

Planning Committee: 23 May 2006

Item Number: 07

Application No: W 06 / 0454

Registration Date: 20/03/06

Town/Parish Council: Leamington Spa

Expiry Date: 15/05/06

Case Officer: Sarah Laythorpe

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33 Crawford Close, Lillington, Leamington Spa, CV32 7HA

Erection of ground floor rear extension and loft conversion FOR Mr & Mrs
Morris

This application was deferred at Planning Committee on the 3rd May, 2006, to enable a site visit to take place on 20th May, 2006. The report which follows is that which was presented previously.

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

SUMMARY OF REPRESENTATIONS

Town Council: objects on the grounds that 'the proposal is considered to represent overdevelopment of the site.'

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING HISTORY

No relevant planning history.

KEY ISSUES

The Site and its Location

The application site comprises a detached bungalow located at the top of a cul-de-sac on the turning head. The rear of the existing dwellinghouse is located approximately 40 metres from the rear of properties in Helmsdale Road and Braemar Road.

Details of the Development

It is proposed construct a single-storey rear extension and convert the loft into habitable accommodation. The rear extension would project out 3.85 metres

from the existing rear face of the property and would extend across the width of the property, with an additional extension projecting out towards the shared boundary with 30 Crawford Close.

With regard to the loft conversion, the scheme proposes to extend the roof by constructing a projecting rear gable. It proposes a number of velux windows in the front and side elevations and a set of inward opening french doors behind a juliet balcony and full length windows in the rear elevation.

Assessment

Due to the position of the application site at the top of the turning head, the neighbouring properties are positioned so that the rear windows are angled away from each other. Therefore, I do not consider that this scheme would have an effect on light to these windows. The scheme complies with the Council's Supplementary Planning Guidance on the 45 Degree Code. Although the extension is quite large, it would extend out at the rear and would therefore have no effect on the character of the original property as viewed from the streetscene.

The roof extension which would result in an extension to the existing ridge length of approximately 9 metres would have no significant effect on the streetscene in terms of size, scale and design as it would extend out into the rear garden of the property. With regard to impact on neighbouring properties, due to the relative orientation of the application site to 30 and 31 Crawford Close, I do not consider this extension would result in an unacceptable adverse impact in terms of loss of outlook or in terms of having an overbearing effect on these properties. It is considered that the french doors and full length windows would be acceptable and would not result in loss of privacy or overlooking, as the rear elevations of properties in Helmsdale Road and Braemar Road are positioned approximately 40 metres away therefore it is considered that distance would mitigate any harm.

Whilst I note the Town Council objection regarding the proposal being an overdevelopment of the site, it is considered that the capacity of the application site would be sufficient to accommodate the extension without the extended dwellinghouse appearing as cramped and overbearing.

RECOMMENDATION

GRANT subject to the conditions listed below.

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 drawings (0603.03, 0603.04), and specification contained therein, submitted on 20th March, 2006 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.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.
