

Planning Committee: 02 November 2005

Item Number: 18

Application No: W 05 / 1565

Registration Date: 13/09/05

Town/Parish Council: Whitnash

Expiry Date: 08/11/05

Case Officer: Alan Coleman

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104 Landor Road, Whitnash, Leamington Spa, CV31 2JZ

Erection of a two storey side and single storey rear extension. FOR Mr & Mrs
Varney

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

SUMMARY OF REPRESENTATIONS

Town Council: Object on the grounds that the proposal constitutes over-development of the property and would not be in-keeping with the street scene.

Neighbours: No representations received.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
The 45 Degree Guideline (Supplementary Planning Guidance)

PLANNING HISTORY

There is no planning history of relevance to the proposals.

KEY ISSUES

The Site and its Location

The premises comprise one of a pair of semi-detached houses situated on the western side of Landor Road within an established residential area containing properties of broadly similar type, design and appearance. The dwelling is set back from the road frontage behind a forecourt parking area contained by a low brick boundary wall. The neighbouring dwellings to the south have a staggered formation reflecting the curve of the road at this point and are generously spaced apart at regular intervals. The properties to the north are set forward in the street scene along a common alignment and are generally spaced closer together. The neighbouring dwelling at 102 Landor Road is also orientated to face away from the property parallel with the site boundary. The

properties are separated by single storey garages that provide an overall separation distance of some 10 metres between the side elevations of the main bodies of the dwellings when measured from the front elevation of No.104.

Details of the Development

The proposal is for the erection of a two-storey side extension and single storey rear extension to provide an extended garage, utility room and dining room at ground floor and a master bedroom with en-suite bathroom at first floor. The proposed side extension has a stepped design to maintain a separation distance of at least 1 metre from the site boundary and would be subservient to the main body of the original dwelling at first floor and ridge height, in accordance with preferred design practice. The proposed rear extension would extend some 3.5 metres beyond the rear elevation across the width of the main body of the original dwelling and would project 0.5 metres beyond the rear elevation of the adjoining single storey extension at the rear of 106 Landor Road. The development is proposed to be constructed in facing bricks and roof tiles to match the existing dwelling.

Assessment

I note the objection of the Town Council. However, I consider the site has sufficient capacity to accommodate the proposed development in an acceptable manner in terms of design, appearance and impact on neighbouring residents' amenities. In my opinion, the stepped design of the development both in roof height and footprint would ensure that it would not have an unduly overbearing, nor harmful effect on the original architectural integrity of the original dwelling or the street scene. The development would also comply with *The 45 Degree Guideline* SPG when measured from both 102 and 106 Landor Road.

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 710 - 02, and specification contained therein, submitted on 13 September 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 Policy (DW) ENV3 of the Warwick District Local Plan 1995.

- 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 (DW) ENV3 of the Warwick District Local Plan 1995.