Planning Committee: 08 December 2010 **Item Number:** 23

Application No: W 10 / 1316

Registration Date: 05/10/10
Town/Parish Council: Warwick **Expiry Date:** 30/11/10
Case Officer: Rob Young
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21 Cranmer Grove, Heathcote, Warwick, CV34 6EP
Erection of a first floor side extension FOR Mr B D Black

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

SUMMARY OF REPRESENTATIONS

Town Council: LPA Policy DAP1 states that development will only be permitted which positively contributes to the character and quality of the environment through good design and layout and the Town Council considers that the roof line of the proposed extension is not in keeping with the existing and presents an unbalanced appearance out of harmony with the symmetrical appearance of the dwelling and it therefore conflicts with local plan policy.

WCC (Ecology): Recommend bat notes.

RELEVANT POLICIES

- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

There have been no previous planning applications relating to the application property.

KEY ISSUES

The Site and its Location

The application relates to a two storey detached house that fronts onto a private drive and an area of public open space at the end of Cranmer Grove. The site is situated within a predominantly residential area that is characterised by detached dwellings of a variety of designs. The application property has not been extended previously.

Details of the Development

The application proposes the erection of a first floor side extension.

Assessment

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

- the impact on the living conditions of neighbouring dwellings; and
- the impact on the character and appearance of the area.

Impact on the living conditions of neighbouring dwellings

I do not consider that the proposals would have a significant impact on the living conditions of neighbouring dwellings. The proposed extension would not be visible from windows in the front or rear of the adjacent dwelling at No. 23 Cranmer Grove and therefore it would not infringe the Council's 45-degree guideline. The windows in the side elevation No. 23 serve non-habitable rooms. Therefore, I am satisfied that the proposals would not cause unacceptable loss of light or loss of outlook for No. 23.

Impact on the character and appearance of the area

I am satisfied that the proposals would have an acceptable impact on the character and appearance of the area. The surrounding area is characterised by detached dwellings of a variety of designs. In this context, the design and form of the extension would be in keeping with the application property and surrounding development. Given the variety of sizes and designs of dwellings in the surrounding area, I do not consider it necessary to require the proposed extension to be set back in this case. The extension would be set 1m off the side boundary, in accordance with the Council's Residential Design Guide.

I note that the Town Council have raised concerns about the roofline of the proposed extension and the fact that it would unbalance the symmetrical appearance of the application property. However, the existing roofline of the application property is not symmetrical; it has a full hipped roof to one side and a half-hipped roof to the other. The half-hipped roof design of the proposed extension would match the existing roofline on that side of the application property and this form of roofline is repeated elsewhere in the surrounding area.

Other matters

In view of the small size of the proposed extension in relation to the existing dwelling, I do not consider that the proposals would cause a significant increase in the energy requirements of the property. Therefore I do not consider that it would be reasonable to require on-site renewable energy production in this case.

CONDITIONS

1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990,

as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) PCT9882/02, and specification contained therein, submitted on 5 October 2010, unless first agreed otherwise in writing by the District Planning Authority. **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 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.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.