Planning Committee: 26 April 2017 **Item Number:** **5**

Application No: W 17 / 0115

Registration Date: 26/01/17
Town/Parish Council: Hatton **Expiry Date:** 23/03/17
Case Officer: Lucy Hammond
01926 456534 lucy.hammond@warwickdc.gov.uk

32 Combroke Grove, Hatton Park, Hatton, Warwick, CV35 7TG
Erection of two storey side extension FOR Mrs A Finerty

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Planning permission is sought to replace the existing garage to the side with a two storey extension on a slightly larger footprint. The extension would be set back from the principal wall and set down from the main ridge height and would measure 2.7m x 6.9m with a dual pitched roof height of 7.5m to the ridge.

THE SITE AND ITS LOCATION

The property is located in a cul-de-sac on the Hatton Park estate. The two storey detached property makes up part of a street scene characterised by a mix of detached and terraced properties of varying architectural styles. There is a single storey garage attached to the side which is an original part of the property. The property is in the West Midlands Green Belt.

PLANNING HISTORY

W/17/0355 - Application for a Lawful Development Certificate for proposed loft conversion and rear box dormer in accordance with the proposed drawing submitted to the LPA on 28/02/2017 with the materials used in any exterior work to be of a similar appearance to those used in the construction of the exterior of the original dwellinghouse – Pending consideration.

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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- DS19 - Green Belt (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- 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)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

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

SUMMARY OF REPRESENTATIONS

Hatton Parish Council - Objection on the grounds of overdevelopment, not in keeping and will lead to a likely build-up of parking on the pavement/road

WCC Highways - No objection

WCC Ecology - No objection, notes recommended.

Public Response - One objection has been received from the neighbour at number 30 on grounds of loss of light to side bathroom window and garden; large four bed dwelling would adversely affect the streetscene; loss of garage will result in loss of parking space; view of trees to rear will be lost; will set a precedent for similar proposals in street.

One letter of support has been received on the basis that the proposal is sensitive and will not harm the character and appearance of the street scene; the garage has never been used for parking as it is not wide enough; the estate has similar extensions.

KEY ISSUES

Assessment

The key issues relevant to this development are:-

- Whether the proposal represents appropriate development in the Green Belt and, if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and any other harm identified
- Design and impact on street scene
- Impact on neighbouring amenity
- Parking and highway safety
- Renewables

Whether the proposal represents appropriate development in the Green Belt

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 89 of the NPPF sets out particular forms of development that are not considered inappropriate development in the Green Belt. One such example is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Saved Policy RAP2 of the Warwick District Local Plan 1996-2011 and emerging Local Plan Policy H14 go on to define 'disproportionate' as an increase of no more than 30% to the gross floor space of the original dwelling.

The original house (as it was originally built) is calculated at 101.25 sq.m. The existing property has no extensions that have been built subsequent to the original construction and the proposed side extension amounts to an additional 22.6 sq.m. representing a total increase of the property by 22.3% over and above the original floor space. This amount of proposed additional floor space sits within the limits of what is deemed to be acceptable within the justification to the relevant policies and accordingly this is considered to be appropriate development in the Green Belt.

Visual impact / impact on street scene

The replacement extension, whilst being brought 1.5m further forward of the existing front wall of the garage would still be set back from the principal elevation of the property by 2m and would be set down from the main ridge line by 700mm. This is considered to be sufficiently subservient and respects the original scale and form of the main building and is considered to accord with the Residential Design Guide SPG. The street scene is mixed, with some properties having forward projecting gables and others extensions on the side and directly opposite the application site is a row of terraced properties. There is therefore no one particular prevailing characteristic that defines the street scene and as such the introduction of this two storey side extension would not be incongruous within the street scene.

Furthermore, it is not considered that the proposed extension would create a terracing effect since there would still be a gap between the extension and the boundary of around 800mm, while on the other side there is a gap of 1100mm. Moreover, the relationship between the dwelling and its neighbour to the east (No.30) which is set back some 3m from the principal elevation of the application property would further diminish any perception of a terracing effect.

Having regard to the above, officers are therefore satisfied that the proposed extension would be acceptable in terms of its visual impact on the street scene and general character of the area.

Impact on neighbouring amenity

The position of the application property in relation to the adjacent neighbour to the east (No.30) is such that it is not possible to breach any 45° line since No.30 projects further beyond the rear building line of the application property. At the front, the proposed new front wall of the extension would be in line with the front wall of No.30 again eliminating any possibility for the 45° line to be breached by the development. Officers are therefore satisfied that the extension would not result in any demonstrable harm by reason of overbearing or loss of light impacts.

The proposed extension would contain no side facing windows that could look towards No.30; to the rear would be a bedroom window and to the front, a bathroom window. As such, the proposal would be unlikely to result in any harmful overlooking.

The neighbour at No.30 has raised a number of concerns but having regard to the material planning considerations set out above, the development would not result in unacceptable or demonstrable harm. There are some points raised which are not material to planning, e.g. loss of views, and officers are satisfied that no precedent would be set by the approval of this application since every development proposal is considered on its own merits.

Officers are satisfied that the proposed extension would not result in material harm to neighbouring amenity by reason of overbearing, overlooking or overshadowing such as to justify a refusal of permission, and accordingly, the development is acceptable in this regard.

Parking and highway safety

The County Highways Authority initially raised an objection to the development based on the fact the plans did not illustrate that two parking spaces could be retained in association with the dwelling. However, upon further review of the application, consideration being given to the fact there are other properties that do not have two parking spaces, there is capacity for on-street parking and the fact there is not an identified parking problem in the vicinity, the Highways Authority was content to remove its objection advising there would be no detriment to highway safety. Officers are therefore satisfied, in accordance with 2.3.2 (i) of the Vehicle Parking Standards SPD, that there is sufficient capacity for on-street parking without detrimentally affecting the safety and convenience of other residents and occupiers. Accordingly, the development is considered to be acceptable in this regard.

Renewables

The scale of the development in this instance does not necessitate the requirement to provide 10% of the predicted energy requirement of the development through energy efficiency in accordance with saved Policy DP13 and the associated SPD.

Summary/Conclusion

The proposed extension amounts to a 22.3% increase over and above the existing floor space and as such represents an appropriate form of development within the

Green Belt. There would be no material visual harm arising from the proposals and similarly no material harm resulting to the residential amenity of neighbouring properties. No detriment would be caused to highway safety and overall, officers are satisfied that the development accords with the relevant saved policies of the Local Plan and for the above reasons it is recommended that permission be approved.

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 002, 003 and 004 and specification contained therein, submitted on 23rd January 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.