

**Planning Committee:** 02 November 2005

**Item Number:** 08

**Application No:** W 05 / 1466

**Registration Date:** 31/08/05

**Town/Parish Council:** Bishops Tachbrook

**Expiry Date:** 26/10/05

**Case Officer:** Fiona Blundell

01926 456545 [planning\\_east@warwickdc.gov.uk](mailto:planning_east@warwickdc.gov.uk)

**54 Mallory Road, Bishops Tachbrook, CV33 9QY**

Erection of a ground floor rear and side extension FOR Mr S Uddin

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

### **SUMMARY OF REPRESENTATIONS**

**Parish Council:** Object on grounds that the creation of a separate habitable space may lead to a separate residential unit; the construction of the existing garage as shown would appear not suitable for conversion and the direct access from the garage to the bed sit.

**Environmental Health:** No objection following amended plans. Recommend condition to ensure it is not a separate dwelling.

**1 Neighbour letter:** Support.

**1 Neighbour letter:** Objects on grounds that the plans show the boundary in dispute.

### **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 have been no previous planning applications on this property.

### **KEY ISSUES**

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

The site relates to the right hand side of a pair of semi-detached properties of similar design and style as those surrounding it. There is an attached carport area and garage to the side of the property and a long rear garden measuring over 40 metres. This is a predominantly residential area outside the Conservation Area.

## **Details of the Development**

The proposal seeks to erect a single storey side and rear extension to provide a lounge, garage area and bedsit attached to the garage. The bedsit is largely a conversion of the existing garage but extended into the proposed new garage area.

## **Assessment**

I consider the main issue to relate to impact on neighbouring amenities. There is no breach of the Council's adopted 45 degree line and I am satisfied that the design of the development is in keeping with the property and the surrounding area. Following advice from Environmental Health, the scheme has been amended to comply with their requirements in relation to space standards and ventilation.

The adjoining half of the semi has a single storey rear extension and I am satisfied that their outlook will not be adversely affected. The neighbour on the other side has a garage along the boundary and as such I do not consider this proposal to cause harm to their enjoyment of their property.

The creation of a bedsit area linked to the occupation of the main dwelling does not in itself require permission and the conditions set out in the recommendation will ensure that a separate dwelling is not created.

## **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 numbers 1857/2A and 1857/1B and specification contained therein, submitted on 31 August 2005 and 3 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.
  - 4 This permission authorises the erection of an extension to the existing dwelling and shall not be construed as permitting the erection of a separate dwelling unit. **REASON** : Since there is insufficient parking and amenity space for a separate dwelling.
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