Planning Committee: 05 July 2011 **Item Number:**

Application No: W 11 / 0485

Registration Date: 19/05/11
Town/Parish Council: Barford **Expiry Date:** 14/07/11
Case Officer: Victoria Lane
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9 Church Lane, Barford, Warwick, CV35 8ES
Increase the roof height by 1.5 metres to provide accommodation at the first floor, erection of a single storey rear extension to the kitchen, provision of a balcony to the first floor on the rear elevation, installation of three solar panels to the south east roof slope and extension of vehicular hardstanding to the front of the property. FOR Mr P Davis

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

SUMMARY OF REPRESENTATIONS

Joint Parish Council - 'Objects on the following grounds. "This building lies within a group of dwellings constructed in the 1960s which, whilst not identical, are of a type. The Barford Village Design Statement says that in these circumstances 'the starting point for an extension should be overall form and individual components of the original dwelling. It should follow the established character of the original dwelling, any properties in the immediate vicinity and the zone in which it is found. Large scale extension are likely to harm the character and appearance of the area and should be avoided.' The design and appearance of the development violates this principle. The Joint Parish Council further notes the planned removal of a mature tree which is unacceptable in a Conservation Area. '

Public Response - One letter of objection has been received from No. 4 High Street relating to the loss of privacy, proposed noise and disturbance and the impact on the character of the area.

Conservation Architect - No objections.

Arboricultural Officer - No objections.

Ecology - Recommend a pre-determinative bat survey. The bat survey has been carried out to an appropriate standard and I can have confidence in its findings. No evidence of bats externally or internally was found. I am satisfied that works can proceed with no further need for bat survey work or mitigation. However, as bats are a dynamic species and given the surrounding area the proposed works should be carried out sensitively and should bats be found works must cease immediately and further guidance sought as a licence from Natural England may be required. I recommend a notes relating to bats and birds. Any existing trees and hedgerows to be retained that may be impacted through the

works should be protected by works by an appropriate buffer of 2-3 metres. A note relating to badgers is requested to be attached to any approval granted. The applicant is respectfully advised that if additional planting is proposed for the site, indigenous tree and shrub species should be used, preferably of local provenance. Such plants are visually attractive and have a far higher value for local wildlife than cultivated, non-native plants.

RELEVANT POLICIES

- 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)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Barford Village Design Statement (September 2009)

PLANNING HISTORY

There is no relevant planning history associated with the application site.

KEY ISSUES

The Site and its Location

The application site comprises of a detached bungalow of 1960s design. There is off road parking for two cars and a single garage. The front lawn area is shared with No. 11 Church Lane and a single well established Cedar is situated in the front garden. The surrounding properties in Church Lane are all bungalows of varying styles with no special architectural features noted. The application site is situated at the top of the cul-de-sac of Church Lane. The surrounding uses are primarily residential in nature with The Glebe Hotel to the West of the site and St Peters Church to the South West of the site. A Grade II Listed Dove cote is situated within the rear garden of the neighbouring property of No. 7 Church Lane. The site is not a Listed Building but does fall within the Barford Conservation Area.

Details of the Development

The application seeks permission to increase the roof height by 1.5 metres to provide accommodation at the first floor, erection of a single storey rear extension to the kitchen, provision of a balcony to the first floor on the rear elevation, installation of three solar panels to the south east roof slope and extension of vehicular hardstanding to the front of the property.

Assessment

The main issues for consideration are as follows:

1. The impact on the character and appearance of the Conservation Area
2. The loss of a semi mature tree within the Conservation Area
3. The impact on the residential amenity of neighbouring properties
4. Ecological Considerations
5. Other Issues

1. The impact on the Character and Appearance of the Conservation Area

The proposal looks to increase the height of the roof by 1.5 metres from 5.7 metres at ridge level (as existing) to 7.2 metres at ridge level (proposed) with an increased roof pitch from 20 degrees to 30 degrees. There will be no difference in the eaves height which will remain at 2.5 metres. The proposed rear extension will "square off" the property extending by 2.1 metres and have a width of 8 metres and allow for accommodation at first floor. The alterations to fenestration include a section of full height glazing to the first floor on both the front and rear elevations, along with the provision of a balcony to the rear. The proposals will be constructed from materials to match the existing dwelling with the addition of white render to the first floor on the front and rear elevations. Taking the proposals into consideration, I am of the opinion that they are in accordance with Policy DP1 of the Warwick District Local Plan 1996 - 2011.

The properties along Church Lane are a mixture of bungalows with varied ridge heights and features. The application site is situated to the top of Church Lane in the corner of the cul-de-sac. Whilst the proposals will increase the roof pitch by 10 degrees and the ridge height by 1.5 metres, I consider that the proposal will still maintain the principal appearance of a bungalow despite the additional fenestration to the first floor on both the front and rear elevations.

The Barford, Sherbourne and Wasperton Joint Parish have objected to the application based on a deviation from the guidance contained within the Barford Village Design Statement. This sets out that "the starting point for an extension should be the overall form and individual components of the original dwelling" and "follow the established character of the original dwelling and any properties in the immediate vicinity." Whilst I take note of the comments raised by the Joint Parish Council, and reviewed the proposals against the Barford Village Design Statement, I am of the opinion that with the variety of different styles along Church Lane it is difficult for proposals to follow the established character of the original dwelling and surrounding properties. As set out above, I consider the proposals will still result in a property which looks like a bungalow and will sit comfortably within the street scene. I do not consider the proposals to be "large scale extensions" as detailed within the Barford Village Design Statement and feel that larger scale side and rear extensions would have more harm to the character and appearance of the Conservation Area than the proposals subject to this application.

It should be noted that following consultation, the Conservation Architect has no objections to the proposals. As such, I consider the proposals to be in

accordance with Policies DAP8 and DAP9 of the Warwick District Local Plan 1996 - 2011.

2. The loss of a semi mature tree within the Conservation Area

The application site has an existing Blue Atlantic Cedar in the front garden, which is semi mature and is proposed to be removed to enable for an extension to the hardstanding to park vehicles. The applicant has submitted an arboricultural survey in support of the application which states that "Cedar is a rapidly growing species with a potential height of 32 metres and circumference of 2.5 metres in less than 50 years. Cedar is a moderate water demanding tree and has a zone of influence over soil moisture of 0.75 x height. Therefore, considering the extreme proximity to the property and the rapid growth of the this tree, it is clearly unsuitable and should be removed to avoid further damage."

The removal of this semi mature tree within a Conservation Area has been considered as part of this application. I note that the Joint Parish Council object to the removal of this mature tree, however, expert advice has been sought from the Councils Arboricultural Officer who after viewing the proposed plans and the arboricultural survey has no objections to the removal of the Cedar.

Two further trees of importance are to be retained (a Frisia False Acacia to the south of the site and Cypresses species to the north of the site). Although neither will be impacted upon as a result of the proposals, they shall be protected by appropriate protective fencing as set out within the Arboricultural Report. I consider it to be appropriate to attach a condition to the permission requiring this to be satisfied to avoid any potential damage as a result of the construction.

Following the advice from the Councils Arboricultural Officer, I do not consider that the loss of the Blue Atlantic Cedar is of such importance to retain the tree as existing. Whilst the loss of the Blue Atlantic Cedar will have an impact upon the character and appearance of the Conservation Area, given that the tree is not a native species to the area and has been planted in an inappropriate place, I consider that the loss of this tree is acceptable in this situation.

3. The impact on the residential amenity of neighbouring properties

With regards to the impact on the residential amenity of neighbouring properties, the neighbouring properties in Church Lane are both bungalows. No. 7 Church Lane is of a similar chalet design to the application site and lies in the corner of the cul-de-sac. It has no side facing windows and there will be no impact on the rear extension to the kitchen due to sitting at a slightly oblique angle to the application site. The boundary treatment to No. 7 Church Lane is a substantial and mature 3 - 4 metre high hedgerow with conifers. I am satisfied that there will be no overlooking from the balcony to No. 7 Church Lane due to the overhang of the new roof.

No. 11 Church Lane is a more traditional 1960s bungalow in terms of architectural style. It has no side facing windows and there will be no impact on the rear extension to the kitchen due to sitting at a slightly oblique angle to the

application site. The boundary treatment to No. 11 Church Lane is 2 metre high mature landscaping and the rear garden of No. 11 Church Lane is also set at an oblique angle thereby reducing any impact of overlooking from the proposed balcony as well as added protection from the proposed roof overhang.

I am satisfied that there will be no detrimental impact on the residential amenity of No. 7 and No. 11 Church Lane.

One letter of objection has been received from No. 4 High Street which is a bungalow with an extensive rear garden. No. 4 High Street's rear garden backs onto to the rear gardens of the application site and No. 7 Church Lane. They are objecting on the basis of a loss of privacy, noise and disturbance and the impact on the character of the area.

With regards to the loss of privacy the objection sets out that the proposed extension faces directly onto their secluded house and garden. They state that they currently have a high wall (which I estimate to be approximately 3 metres) which separates the gardens but very limited tree screening. They are concerned that with the introduction of full height glazing and a "very large balcony" that their level of privacy will be severely impacted on, particularly during the non summer months. Having visited No. 4 High Street, and assessed the potential impact from their lounge, I note that there is a separation distance of 53 metres (minimum) and 58 metres (maximum) from the rear elevations of No. 4 High Street to the rear elevation (including the proposed kitchen extension) to the application site. The distance separation from the application site to the rear boundary is 20 metres. I consider that these separation distances are satisfactory enough to not have a detrimental impact upon the amenity of No. 4 High Street.

In terms of the proposed noise and disturbance, the objection states that they will be able to clearly hear any noise or music from people sitting on the balcony or from the house when the first floor full length windows are open and that it would be exacerbated by the fact that they have a fully walled garden around which sound carries easily. I am of the opinion that the proposed distance separation is plenty sufficient to mitigate any potential noise from the property. I do not consider the noise from music played in the bedrooms to be considerably louder than a barbecue held in the garden or general day to day noise associated with the application site at present.

No. 4 High Street have also objected to the fact that the proposals are not in keeping with the other bungalows in the cul-de-sac. I feel that I have addressed this issue sufficiently under subsection 1 in that there is such a wide mixture of different styles in Church Lane to not have a detrimental visual impact upon the character and appearance of the Conservation Area.

Taking all of the above into consideration, I am of the opinion that the proposals are in accordance with Policy DP2 of the Warwick District Local Plan 1996 - 2011.

4. Ecological Considerations

A bat survey has been submitted with the application due to the significant alterations to the existing roof. Ecology have commented that they are happy with the findings of the survey and as a result request a bat note is attached to any approval granted. A nesting bird and badger notes were also requested on any approval granted. I consider these requests to be reasonable given the evidence and shall attach the appropriate notes to any approval granted.

Ecology have requested that any additional planting which is proposed should be of indigenous species and preferably of local provenance as they have a higher value for local wildlife than cultivated non-native plants. The proposals do not state that additional landscaping will be provided and as such I am of the opinion that a condition would not be appropriate in this instance.

I am of the opinion that the issues raised by Ecology have been dealt with satisfactorily. As such, I consider the proposals to be in accordance with Policy DP3 of the Warwick District Local Plan 1996 - 2011.

5. Other Issues

The proposed extension of the hardstanding to the front garden is to allow for the provision of off road parking for motor vehicles. The hardstanding will be constructed from free draining block paving construction, thereby satisfying the requirements of providing permeable materials in the construction of hardstanding to prevent additional surface run off.

In terms of renewable energy requirements, Policy DP13 of the Warwick District Local Plan requires 10% of energy use to be from renewable sources. The applicants have submitted a sustainability statement which sets out the renewable energy will be achieved from the installation of 3 solar panels to the south west facing roof slope which is predicted to produce more than 20% of the energy requirements per year. I am therefore satisfied from the supporting information that the proposals are in accordance with Policy DP13 of the Warwick District Local Plan 1996 - 2011.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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) 5016/03, 5016/04 and 5016/05, and specification contained therein, submitted on 11 April 2011 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.

4 No work of any kind shall be begun on the site until the protective fence(s) around the trees identified as being retained on the approved plans, have been erected and the fencing has been confirmed in writing to be acceptable by the District Planning Authority. Within the approved fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no site huts, no fires lit and no excavation of trenches for drains, service runs or for any other reason. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policies DP1 and DP3 of the Warwick District Local Plan 1996-2011.

5 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. The proposal is therefore considered to comply with the policies listed.