Planning Committee: 25 April 2017 **Item Number:** **12**

Application No: W 17 / 0290

Registration Date: 27/02/17
Town/Parish Council: Norton Lindsey **Expiry Date:** 24/04/17
Case Officer: Rebecca Compton
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8 Hawkes Hill Close, Norton Lindsey, Warwick, CV35 8JZ
Two storey side extension and conversion of existing garage. FOR Mr J James

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Proposed two-storey side extension.

THE SITE AND ITS LOCATION

The property is a semi-detached house as part of a group of modern dwellings on a shared drive to the east of New Road in Norton Lindsey. The site is located wholly within the Green Belt.

PLANNING HISTORY

W/03/1254 - application allowed at appeal for the erection of 11 dwellings.

W/05/1504 - application granted for the erection of dwellings (amended design).

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)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Norton Lindsey Parish Council: Made comments neither objecting nor supporting.

WCC Ecology: Recommends bat survey and notes relating to nesting birds, reptiles and amphibians.

Public response: 8 objections have been received from neighbouring properties raising concerns of overlooking, loss of light, openness, parking and design.

RELEVANT PLANNING HISTORY

No relevant planning history.

KEY ISSUES

The Site and its Location

The property is a semi-detached house is part of a group of modern dwellings on a shared drive to the east of New Road in Norton Lindsey. The site is located wholly within the Green Belt.

Details of the Development

Two-storey side extension and conversion of existing garage.

Assessment

The main issues in the consideration of this application area:
- Design
- Impact on the openness and rural character of the Green Belt
- Impact on neighbours
- Renewable's
- Parking

Design

All the properties in Hawkes Hill Close have been designed to have similar detailing and colour so the properties relate to each other whilst retaining an individual character. Nos. 3, 4, 5, 6, 7 and 8 Hawkes Hill Close have been constructed as part of one large L shaped building with similar detailing and design. Therefore any

extensions in this area should seek to replicate some of the detailing in order to blend in well with the rest of the development.

As the side extension follows the building line of the existing property it is considered that the extension would appear as a continuation of the L shaped formation of properties 3-8 Hawkes Hill Close. The proposed extension has also incorporated the wooden boarding that can be seen on the application property and neighbouring properties 4 and 7. It is proposed in a matching colour to the existing boarding to compliment the existing property and neighbouring properties.

The proposed extension also replicates the brick window head which is a common feature that can be seen in most of properties in Hawkes Hill Close .

The extension is also proposed in matching brick and tile, the use of these materials are sympathetic the area and will make sure the extensions sit well with the existing building and surrounding area. The roof ridge is set down from the main roof which maintains the dominance of the original dwelling.

It is therefore considered that the design and scale of the extension would be in keeping with the application property and the unique character of the surrounding area.

Thus the proposals would not harm the character of the area and complies with Local Plan policy DP1.

Impact on the openness and rural character of the Green Belt

Warwick District Local Plan Policy RAP2 states that extensions to dwellings will be permitted unless they result in disproportionate additions to the original dwelling which do not respect the character of the original dwelling; do not retain the openness of the rural area; or substantially alter the scale, design and character of the original dwelling. This reflects the approach to development in the Green Belt in the NPPF. The subtext to the policy indicates that an extension of more than 30% of the gross floor space of the original dwelling is considered disproportionate in the Green Belt.

All previous extensions taken with the proposed extension would represent a small increase in the size of the house by 28%, being so it is considered that the proposed extensions would not materially affect the openness of the Green Belt. The proposal is therefore considered to be a proportionate addition, appropriate in the Green Belt.

Impact on neighbours

This application received a number of objections from neighbouring properties who raised concerns in relation to overlooking, loss of light, openness, parking and design.

The proposal does not breach the 45° line to neighbouring properties at no.9 and no.7, nor does it breach the distance separation guideline of 12m to Hawthorne Court. Therefore the proposal is in accordance with the Residential Design Guide SPG, Local Plan policy DP2 and isn't considered to result in loss of light or overlooking to neighbouring properties.

In relation to impact on the openess of the area, the extension follows the current building line and doesn't project forward of any existing front elevation. The side extension would result in an addition of 28% of the existing floor space and as

mentioned above is considered an appropriate scale of development that doesn't affect the openess of the Green belt.

In relation to parking, as the proposal will result in 4 bedrooms, in accordance with the Vehicle Parking Standards, the proposal is required to provide 2 parking spaces. As there is a large drive big enough for two cars and the proposal includes a garage, the proposal is considered to meet these requirements.

In relation to design, as mentioned above the proposal has sought to mimic certain design features that are prominent in Hawkes Hill Close such as the wooden boarding and the brick window head. Therefore the extension is considered an acceptable design for the area.

Renewable's

Given the size and scale of the proposed development it is considered that a requirement to provide renewable's/ fabric first in accordance with Policy DP13 and the associated SPD would be required, this can secured by condition.

Parking

The proposed development will not affect any of the existing driveway parking, the existing garage is proposed to be converted however the proposal includes a new garage. Therefore it is considered that the proposal has suffiecient provision for off-street parking for 2 cars, in accordance with Vehicle Parking Standards SPD.

Summary/Conclusion

The neighbour objections are noted however as the proposed extension doesn't represent a disproportionate addition to the original dwelling, the overall design is considered to be in keeping with the area and the extension doesn't materially impact upon the amenity of neighbouring properties.
The extension is therefore considered an appropriate form of development.

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 3517-01; 3517-02D and specification contained therein, submitted on 17/02/2017 and 21/03/2017. **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.

4 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.

5 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.