

Planning reference: R26/0345 – 42 Main Street, Willoughby – Proposed single storey front, side and rear extensions

The Parish Council **objects** to this application on the following grounds

1. This application is for a one-and-a-half storey extension over 5 metres high, not a single storey extension and is, therefore, misleading. The plans show the rear section of the proposed extension has a habitable upper floor with a door opened up from the shower room in the main house to allow a bath in the new pitched roof space. There is also a Velux window to allow light into this shower room extension.
2. There is no Design and Access Statement that shows how the applicant *has considered the distinctive character of the neighbouring area* (WNDP Policy W7 B.*). The proposal is out of keeping with the main house and the other houses in this distinctive row of terrace houses. The proposed garage is very intrusive, both in terms of its 5 - 6 metre projection from the building line and the large, dominating up and over door.
3. The extension does not meet WNDP Policy W7 E.* as it is not *sympathetic in design to the principal building* As 2. above.
4. Although not technically a requirement, the Parish Council would have liked to see a commitment to *Electric charging points for vehicles provided on external elevations or in garages.* (WNDP Policy W7 J. *).
5. The application states that there is parking for three cars but there is no information on how these vehicles will be able to exit the front driveway in forward gear, given the amount of land taken up by the proposed garage, nor is there any indication that pre-application advice has been sought from Warwickshire Highways.
6. The width of the space down the side of the proposed extension is very narrow - under 2 metres at the front and 1 metre at the other end. The narrowness of this gap between the proposed extension and the public right of way to the left would considerably diminish the open character of this part of the village.

* WNDP - Willoughby Neighbourhood Development Plan
Policy W7: Encouraging High Quality and Sustainable Design - New development proposals and alterations and extensions to existing buildings should incorporate the following design principles as relevant to the site and its location