Planning Committee: **Item Number: 17**

Application No: W 15 / 1481

Registration Date: 09/09/15
Town/Parish Council: Whitnash **Expiry Date:** 04/11/15
Case Officer: Sarah Willetts
01926 456521 sarah.willetts@warwickdc.gov.uk

5 Franklin Road, Whitnash, Leamington Spa, CV31 2JH
Erection of single storey front extension and addition of pitched roof over flat roofed areas to side and rear FOR Mr Kang

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Single storey front extension and addition of a shallow pitched roof to the side and rear over the existing garage and extensions to the rear.

THE SITE AND ITS LOCATION

The application site relates to a relatively modern two storey semi-detached dwelling located on the East side of Franklin Road, Whitnash, within a predominantly residential area. The property has a glazed enclosed porch to the front and an attached garage to the side. The front garden of the property is fully block paved.

PLANNING HISTORY

None

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)
- 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)
- CC3 - Buildings Standards Requirements (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)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Whitnash Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

Whitnash Town Council - Object on grounds that the proposal is detrimental to the street scene and infringes the Council's 45 degree guideline.

Public Response - 1 objection has been received from the occupiers of the neighbouring property at No.7 on grounds that the proposed development encroaches over their property.

Assessment

The main issues in the consideration of this application are:

- Design and the impact on the street scene
- Impact on the amenity of neighbouring residents
- CO^2/Energy
- Health and Wellbeing

Design and the impact on the street scene

The proposed extension will be visible from the road, however, the given the modest scale and design of the extension it is considered that it will remain wholly subordinate to the main house. The Town Council's objection to the scheme in terms of the street scene is noted, however, the pitched roof and porch design is not uncommon in this street scene and it would not be viewed as an incongruous feature. Neither elements of the roof/ porch extensions are considered to be harmful in this location and would therefore accord with Policy DP1 of the Local Plan and the Residential Design Guide SPG.

The impact on Amenities of neighbouring residents

The existing garage encroaches the boundary with the neighbouring property at number 7. However, this structure is lawful in planning terms and issues of land ownership are not a material planning consideration. As originally submitted the proposed pitched roof extended to the edge of the garage which crosses the

boundary but this has been amended in response to the neighbour's objection and is now set in to fall squarely within land in the ownership of the applicant.

The Town Council's concern about the 45 degree line is noted. However, the proposal complies does not breach the line taken from the neighbour at number 3 and only marginally clips the line when taken from the ground floor window to number 7. Given the shallow pitched roof proposed it is not considered that the proposal will result in material harm to this property in terms of loss of light or outlook.

Health and Well Being

There is no impact on health and well being as a result of the proposal.

CO2/Energy

Due to the limited scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables would not be appropriate.

Summary/Conclusion

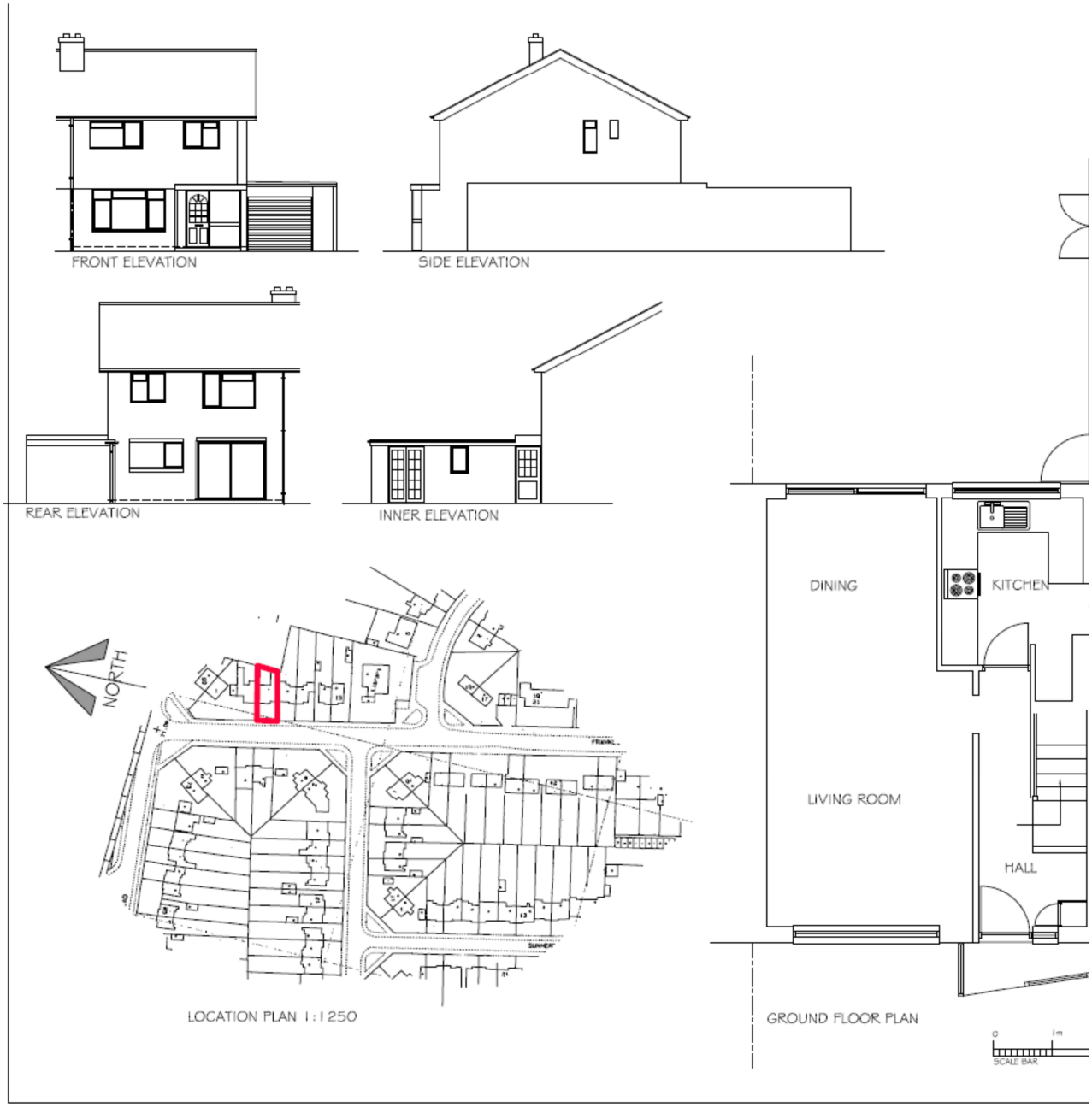
The development respects the surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with policies listed.

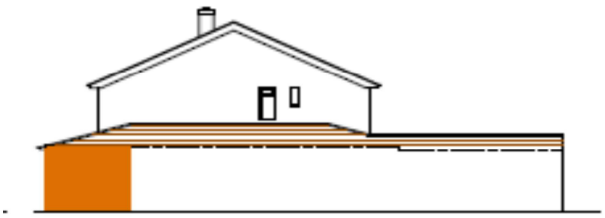
CONDITIONS

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).

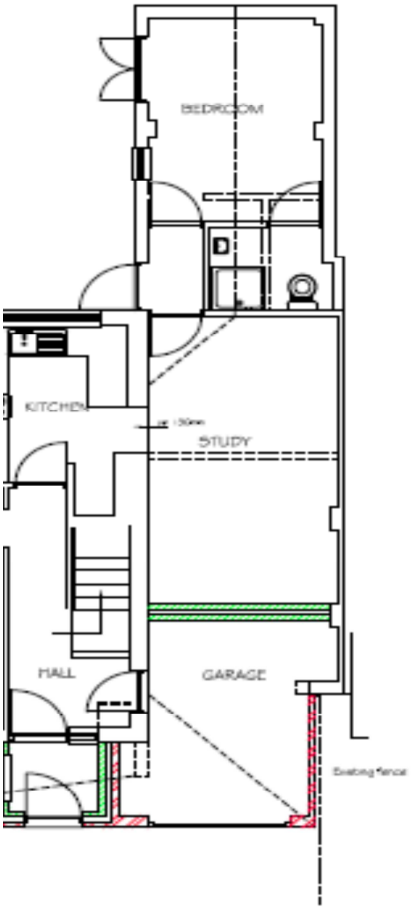
2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 1847 1A and 1847 2A, and specification contained therein, submitted on 1.10.15. **REASON**: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

3 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.


FRONT ELEVATION
SIDE ELEVATION
REAR ELEVATION
INNER ELEVATION
NORTH
LOCATION PLAN 1:1250
DINING
KITCHEN
LIVING ROOM
HALL
GROUND FLOOR PLAN
SCALE BAR



SIDE ELEVATION

REAR ELEVATION

INNER ELEVATION