Planning Committee: 26 April 2017 **Item Number:** **9**

Application No: W 17 / 0260

Registration Date: 23/02/17
Town/Parish Council: Barford **Expiry Date:** 20/04/17
Case Officer: Holika Bungre
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8 Canon Price Road, Barford, CV35 8EQ
Erection of two storey side extension FOR Mr. Matt Ball

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

RECOMMENDATION

The Planning Committee is recommended to GRANT the application.

DETAILS OF THE DEVELOPMENT

The application seeks permission for a two storey side extension to the existing property, with a gable end to match the existing gable and with matching materials. At ground floor it is proposed to extend the lounge and dining room and create a study, and at first floor it is proposed to add a further bedroom with ensuite.

THE SITE AND ITS LOCATION

The application site relates to a 4 bedroom detached dwelling located within Canon Price Road, within a relatively new housing development in Barford. The north side boundary runs along the rear boundaries of some of the gardens of properties in Hemmings Mill. The property is brick and tile construction.

PLANNING HISTORY

W/14/0693 - Land to the west of 22 Wellesbourne Road - Full planning application for the erection of 60 dwellings including associated car parking and garages, formation of a new access from Wellesbourne Road, public open space, balancing pond, landscaping, associated earthworks, demolition of No. 22 Wellesbourne Road, associated highways works, relocation of the de commissioned BT telephone box on Wellesbourne Road and other ancillary and enabling works - Granted.

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)
- 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)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- NE3 - Biodiversity (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)
- Barford Village Design Statement (September 2009)
- Barford Neighbour Development Plan 2014-2029

SUMMARY OF REPRESENTATIONS

Barford Sherbourne & Wasperton Joint Parish Council: Objection on the following grounds:

1. Adverse effect on the residential amenity of neighbours, by reason of overlooking, loss of privacy and overshadowing.
2. Unacceptable overdevelopment of the site, especially as it involves loss of garden land or the open aspect of the neighbourhood.
3. Visual impact of the development.
4. Effect of the development on the character of the neighbourhood
5. Design (including bulk and massing).
6. The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity.
7. The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners

WCC Ecology: No objection, subject to bat and bird notes.

Public Response: 17 objections have been received on the following grounds:

- Further impact of loss of light upon that caused by the house which was recently built to properties and shallow gardens (directly on No.7 and on No.6, No.8 Hemmings Mill).
- The remaining side access into the applicant's own garden will impact upon the privacy of No. 7 and No.8 Hemmings Mill and their garden space including seating area.
- Proposed front window will cause overlooking to surrounding gardens and to properties No.7 and No.10 Hemmings Mill.

- Proposals do not meet with general design principles of the Barford Village Design Statement for extensions: "*Rear extensions are likely to be acceptable as long as they avoid overlooking and overshadowing neighbouring properties*."
- Further impact of loss of outlook (and over dominance) upon that caused by the house which was recently built (directly on No.7 and No.6, No.8 Hemmings Mill, and Hemmings Mill in general).
- Further impact upon the loss of open views of the Warwickshire countryside from Hemmings Mill caused by the original housing development which was built within it
- A minimal gap will be left to the boundary now where original gaps were amended in to be left between properties as part of the main housing development to minimise impact to gardens, concerning the position of new garages and houses, and this reverses the purpose behind the distances originally added.
- A suitable housing mix was approved as part of the original housing development, and the village needed more small properties at the time of the housing development (to enable the elderly to down size and young people to stay in the village), and this proposal will negatively increase the housing size for what is already a sizeable 4 bedroom house.
- The housing density approved as part of the original development was too high, unsuitable for necessary parking and this proposal will be overdevelopment and will further negatively impact on remaining open spaces in this rural housing development site.
- Concerned about the precedent that would be set if permission is granted.
- The proposals are out of scale in relation to existing neighbouring properties and do not meet with the Barford Neighbour Development Plan 2014-2029 Policy B7: "*Building alterations or extensions in the village should be sensitive to the local context in terms of...scale and structure*."
- Due to the increase in the bedrooms from 4 to 5, further parking is required and a suitable level of parking was made available according to the originally approved housing development.
- County Landscape had previously recommended that there should be a planted buffer belt on the boundaries to protect the existing houses.
- Request that members conduct a site visit.

A range of other non-material planning comments have been made.

Assessment

Design and Impact on the Street Scene

The two storey side extension has been designed in accordance with the Council's adopted Residential Design Guide SPG, being set back 500mm from the front elevation and set down from the main ridge. It is therefore fully subordinate to the main house. The extension is set in by 1m from the boundary as required, even though there would be no issue of a terracing effect. All materials proposed are to match.

In terms of the Council's adopted Separation Distance Guidance SPG, the two storey blank gable end of the proposed extension is at a distance of 14 metres from the rear elevation of the two storey property which is directly opposite (No. 7 Hemmings Mill) and therefore exceeds the required minimum distance of 12 metres by 2 metres. This 12 metre guideline serves a dual purpose which is to limit potential for overdevelopment and to protect living conditions through provision of adequate outlook and privacy.

It has been commented by objectors that the proposals constitute overdevelopment of the site, are out of scale and character with the area and result in a negative visual impact, particularly as it involves loss of garden land and the open aspect of the locality. It has also been commented that the housing density approved as part of the original development was too high and this proposal will be further exceed this, negatively impacting on remaining open spaces in this wider rural site.

Whilst these objections are noted, as the proposal complies with the Residential Design Guide in terms of its subordinate design, complies with the Distance Separation standards, adopted parking standards and provides sufficient external amenity space, it is considered that the proposal would not result in an overdevelopment of the site. The proposed extension is the first and only extension to the property and is proportionate, being less than half of the width of the original property and the remaining garden land is relatively large. The extension is also appropriate in scale and massing. All of this means above means that it will have no negative impact on the property nor the wider character or openness of the area.

The principle of the increase by 1 bedroom from a 4 to a 5 bedroom house has been objected to due to the original housing mix which was approved for the needs of the village (for mainly smaller houses). However, the agreed housing mix was sought to ensure a suitable mix of small and larger housing and a 4 or 5 bed house both fall within a larger house type. In any case, an agreed housing mix does not take away the right for further subsequent extensions.

Impact on Neighbour Amenity

The proposals create no issues of loss of privacy as there are no windows proposed to the side elevation and therefore no overlooking will be caused to the rear gardens of Hemmings Mill, particularly No. 7 the garden of which it is proposed to be directly adjacent to. The new windows to the front and rear will not result in a material increase in overlooking. The first floor windows proposed to the rear will overlook the property's own garden and further at a sufficient distance to the rear are allotment gardens and therefore no overlooking will be caused to the rear.

Objections have been raised on the basis that the proposed first floor front window at first floor will cause overlooking to surrounding gardens and to the properties at Nos.7 and 10 Hemmings Mill. This window is proposed to an en suite bathroom and will be conditioned to be obscure glazed and non opening below 1.7m to ensure that no overlooking can occur and has been agreed by the applicant.

It has further been commented that the remaining side access into the applicant's own garden will impact upon the privacy of No. 7 and No.8 Hemmings Mill and their garden space including seating area. However, an existing high boundary fence exists between the side boundary of the applicant's property and the rear gardens of Hemmings Mill, and Hemmings Mill are set at a higher ground level than the subject property.

It has been raised by objectors that a larger gap than first proposed as part of the original housing development was left to minimise the impact to the properties of Hemmings Mill. It is argued that this will now be reversed and only a minimal gap will be left to the boundary. These comments are noted, however, it is noted that the previous case officer acknowledged that the resulting separation distance between No. 8 Canon Price Road and No. 7 Hemmings Mill was 6 metres above the minimum

separation distance of 12 metres. This was not something that was required to make the development acceptable in planning terms but was offered by the house builder. This does not preclude an application for an extension and the current application must be assessed on its own merits against the relevant policies.

Objections have also been raised in respect of envisaged loss of light to the properties and gardens of Hemmings Mill. However, as the proposal will be 2m under the minimum distance separation it is considered that there will be adequate light and outlook to the neighbouring properties.

Renewables

Given the scale of the proposed development it is considered that a requirement to provide 10% renewables/ fabric first approach in accordance with Policy DP13 and the associated SPD would be appropriate. This can be secured by condition.

Parking

The adopted Vehicle Parking Standards SPD require the same number of parking spaces for a 5 bed dwelling as a 4 bed dwelling (2) which are retained. The proposal is therefore acceptable in terms of parking.

Summary/Conclusion

The proposals are considered to be acceptable in principle, design, scale, proportions, is in accordance with all relevant policies and guidance and will not significantly impact on the amenity of neighbouring properties nor parking provision and therefore the application is 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 001, 002, 003, 004 and 005, and specification contained therein, submitted on 14th February 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 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 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.

5 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.

6 Prior to the occupation of the development hereby permitted, the en suite window in the front elevation at first floor shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed windows shall be retained and maintained in that condition at all times. **REASON** : To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.