



PLANNING STATEMENT

**ON BEHALF OF
MR STYLIANOS GORGORIS**

**APPLICATION FOR
ERECTION OF OUTBUILDING**

AT

64 HOLT AVENUE, BISHOPS TACHBROOK, CV33 9RF

OUR REF: ADM/LC/10189

DECEMBER 2022

1. INTRODUCTION

- 1.1 This planning statement has been prepared to accompany the householder planning application made on behalf of Stylianos Gorgoris for the construction of single storey garden outbuilding at 64 Holt Avenue, Bishops Tachbrook.

2. SITE AND SURROUNDINGS

- 2.1 64 Holt Avenue is a 1960/1970s two storey terraced house located on the south eastern edge of Bishops Tachbrook. The materials of the property are a mix of red brick and tile hanging beneath a tile pitched roof. The property has a rectangular shaped garden which extends southwards, around 24m beyond the rear wall of the property. To the rear of the garden is an area which has been approved for use as allotments as part of the recent residential development to the south.

3. RELEVANT PLANNING HISTORY

- 3.1 There is no planning history available to view on the Council's website in relation to 64 Holt Avenue.

4. PROPOSED DEVELOPMENT

- 4.1 It is proposed to construct an outbuilding at the end of the garden to provide additional habitable accommodation to be used in association with the main dwelling. On a day-to-day basis the building will be used as a home office due to the applicant now spending more time working from home. The building will include a small bathroom, kitchenette facilities and a wider living space. This will create a practical space for the applicant to utilise whilst working from home and will also enable the outbuilding to be used by the family outside of normal working hours. It is also intended for the space to be used for overnight sleeping accommodation during times when the applicant's wider family come to visit.
- 4.2 It is recognised that outbuildings for purposes incidental to the enjoyment of a dwellinghouse can be constructed as Permitted Development. Nonetheless, the 'Permitted development rights for householders: Technical Guidance' document highlights that incidental use does not include the use of an outbuilding for primary living accommodation such as a bedroom, bathroom or kitchen. Whilst the building is

not intended to be used primarily as a bedroom, bathroom or kitchen, given the proposed multi-functional use of the space, the applicant has decided to apply for the building as ancillary accommodation via a planning application to provide them with certainty over the intended use. The use of the building for ancillary purposes could be controlled with an appropriately worded planning condition.

5. PLANNING POLICY

5.1 The development plan comprises the Warwick District Local Plan, adopted in September 2017 and the Bishops Tachbrook Neighbourhood Development Plan, 'made' on 19 October 2021.

The following Local Plan policies are considered of relevance: -

- BE1 Layout and Design
- BE3 Amenity

No Neighbourhood Plan policies are considered of relevance to the proposal.

5.2 Other material considerations include the National Planning Policy Framework (NPPF); Planning Practice Guidance (PPG); and the Residential Design Guide (Supplementary Planning Document May 2018).

6. PLANNING ASSESSMENT

Design

6.1 Local Plan Policy BE1 states that development will be permitted where it harmonises with and contributes positively to the surrounding area. This requirement is echoed in the Residential Design Guide SPD which sets out design principles for development proposals to comply with.

6.2 The proposed building would be single storey in height and would feature a flat roof design which has been chosen to help keep the height of the building to a minimum and limit the overall visual impact of the development. The building would not be visible from Holt Avenue as it would be positioned in the rear garden. The majority of the building would be screened from view but the upper 0.5m would be visible above the boundary fencing from the new residential development to the rear of the site. Nonetheless, the outbuilding is to be finished in fibre cement cladding which will look

similar to typical materials used for boundary treatment and garden outbuildings / sheds. An example of the cladding is provided in figure 1 below.



Figure 1: Example of fibre cement cladding finish

Residential Amenity

- 6.3 Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy.
- 6.4 The building will be at a sufficient distance from the neighbouring dwellings not to cause any impacts relating to loss of light and outlook. Whilst the building is to have windows in the northern and eastern elevations, given the single storey height of the building, any opportunities for overlooking will be limited by the presence of existing boundary fencing.

Permitted Development fall-back

- 6.5 It should be recognised that a building of the same height, proportions and materials could be constructed in this location under Permitted Development rights. It is only the use of the building which requires planning permission.

7. CONCLUSION

- 7.1 The proposed size and design of the outbuilding would be acceptable with regard to visual impact and the proposal will not cause harm to neighbouring amenity. Following the Covid-19 pandemic, there has been a fundamental shift in the way in which people work with an increased number of working adults are now choosing to work from home. The outbuilding will provide a comfortable and flexible space to be used for home working as well as additional habitable accommodation to be used by the applicant's family. The proposal will also help to minimise the applicants travel by car.