

Planning Committee: 23 November 2005

Item Number: 09

Application No: W 05 / 1713

Registration Date: 17/10/05

Town/Parish Council: Leamington Spa

Expiry Date: 12/12/05

Case Officer: Sarah Laythorpe

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8 Sherwood Walk, Lillington, Leamington Spa, CV32 7BQ

Installation of roof dormers to front/rear elevations FOR AD Richards ESQ

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

SUMMARY OF REPRESENTATIONS

Town Council: raises objection on the grounds that the rear dormer is over large, poor design and detrimental visual impact on roofscape.

WCC (Ecology): I recommend a note relating to bats as protected species is added to any approval granted should the proposal be affecting the roofspace.

Neighbours: No representations received.

RELEVANT POLICIES

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

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

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

PLANNING HISTORY

W050749 - Planning permission was refused for a previous scheme involving a front and rear dormer window. The application was refused on the grounds that the then proposed front dormer would be 'an alien incongruous feature in the streetscene which would set an unacceptable precedent, thus eroding the character of the streetscene and that of the original property'.

KEY ISSUES

The Site and its Location

The application property is a bungalow with a recessed front elevation which incorporates a 2-storey flat-roofed element, and is similar in size and design to the other properties in the streetscene.

Details of the Development

The proposal seeks to erect two flat-roofed dormer windows, one which would project across part of the roofslope of the front elevation and another larger dormer window which would project across the entire width of the rear of the property.

This application is an amended scheme to the previously refused application W050749. This scheme proposes a much smaller front dormer window, 2.1 m wide compared with 3.5 m wide as previously refused; it would have a similar appearance to another front dormer window nearby in the streetscene in Sherwood Walk.

The rear dormer window would be identical in size and design to that of the adjacent semi-detached property No.6 Sherwood Walk.

Assessment

It is now considered that the front dormer element of this proposal would be an acceptable alteration to the front roofslope of the property by reason of its significant reduction in size and bulk in comparison to the previous refused scheme, W050749.

Whilst I note the objections of the Town Council regarding the rear dormer being too large, I believe that it would not be possible to sustain a refusal to this element of the design as the neighbouring property has a rear dormer window of identical size and appearance.

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 three years from the date of this permission.
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 drawing (S.800.4 Rev B), and specification contained therein, submitted on 17th October, 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.
