

Planning Committee: 22 June 2005

Item Number: 35

Application No: W 05 / 0643

Registration Date: 12/05/2005

Town/Parish Council: Whitnash

Expiry Date: 07/07/2005

Case Officer: Sarah Laythorpe

01926 456554 planning_east@warwickdc.gov.uk

89 Whitnash Road, Whitnash, Leamington Spa, CV31 2HB

Erection of dormer windows to side and rear elevations FOR Mr Paul Freelove

SUMMARY OF REPRESENTATIONS

Town Council : raise objection on the grounds that the development would be detrimental to the streetscene.

RELEVANT POLICIES

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

PLANNING HISTORY

Planning permission (ref : W2002/1610) was granted in 2002 for the erection of a single storey rear extension and replacement of a flat roof with pitched roof at rear.

KEY ISSUES

The site and its location

The application site relates to a semi-detached two storey property on Whitnash Road. The properties within the streetscene are of a variety of styles and sizes, the adjacent property is a bungalow. The Doglands lies in close proximity to the South of the site. a property in The Doglands lies at the rear of the application site albeit some considerable distance.

Details of the development

The application proposes the construction of a side dormer window and a rear dormer window.

Assessment

The ridge height of the rear dormer window is set below the existing roof line and is of a relatively modest size. The installation of this dormer window will not cause harm to neighbours and will not create overlooking of 77 The Doglands or the adjacent neighbours. The side dormer is also of a relatively modest size. The side dormer is both set back and set down from the original ridge line and thus will not create the effect of a truncated roof line.

It is considered that, due to the nature of the different styles and sizes of the adjacent properties to the application site, the proposed development will not have a negative impact on the streetscene.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above

RECOMMENDATION

GRANT, subject to the following conditions:

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 1, and specification contained therein, submitted on 25/4/2005 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 Local Plan Policy ENV3.
 - 3 All external facing materials for the development 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 ENV3 of the Warwick District Local Plan.
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