

PROPOSED EXTENSION TO GARAGE TO PROVIDE GARDEN STORE AND SHOWER

78 BRIDGE END WARWICK CV34 6PD

5225 #9

Construction of garden store and shower room adjacent to existing garage.

To be clad in vertical oak boarding with pitched roof to match house.

In lieu of fenced enclosure to provide screened off storage area for waste and recycling bins as approval ref W/22/0149 approved drawing 5225/31

This application is a resubmission of application W/21/1915

DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

Existing Site and property.

The application site is located to the South of Warwick town centre on Bridge End, a historic road which gave access to the original bridge over the river Avon below Warwick Castle. Since the demise of the old crossing, Bridge End has become a quiet backwater forming a loop off the Banbury Road. It forms part of the Warwick Town Centre conservation area and contains a number of historic / listed buildings together with some modern development.

No 78 is a listed building.

It forms part of a pair with No 80 to which it is semi-detached forming the end of a group comprising nos 78 to 90 (even)

The application site has a 9m wide frontage to Bridge End with a depth of 30m and an area of 270sqm.

To the West of the property Brooke Close, a narrow roadway 3.6m wide gives access to a number of properties to the South of the application site and some garages to the West of the site.

Proposed Development

This application is for the construction of an extension to the former garage at the rear of the property to provide a shower room and a garden store.

Drawing nos 5225/23D (proposed site plan) and 5225/31B (proposed plans and elevations) illustrate the proposals.

The proposed extension is in the same location as the approved fenced enclosure for waste/recycling bins and is of a similar area (approval ref W/22/0149 dated 24/03/2022, approved plan 5225/31 attached).

It is to be finished in vertical oak cladding and have a pitched tiled roof to match the existing house roof. Parking is retained as per approval ref W/22/0149.

Planning and listed building consent have been granted for the conversion of the garage to a garden room (W/21/1915 and W/21/1916LBC) and the approved plans are attached to this application for information (drawing nos 5225/23C and 5225/24C).

The extension acts so as to enclose the private rear garden area from the parking area beyond in the same manner as the approved fenced enclosure.

The form and finish of the proposed extension will fit in well with the existing pattern of development.

The scale and massing of the proposed extension will not overwhelm the rear garden area, the listed building or any neighbouring properties and will fit in well with the existing pattern of development of the locality.

The proposal will not adversely affect any neighbouring properties.

It will not compromise the setting of the listed building.

It will not diminish the heritage asset of the listed building.

No changes to the house at 78 Bridge End are proposed as part of this application.

Sustainable Development

The site is in a very sustainable location near the centre of Warwick which provides a wide range of town centre amenities - shopping, financial, entertainment, transport, leisure facilities, educational facilities, parks and gardens etc.

Frequent bus services operate from Warwick to Warwick University, Stratford, Coventry and beyond which offer a wider range of amenities.

Rail connections and Stagecoach bus services offer frequent services to destinations throughout the land. Employment opportunities are available in Warwick and nearby towns.

The provision of a modest extension to improve the property within a sustainable area is inherently sustainable.

The proposed extension will be constructed using sustainable materials by local suppliers and craftsmen, thus reducing transport costs, minimising the carbon footprint arising from the development and providing local employment.

Conclusion

Erection of the extension will fit in with the established pattern of development in the area and constitutes sustainable development.

The listed building at No 78 Bridge End is not compromised by the proposed development, nor is its setting.

The extension is in keeping with the street scene and will enhance the conservation area.

The scale, massing, form and finishes of the proposed extension are in keeping with the existing pattern of development.

Neighbouring properties will not be adversely affected by the proposals.

The proposals do not reduce the amount of off street parking as compared with approval ref W/22/0149

The listed house will not be adversely effected by the proposals.

No element warranting the listed status of the existing house is adversely affected by the proposals.

The heritage asset of the existing house will not be diminished by the proposals.

Access to the garage area for carrying out the works is available from the existing driveway access.

Note re application fee

It is considered that no application fee is payable for this application.

This application is a reapplication of planning application ref W/21/1915 which was decided within the last twelve months.

Please advise If Warwick District Council consider that a fee is payable for this application.