### COMMITTEE REPORT

<table>
<thead>
<tr>
<th><strong>Application Reference</strong></th>
<th>13/00979/FUL</th>
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<tbody>
<tr>
<td><strong>Site Address</strong></td>
<td>16 Rushbrook Road, Stratford-upon-Avon</td>
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<tr>
<td><strong>Proposals</strong></td>
<td>Two storey side extension and single storey rear extension</td>
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<td><strong>Case Officer</strong></td>
<td>Ian Hiscock</td>
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<td><strong>Applicant</strong></td>
<td>Mr J Brack</td>
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| **Ward Member(s)**           | Councillor I Fradgley  
|                              | Councillor L Organ  
|                              | Councillor K Rolfe |
| **Town Council**             | Stratford-upon-Avon |
| **Reason for Referral to Committee** | Applicant is a Council employee |
| **Recommendation**           | GRANT        |
1. DESCRIPTION OF PROPOSAL AND APPLICATION SITE

Planning permission is sought for the construction of a two storey side extension and a single storey rear extension. The side extension adopts a stepped design, partially set back from the front wall of the house. The front elevation of this two storey element would be approximately 2.6m wide with the rear of the extension approximately 3.7m wide. The overall depth of the two storey extension is 8.5m with the full width of this part of the scheme set back approximately 4.6m from the front wall of the house. The side extension would extend to 8.5m in height.

The single storey rear extension would be located to the side of the existing conservatory addition and project for 3.4m from the rear wall of the house and have a width of 7.2m. The conservatory would feature a lean two roof extending from 2.7m at its rear wall up to 3.5m at the point where it is attached to the rear facade of the house.

It should be noted that planning permission has already been granted for the two storey side extension element of this scheme (planning ref: 12/02195/FUL refers). Likewise planning permission was granted for the conservatory in 2003.

2. DESCRIPTION OF SURROUNDINGS AND PLANNING CONSTRAINTS

The property is a detached dwelling located in a street that comprises a mixture of detached and semi detached properties of varying designs and styles. To the north of the application site is a pair of semi detached properties and to the south a detached property. Opposite No.16 is the junction of Wordsworth Avenue with Rushbrook Road.

3. HISTORY/BACKGROUND

<table>
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<tr>
<th>Reference Number</th>
<th>Proposal</th>
<th>Decision and date</th>
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<tr>
<td>03/02500/FUL</td>
<td>Hipped roof conservatory to rear</td>
<td>Granted on 24.09.2003</td>
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4. RELEVANT POLICY CONTEXT

The Development Plan

Stratford-on-Avon District Local Plan Review 1996-2011 (saved policies)

DEV.1  Layout and Design
DEV.8  Energy Conservation
EF.7   Protected Species
PR.1   Landscape and Settlement Character
COM.12 Existing Housing Stock
SUA.2  Town Character

I am satisfied that having regard to Paragraph 215 of the NPPF, the Local Plan Review policies I have listed are generally compliant with the NPPF.

Other Material Considerations

Central Government Guidance
National Planning Policy Framework

Supplementary Planning Guidance and Supplementary Planning Documents

District Design Guide
Sustainable Low Carbon Buildings (October 2007)

Other Documents

Extending Your Home (April 2008)
“Extending Your Home” was adopted by Stratford-on-Avon District Council on 1 October 2007 as a material planning consideration in determining householder applications. This document was subject to a 6 weeks public consultation exercise in May/June 2007 and changes were made to the document as a result of this exercise prior to its formal adoption. The Council chose not to adopt the document as a Supplementary Planning Document and it was not included in the Local Development Scheme nor subject to sustainability appraisal. However, the Council still considers that considerable weight should be attached to this document as the process it has undergone was compliant with that required by PPS12 at the time. Further, the document is considered to be in compliance with the guidance contained in the National Planning Policy Framework.

Corporate Strategy
3rd Draft Core Strategy (Consultation)

Other Legislation

Human Rights Act 1998
NERC Act 2006
Localism Act 2011

5. **APPLICANT’S COMMENTS**

The application was submitted with the following supporting information:-

Energy Statement

6. **TOWN COUNCIL**

No representations (14.05.2013)

7. **WARD MEMBERS**

None received

8. **THIRD PARTY REPRESENTATIONS**

None received
9. **CONSULTATIONS**

**WCC Museum (Ecology)**

Bat and breeding bird informatives are recommended in accordance with pervious comments. (07.05.2013)

10. **ASSESSMENT OF THE KEY ISSUES**

**Background**

As has been noted earlier in this report planning permission has already been granted for the two storey side extension at this site. The principle of the two storey extension has therefore been accepted.

**Principle of Development**

Policy COM.12 states that the extension to an existing dwelling may be permitted provided that no unacceptable harm is caused to the neighbouring properties or to the character of the locality. There is therefore no in-principle objection to extending an existing dwelling subject to these considerations being made.

**Visual Impact on Streetscene**

Saved policies PR.1 and DEV.1 expect development proposals to have regard to the general character and quality of the surrounding area this is in accordance with paragraphs 56 and 57 of the NPPF, which promote good design in all developments.

In considering the previous application for the two storey extension it was concluded that the proposed materials are to match that of the existing and that its design is sympathetic to the street scene and it was not consider that it would harm the character and appearance of the local area which contains a variety of house types. Further whilst the proposed two storey extension, although not subservient to the existing ridge height of the dwelling would partially be set back from the original front wall of the property. In addition to this, the front elevation remains 2m away from the gable of the adjacent property, which has a 1 m single storey passage between. It was judged that this reduces the possibility of the terracing effect and therefore the development complies with the guidance set out in the Council's Extending Your Home Guide when viewed from the public domain. I consider there is no reason to take a different view.

The proposed single storey extension would be located to the rear of the property and would have no impact to the streetscene. I therefore consider that the application is acceptable having regard to Policies PR.1 and DEV.1 and paragraphs 56 an 57 of the NPPF.

**Impact on neighbours amenity**

The rear extension would be attached to the flank wall of the existing conservatory and extend along the back wall of the house. The key issue for consideration is the impact of the extension on the residential amenities of occupiers of 14 Rushbrook Road. Saved policy DEV.1 seeks to safeguard neighbouring amenity. In addition to this, ‘Extending your home’ provides
additional guidance when assessing the relationship between extensions and surrounding properties in terms of overlooking, overshadowing and overbearing.

The rear extension would be set back approximately 1.1m from the common boundary with 14 Rushbrook Road. Located immediately on the opposite side of that boundary is the garage to no.14. Having regard for the requirements of policy DEV.1 and the guidance set out in ‘Extending your home’ I do not consider that the extension will have an adverse impact on No.14 with regard to overlooking, overbearing or loss of light.

The rear extension will have no impact on the residential amenity of the occupiers of 18 Rushbrook Road given the existence of the rear conservatory nor will it have an adverse impact on the users of the school located to the rear.

In respect of the two storey side extension. The neighbouring property to the south (no.18) is a detached property with a large window to the first floor, adjacent to a smaller window. The large window is obscure glazed and serves a landing. The new window to the south-eastern elevation is for a shower room, and the plans indicate the glass will be obscure glazed. Therefore, it was judged that the proposal would not cause any harmful overlooking or loss of light to these windows.

Further the proposed side extension would not come beyond the rear or front elevations of no.18 and thus it was also judged that there would not be any harm to this neighbour from loss of light, overlooking, or overbearing. I consider there is no reason to take a different view.

Impact on protected species

It is the duty of the Authority to have regard to conserving biodiversity, including in relation to living organisms or types of habitat, restoring or enhancing a population or habitat under the Natural Environment and Rural Communities (NERC) Act 2006, Local Plan Policy EF.7 and paragraph 118 of the NPPF.

There is no objection to the proposals from WCC Ecology subject to the imposition of suitably worded notes. On this basis I am satisfied that the proposals will not have an adverse impact on protected species having regard to Policy EF.7, Paragraph 118 of the NPPF and the provisions of the NERC Act.

Energy Conservation

An energy statement has been submitted and having read its contents, the development does not conflict with DEV.8.

Conclusions

Having made a full assessment of the proposed works I do not consider that the proposed extensions would have a harmful impact to neighbours amenity, on the character and appearance of the area or on protected species. I have also considered the proposed measures for energy conservation. Therefore it is recommended that planning permission is granted subject to conditions.

I have also taken into account the National Planning Policy Framework, including paragraphs 186 and 187 concerning the need to work positively with applicants to
secure developments that improve the economic, social and environmental concerns of the area.

11. **RECOMMENDATION**

That the Planning Manager be authorised to GRANT planning permission, subject to the following conditions and notes:

1. 3 year time period
2. Materials to match
3. Plans to which decision relates

**Notes**

1. Bat note
2. Nesting bird note
3. Bat and bird boxes

ROBERT WEEKS
HEAD OF ENVIRONMENT & PLANNING