

Planning, Design and Access Statement



1 St Paul's Terrace

Warwick

CV34 4DX

November 2023

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1. Introduction

1.1. This Planning, Design and Access Statement has been prepared to support a Full Planning Application at 1 St Paul's Terrace, Warwick CV34 4DX.

1.2. The proposed development is for:

“Proposed demolition of rear single storey building. Erection of part single and part two storey extension to side and rear of dwelling.”

1.3. In addition to this Statement, this planning application is submitted alongside plans and should be read in conjunction.

2. Site Description and Location

- 2.1. 1 St Paul's Terrace is a typical circa 1900's end of terrace house which sits at the junction of St Paul's Terrace and Linen Street built within the Warwick Town Centre Conservation Area.
- 2.2. The property is set back from Linen Street by approximately 2.5 metres and there is a boundary wall between the property and the footpath. The boundary wall is approximately 1.4 metres in height.
- 2.3. St Paul's Terrace comprises 9 residential terrace properties which front onto Warwick Racecourse. The terraced properties are typically 2 storey and many of these have had single storey and two storey extensions.
- 2.4. The property sits within Flood Zone 3, a separate Flood Risk Assessment accompanies this application.
- 2.5. The property does not sit within the Green Belt and is not subject to any other restrictive planning designations.

3. Planning History

- 3.1. The property has one relevant historic planning application associated with it, W/20/0317. This was submitted in February 2020 for:
“Proposed demolition of rear single storey building and garden wall. Erection of part single and part two storey extension to side and rear of dwelling.”
- 3.2. This application was refused by Warwick District Council on 7th May 2020 for the following reasons:

1. *Policy HE1 of the Warwick District Local Plan 2011 – 2029 requires development to preserve or enhance the special architectural and historic interest of the District’s Conservation Areas. Policy BE1 of the Local Plan reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing.*

In the opinion of the Local Planning Authority, it is viewed that the part single storey part two storey side and rear extension would not react positively to the character of the local area and the Conservation Area setting and would fail to preserve or enhance its appearance and character as a result of its significant dimensions and siting. The proposal would result in less than substantial harm to the Heritage Asset and there are no public benefits that would outweigh the identified harm.

The development is thereby considered to be contrary to the aforementioned policies.

2. *Policy BE3 of the Warwick District Local Plan 2011 – 2029 states (inter alia) that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. Furthermore, the District Council has also adopted Supplementary Planning Guidance on the 45 Degree Guideline which aims to prevent any unreasonable effect on the neighbouring property by reason of loss of daylight or sunlight and by creating an unneighbourly and overbearing effect.*

It is the opinion of the Local Planning Authority the proposed part single storey part two storey rear wing extension breaches the 45 degree line to no.2 St Paul’s Terrace when measured from the nearest ground floor window serving habitable room in the rear elevation of that property. The height and depth of the extension creates an overbearing form of

development which causes unacceptable harm to the living conditions of that property by virtue of an unacceptable loss of outlook and light.

The proposal is thereby considered to be unneighbourly and contrary to the aforementioned policy.

- 3.3. The Applicant appealed the decision of Warwick District Council via the Written Representation Appeal procedure in May 2020. The Inspector dismissed the appeal on 16th July 2020.
- 3.4. The Inspector concluded that the proposed development would actually complement and preserve the character and appearance of the Conservation Area as a whole and would not harm its significance. This meant that the first reason for refusal from Warwick District Council fell away and the proposed development actually complied with Policies HE1 and BE1 of the Local Plan.
- 3.5. The Inspector agreed with Warwick District Council's second reason for refusal where the proposed development would result in an overbearing outlook from the rear ground floor window of 2 St Paul's Terrace and would unacceptably harm living conditions.

4. Design Principles

- 4.1. The proposed development is to extend the existing property by two storeys to the side, a part two storey, part single storey rear extension and internal reconfiguration of the staircase and rooms.
- 4.2. The proposed extension will create 35 square metres of additional floor space on the ground floor and 27 square metres of additional floor space on the first floor. The property currently has two bedrooms and this application proposes to add a third bedroom.
- 4.3. The scale of the works will remain subservient to the existing dwelling when viewed from St Paul's Terrace and so there will be no impact on the street scene. The proposed works to the property facing Linen Street will bring a much more visible addition to the existing property and will enhance the overall street scene.
- 4.4. The proposed development will benefit from a new slate tiled pitched roof which will replicate the existing roof, walls will utilise reclaimed bricks and the new windows will be of a double glazed timber sash design with decorative painted timber gables to the first floor window and new front door. This ensures that the proposed extension will be in keeping with the local vernacular of buildings within the Conservation Area.

Parking

- 4.5. The property as existing has no allocated parking. Warwick District Council's Parking Standards requires 2 spaces for a 2 or 3 bedroom property, the proposed development is not adding to parking requirements.
- 4.6. The existing property would require 2 spaces however, there is no off street parking provided along Linen Street and St Paul's Terrace and on street parking is very limited.
- 4.7. As the requirement for parking is not increased as a result of the proposed development, it is considered that there would be no material increase in the demand for parking.

Development Waste Minimisation

- 4.8. Various waste materials will be generated by the development and the Applicant will deal with them as follows:

- Topsoil to be reused for landscaping
- Foliage and timber to be chipped for compost
- Rubble to be reused as graded backfill
- Metals to be sold to merchants
- Plastics to licenced recycling
- Cardboard to licenced recycling

Access

- 4.9. Pedestrian access will be made to the site from the existing footpath from Linen Street. Pedestrians can also gain access directly from Linen Street into the property's rear garden.

5. Planning Policy

The National Planning Policy Framework 2023

- 5.1. Although the National Planning Policy Framework 2023 (NPPF) does not form part of the Development Plan, it contains the Government’s planning policies for England and is therefore an important material consideration in the determination of planning applications.
- 5.2. Sustainable development is the core principle underpinning the NPPF. There are three objectives to sustainable development: economic, social and environmental. Pursuing sustainable development involves seeking improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life.
- 5.3. Paragraphs 126 – 136 of the NPPF encourages the creation of high quality and well designed places. Identifying that good design is a key aspect of sustainable development and that good design results in places in which people want to live and work.

The Development Plan

- 5.4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and County Planning Act 1990 states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.5. At the time of writing, the Statutory Development Plan covering the application site comprises:
- Warwick Local Plan 2011 – 2029
 - Residential Design Guide Supplementary Planning Document (June 2018)
 - Parking Standards Supplementary Planning Document (June 2018)
- 5.6. Other relevant material considerations include:
- National Planning Policy Framework
 - National Planning Policy Guidance
- 5.7. The relevant policies of the Warwick Local Plan are:
- Policy BE1 – Layout and Design
 - Policy BE3 – Amenity

- Policy HE1 – Protection of Statutory Heritage Assets
- Policy TR3 – Parking

6. Assessment of Proposals against the Development Plan

Policy BE1 – Layout and Design

- 6.1. Policy BE1 requires new development to positively contribute to the character and quality of the area. The proposed extension to 1 St Paul's Terrace will enhance and harmonise with the surroundings of St Paul's Terrace and Linen Street whilst being sympathetic to the local architectural and historical distinctiveness of the area. The proposed extension is similar to extensions that have been carried out on neighbouring properties and the materials proposed will match that of the existing building. There are no proposed changes to the existing paths, streets or patterns of activity. This accords with criteria a, b, c, d, e, f, g and h of the Policy.
- 6.2. The proposals accord with criteria i of Policy BE1, there will be increased surveillance from the property as the proposed rear extension includes the addition of ground floor windows to the kitchen and dining area which has views out to Linen Street where the footpath extends to Warwick Racecourse.
- 6.3. There are no changes proposed to the existing cycling and walking routes and the proposals do not impact on any public open space, Warwick Racecourse is a very short walk from the property. The proposed extension still ensures that there is sufficient private open space associated with the property, there is an enclosed large front garden as well as a smaller rear garden. These will be landscaped accordingly once the proposed works have been completed. There are no changes to services and drainage infrastructure. Criteria j, k, l and m are therefore met.
- 6.4. The proposals make sufficient provision for sustainable waste management, the waste and recycling bins will be stored within the curtilage of the property as is what is currently in practice now. Therefore, criteria n is also met.

Policy BE3 – Amenity

- 6.5. Policy BE3 requires proposals to ensure that there is not an unacceptable adverse impact of nearby residents. The previous application that was dismissed at appeal was found to have an adverse effect on number 2 St Paul's Terrace due to the loss of privacy from the rear extension. This has now been rectified and there are now no windows proposed on the ground floor of the rear extension on the elevation which neighbours 2 St Paul's Terrace. Therefore, the proposals accord with Policy BE3.

Policy HE1 – Designated Heritage Assets and their setting

- 6.6. Policy HE1 requires proposals to demonstrate that proposed development will not lead to substantial harm to or total loss of the significance of a designated heritage asset.
- 6.7. The property sits within the Warwick Conservation Area and one of the reasons for refusal from Warwick District Council in May 2020 was on heritage grounds. The Planning Inspector who dismissed the appeal in June 2020 concluded that the proposed development would complement and preserve the character and appearance of the Conservation Area as a whole and would not harm its significance and therefore complied with Policies HE1 and BE1 of the Local Plan.

Policy TR3 – Parking

- 6.8. Policy TR3 states that development will only be permitted if it makes provision for parking which has regard to the location and accessibility of the site by means other than the private car, will not result in on street car parking detrimental to highway safety and takes into account the parking needs of disabled car users, motorcyclists and cyclists.
- 6.9. As detailed in Section 4 of this Planning, Design and Access Statement, the property has no on plot parking as existing and the proposed development is not adding to the parking requirements in line with Warwick District Council's Parking Standards.
- 6.10. There is on street parking along Linen Street which is controlled by Warwick District Council through residents permits and parking charges. The proposals will not have any adverse effect on the existing parking arrangements for cars, motorcyclists or cyclists and therefore is in accordance with Policy TR3.

Residential Design Guide Supplementary Planning Document (May 2018)

- 6.11. Appendix C of the Residential Design Guide SPD provides advice on the 45 Degree Guideline. The previous application was dismissed at appeal due to the loss of privacy to 2 St Paul's Terrace.
- 6.12. The revised proposals which are submitted for this planning application have ensured that the 45 Degree Guideline is adhered to.

7. Heritage

- 7.1. 1 St Paul's Terrace sits within the Warwick Conservation Area, it is not a Listed Building.
- 7.2. The character of this part of the Conservation Area is two storey terraced properties with rear wings and side courtyards in the adjoining dwellings.
- 7.3. The property has been subject to earlier extensions and conversions to the rear and this application includes the removal of these substandard buildings, along with internal alterations which are to be carried out as part of these proposals.
- 7.4. The existing windows and rainwater goods are to be retained on the existing property and the materials for the extension will be matched which will enhance the property.
- 7.5. The proposals will enhance and add to the character and appearance of the Conservation Area.

8. Conclusion

- 8.1. As detailed above, the proposals have been revised to take into account the reasons for dismissal at appeal in June 2020. It is believed that all reasons for refusal have now been overcome.
- 8.2. The proposals comply with all relevant Development Plan policies and National Guidance. As such, Warwick District Council are respectfully requested to approve this planning application as expeditiously as possible.