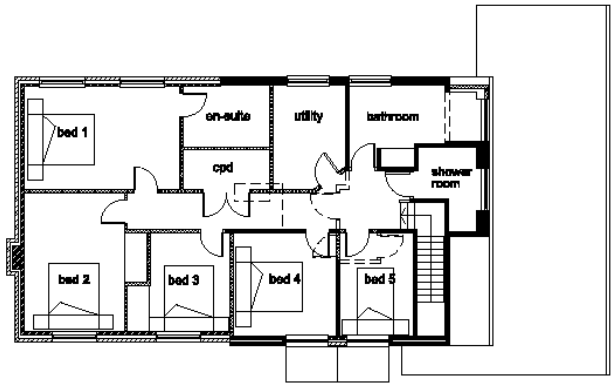
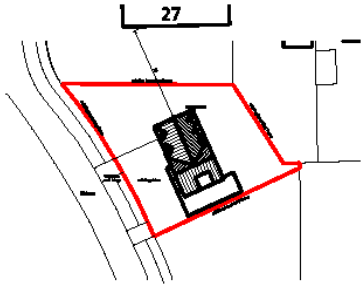


First floor plan



Site plan 1:250

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PROPOSED FIRST FLOOR PLAN

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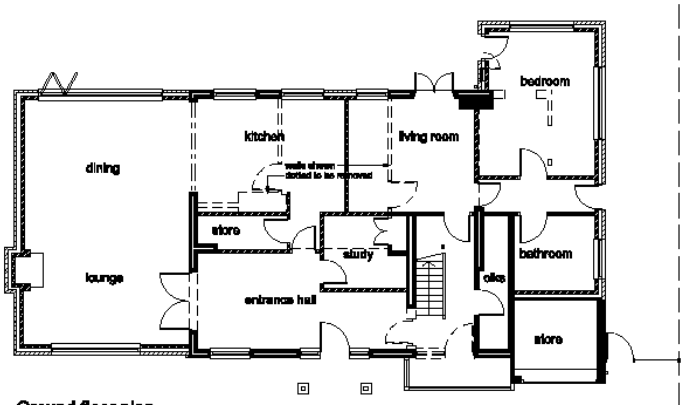

Ground floor plan

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PROPOSED GROUND FLOOR PLAN

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architectural design consultancy