Planning Committee: 22 February 2011 **Item Number:**

Application No: W 10 / 1655

Registration Date: 22/12/10
Town/Parish Council: Warwick **Expiry Date:** 16/02/11
Case Officer: Alex Smith
01926 410410 planning_west@warwickdc.gov.uk

53 Cherry Street, Coten End, Warwick, CV34 4LR
Erection of first floor rear extension to two storey terraced house over existing single storey to provide first floor bathroom and associated alterations internally
FOR Mr J Rostron

This application is being presented to Committee due to the applicant's wife being an employee of Warwick District Council.

SUMMARY OF REPRESENTATIONS

Warwick Town Council: The Town Council had no objection to the proposal providing the development meets the District Council's adopted Supplementary Planning Guidance on the 45 degree, which aims to protect the amenity of the adjoining properties.

Public Response: One objection received from 51 Cherry Street. Objected on the grounds:

No access available to site during construction.
Loss of light from the new pitched roof.
Concerns over noise pollution during construction.
Invasion of privacy during the construction process.

RELEVANT POLICIES

- 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)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

PLANNING HISTORY

W/91/1248 - Withdrawn - Erection of a two storey rear extension to form kitchen, bathroom/bedroom and installation of rooflights to front and rear.

KEY ISSUES

The Site and its Location

The application relates to a two storey terraced property on the Eastern side of Cherry Street, a narrow road lined by terraced properties. The streetscene of Cherry Street is uniform, however the applicant property differs in architectural detailing above the doors and windows to the rest of the street.

Details of the Development

The application is for the development of a two storey rear extension linked to a first floor extension over the existing ground floor kitchen. The extension would create an enlarged dining room at ground floor level an enlarged bedroom at first floor level.

Assessment

- The impact on the character and appearance of the area.
- The impact on the living conditions of the neighbouring dwellings.
- Provision of renewable energy requirement.

<u>The impact on the character and appearance of the area.</u>

Policy DP1 of the Warwick District Local Plan states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Therefore it must be considered if this application is contrary to this policy.

All of the works proposed in this application would be completed at the rear of the premises and would not be visible from the public domain. The rear elevations of the properties on the eastern side of Cherry Street have varying styles and designs, which creates no architectural character that this application should seek to preserve.

51 Cherry Street, the property adjacent to the south of the dwelling, has a two storey rear extension with flat roof. The design of two storey extension now proposed has a pitched roof, which matches the character of the existing house and would be preferential to designs already prevalent at the rear of Cherry Street.

I am of the opinion that the proposed works in this application would positively contribute to the character of the area and would comply with Policy DP1 of the Warwick District Local Plan.

<u>The impact on the living conditions of the neighbouring dwellings.</u>

Policy DP2 of the Warwick District Local Plan states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. It must therefore be considered if this application is contrary to this policy.

The two storey extension proposed in this application would be built up to the same rear building line of the two storey element of the adjacent 51 Cherry Street. Whilst this neighbour has raised an objection, I am of the opinion that the proposed development would have no impact on the amenity of this neighbouring dwelling.

55 Cherry Street, to the north of the applicant site, has a small window close to the boundary line at first floor level. As this window services the landing and not a habitable room, the application would not be required to meet the 45 degree guideline to this window, and any loss of light would not materially impact the living conditions of this neighbouring dwelling. At ground floor level 55 Cherry Street is built to the same rear building line as the existing kitchen and

bathroom wing of the applicant site, so the impact at ground floor level to 55 Cherry Street would be minimal.

Having accessed the rear of the applicant site, I am of the opinion that the impact to the amenity of the neighbouring dwellings would be minimal, and would not contravene Policy DP2 of the Warwick District Local Plan.

Provision of renewable energy requirement.

I am of the opinion that the scale of the extensions proposed in this application would create a low level of additional energy consumption for the applicant property. At this level of energy consumption it would not be feasible to ask the applicant to meet the 10% renewable energy requirement detailed under Policy DP13 of the Warwick District Local Plan.

RECOMMENDATION:

GRANT subject to the following conditions.

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) 112/1, and specification contained therein, submitted on 22nd December 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.