Planning Committee: 10 November 2010 **Item Number:**

Application No: W 10 / 0983

Registration Date: 18/08/10

Town/Parish Council: Leamington Spa **Expiry Date:** 13/10/10

Case Officer: Alex Smith
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26 Ravensdale Avenue, Beverley Hills, Leamington Spa, CV32 6NQ

Erection of two storey side extension, single storey rear extension, front porch extension & detached garage at rear of house FOR Mr Dhesi

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

SUMMARY OF REPRESENTATIONS

Ecology: Request a pre-determinative bat survey.

Old Milverton and Blackdown Joint Parish Council: No objection. [N.B. The Parish boundary adjoins the rear garden of this house.]

Royal Leamington Town Council: An objection is raised that the development is overly large in relation to the existing dwelling.

Public Response: None received. [N.B. These representations all relate to the application as originally submitted.]

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

PLANNING HISTORY

There is no relevant planning history on this property.

KEY ISSUES

The Site and its Location

The application relates to a two storey semi-detached property with an integral garage and a private garden at the side and rear. The property is situated on the western side of Ravensdale Avenue and is a corner plot on the junction with Penrith Close. The western side of Ravensdale Avenue consists of semi-detached properties of uniform architectural design. On the eastern side of the street the properties are predominately detached dwellinghouses of varying styles and designs.

The southern side elevation of the applicants property faces a row of terraced houses on Penrith Close. The existing property has one small side-facing strip window at first floor level looking onto these properties together with its front door and a side facing window at ground floor level. The applicant property has six metre wide area of grass located between the southern side elevation and southern boundary. Penrith Close runs parallel to southern boundary line of the property and runs into a cul de sac at the western end of the street.

Details of the Development

The application as amended proposes the development of a two storey side and rear extension and a single storey rear extension. In addition the development would create a detached garage in the rear garden, with access provided from Penrith Close.

Assessment

The main issues relevant to the consideration of this application are as follows:

- The impact on the character and appearance of the area.
- The impact on the living conditions of the neighbouring dwellings.
- Provision of 'renewable' energy.
- 'Predetermination' bat survey.

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

Policy DP1 of the Warwick Local Plan outlines that developments will only be permitted which positively contributes to the character and quality of its environment through good layout and design. It must therefore be considered if this application contravenes this policy.

Warwick District Council's residential design guide outlines that, in the case of semi detached properties, it is important that the character of the matching pair is respected and not compromised by the new extension. Development of a side extension on a property is usually permitted if the width of the extension would not be larger than two-thirds the width of the original dwellinghouse. An extension larger than this would detract the focus of the property away from the existing house and would therefore be deemed contrary to policy. The amended plans for this application creates a side extension of 4 metres which would be stepped back from the principal elevation of the existing property which measures 6 metres in width. This size of side extension would be subordinate in appearance to the original dwellinghouse and would therefore not detract from the character of the property.

In addition to this the residential design guide provides guidance when dealing with corner plots. It states that extensions should not substantially reduce the openness of the traditional corner plot. At present there is a 6 metre strip of grass between the property and pavement which provides open space to the corner plot. The creation of the two storey side extension would reduce this space to two metres. Whilst this is a reduction in the open space of the corner plot, it is considered that sufficient room remains between the boundary and side elevation to maintain the original characteristic of the corner plot.

Whilst the location of a garage in the rear garden of the property would be unique to the streetscene, the garage would be located in the 'dead end' area of Penrith Close which faces onto shrubland and the railway embankment. In addition to this, the piece of land is currently covered with overgrown shrubbery and discarded fence panels. I consider that the construction of this garage would lead to an improvement in the streetscene of this end of Penrith Close.

I am therefore of the opinion that the proposed development as amended would be in accordance with policy DP1 of the Warwick Local Plan and has addressed the issue of 'overdevelopment' raised by the Town Council.

The impact on the living conditions of the neighbouring dwellings.

Policy DP2 of the Warwick Local Plan outlines that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. Therefore it must be considered if this application would impact on the living conditions of the neighbouring dwellings, to an extent that would be contrary to policy DP2.

The applicant property shares a Northern boundary line with only 24 Ravensdale Avenue. The majority of the work proposed in this application would be to the southern side elevation of the property, with some work at the rear. The effect of this is that there is no breach of the 45 degree guideline to the adjacent dwelling. Therefore I am of the opinion that there would be no loss of light, outlook or privacy that would warrant a refusal of this application.

To the south of the applicant property, is a row of four terrace properties on Penrith Close whose principal elevations face the applicants southern side elevation. The proposed development would reduce the distance separation to the nearest property in the row of terraces by 4 metres from 23 metres to 19 metres. As the windows at first floor level in the side elevation of the applicant property are to be obscure glazed, the residential design guide requires the minimum distance separation between the properties to be 12 metres. I am therefore of the opinion that, there would not be sufficient loss of privacy or outlook to these properties to warrant a refusal of this application.

The development would also create a garage in the rear garden with access from Penrith Close. To achieve this the kerb and pavement would need to be dropped and laid out to provide vehicular access to the entrance. At present the 'dead-end' at the western end of Penrith Close provides space for on-street parking. The effect of dropping the kerb and creating the entrance to the garage, would be to reduce the on street parking available to the residents of Penrith Close. However as the majority of the houses on Penrith Close have driveways and garages, I do not believe this small loss of on-street parking would warrant a refusal of this application.

Provision of sustainable building statement.

The application would add a substantial area of extra floor space to the dwellinghouse. With such a large increase in floor space it would be appropriate to ask the applicant to adhere to the sustainable building supplementary planning document. This document requires any residential extensions to provide a sustainable building statement outlining how 10% of the additional energy requirements arising from the extension are to be created from renewable sources.

Therefore I would recommend the addition of a pre-commencement condition requiring a sustainable building statement to be submitted and approved by the District Planning Authority. This statement should outline the energy requirement of the new extension, along with a methodology of how 10% of this requirement would be provided from a renewable source.

Pre-determinative bat survey.

Whilst conscious of the request from Ecology for a pre-determinative bat survey, in this instance given the proposed extension sits alongside the existing property and does not involve significant works to the roof, I consider that in the absence of specific evidence of a bat roost at this property that a bat 'note' will suffice.

RECOMMENDATION

GRANT, subject to the following conditiions:

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) 110-2B & 110-3B, and specification contained therein, submitted on 13th October 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.

4 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on site, or in the locality, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times 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 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.