

Planning Committee: 12 July 2005

Item Number: 21

Application No: W 05 / 0899

Registration Date: 02/06/2005

Town/Parish Council: Leamington Spa

Expiry Date: 28/07/2005

Case Officer: Sarah Laythorpe

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33 Alexandra Road, Leamington Spa, CV31 2DQ

Erection of two storey side extension and single storey rear extension FOR Mr
D Aulak

This application is reported to Committee due to receipt of an objection from Leamington Spa Town Council to the application as originally submitted.

SUMMARY OF REPRESENTATIONS

Town Council: *'The proposal will have an adverse impact on the streetscene by virtue of creating a terracing effect.'*

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)

PLANNING HISTORY

No relevant planning history for this application.

KEY ISSUES

The Site and its Location

The streetscene comprises of 2-storey semi-detached properties, the majority of which are regularly-spaced at first floor. The application site has a single storey attached garage at the side of the property, which is a common feature in this streetscene.

The site lies outside of the Conservation Area.

Details of the Development

This is an application for a first floor side extension and a single storey rear extension. The proposal aims to increase the length of the garage by bringing it forward in line with the existing building line. At the rear, the scheme intends to infill the area behind the garage and would bring it within 0.7 metres of the boundary at the ground floor.

Amended drawings have been received to improve the design of the first floor aspect of the proposal by bringing it in line with our current design guidelines on household extensions. The drawings now show a 1 metre 'set-in' from the side boundary at first floor and a 450mm 'set-back' from the front elevation at first floor which are in compliance with the aforementioned design guidelines.

Assessment

The amended drawings are now in compliance with established design practice on household extensions, therefore, it is considered that the proposal would be acceptable and would not result in the loss of regular spacing at first floor and would not create a terracing effect in the streetscene. The extension would also appear as a subservient element to the original house.

Whilst I note the objection from the Town Council regarding the creation of a terracing effect, their objection was made prior to the receipt of the amended drawings. It is therefore considered that the proposal is acceptable in terms of retaining the character of the original house and 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 (03A), and specification contained therein, submitted on 28th June, 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.
