

**Planning Committee:** 05 April 2006

**Item Number:** 15

**Application No:** W 06 / 0210

**Registration Date:** 15/02/06

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 12/04/06

**Case Officer:** Sarah Laythorpe

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**16 Wasdale Close, Leamington Spa, CV32 6NF**  
Erection of a first floor rear extension FOR Mr R J Wesson

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

### **SUMMARY OF REPRESENTATIONS**

**Town Council:** objection - (1) This proposal was felt to be another example of over-development of the area.(2) Concern was expressed over the high roof height which would lead to a loss of light to the occupiers of No.17 Wasdale Close.

**Neighbours:** Brookhurst Primary School - supports the application

### **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**

There is no relevant planning history.

### **KEY ISSUES**

#### **The Site and its Location**

The application site comprises a 2-storey link-detached property located on the south side of Wasdale Close. Development is currently underway on a single-storey rear extension, which is being constructed under 'Permitted Development'. As existing, the property has a single-storey attached side garage.

#### **Details of the Development**

The scheme proposes a first floor extension above part of the existing kitchen towards the rear of the property. It would be set back 4 metres from the front

of the property and would be set-in 1 metre from the side of the property. The scheme has been amended to show a hipped roof in order to reduce the impact onto the adjacent neighbour 17 Wasdale Close and in order to achieve greater spacing between the properties.

## **Assessment**

The proposed first floor extension is in compliance with Warwick District Council's established design practice for householder extensions as the first floor would be set-in 1 metre from the boundary of 17 Wasdale Close which would create a break between the properties and would prevent a terracing effect. The extension would be set-back significantly from the front of the property, therefore it would still be possible to distinguish the original property from the extended property and therefore retains the character of the original house.

Whilst I note the objections from the Town Council regarding overdevelopment and loss of light to 17 Wasdale Close due to the height of the roof, the scheme would comply with Warwick District Council's Supplementary Planning Guidance on the 45 Degree Code as the extension would not project any further forward than the existing rear building line. In terms of overdevelopment, I consider that this extension, which would be constructed above the existing footprint of the property, would result in an acceptable extension to this property and would not appear as a cramped and incongruous addition on this application site.

The scheme, as amended, shows a hipped roof which reduces the bulk and massing onto 17 Wasdale Close and increases the gap between the two properties. The first floor would be set in 1 metre from the shared boundary but the neighbouring property is built hard against this boundary therefore there is an increased potential for a terracing effect in the streetscene. Hipping the roof reduces the potential terracing effect and would have less of an overbearing impact on the adjacent neighbouring property.

## **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 (1/4, 1/3), and specification contained therein, submitted on 15th February, 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.