

Application No: W 11 / 0931

Town/Parish Council: Leamington Spa

Registration Date: 28/07/11

Case Officer: Jo Hogarth

Expiry Date: 22/09/11

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43 Beauchamp Avenue, Leamington Spa, CV32 5TD

Application for the variation of condition 4 on p.p W10/1097 for the use of powder coated aluminium external frames to folding doors instead of timber (variation of planning permission W/10/1097 for the formation of a rear basement lightwell and external alterations) FOR Dr G Gilbert

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: Objection as the Town Council supports the original condition as it would be detrimental to the appearance of the Conservation Area.

CAAF: To be reported in the addendum.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

In 2009, (ref: W/09/0160) planning permission was granted for a single storey rear extension together with a new window at second floor level. A further application (ref: W/10/1097) was granted for the formation of a lightwell at the rear. Both applications were determined under delegated powers.

KEY ISSUES

The Site and its Location

The site relates to a non-listed building located within the Conservation Area on the north side of the road and is accessed off the main Beauchamp Avenue by an in and out driveway which serves a row of 9 houses, most of which are listed, with this property being a later addition infill. The area is predominantly residential in character with Trinity Street running parallel to Beauchamp Avenue.

Details of the Development

The application seeks to vary a condition (number 4) of planning permission W/10/1097 which requires the door frames to the basement lightwell to be constructed in timber. The applicants would like to use powder coated aluminium doors in lieu of timber.

Assessment

I consider the key issues relating to this application to be the impact on the appearance of the building and the wider Conservation Area.

In my opinion, the use of powder coated aluminium instead of timber framed doors would not result in significant harm to the character or appearance of the Conservation Area. It would not be largely visible from any public vantage points as the doors would be on the rear of the property and would relate to a contemporary element on the rear which has consent for a projecting canopy. The Council's Principal Conservation Architect has visited the property and is content that the use of powder coated doors would be acceptable in this instance. I am therefore satisfied that there would be no adverse impact on the Conservation Area such that would warrant refusal of permission.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than 11 October 2013. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings, and specification contained therein, submitted on 28 July 2011 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 All new railings for the development hereby permitted shall be metal. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 4 All external facing materials for the partial blocking up of the side doorway hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. The proposal is therefore considered to comply with the policies listed.
