

Application No: W 05 / 2049

Town/Parish Council: Leamington Spa
Case Officer: Fiona Blundell
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Registration Date: 21/12/05
Expiry Date: 15/02/06

16 Telford Avenue, Lillington, Leamington Spa, CV32 7HL

Erection of a two storey side extension & single storey rear and front extensions FOR Mr
A Dhesi

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

SUMMARY OF REPRESENTATIONS

Town Council: "Concern is expressed at the length of the single storey extension and the impact that this will have on no.18 Telford Avenue, in terms of loss of light".

Neighbours: Objections have been received from the neighbours at Nos 14 and 18< relating to the following concerns. The proposed two storey side extension would fail to harmonise with the streetscene due to the potential terracing effect and would have a overbearing effect. It would also result in a reduction in light to the front of No. 18. Concerns were also expressed relating to the rear single storey extension would lead to loss of daylight into the garden of No. 18 and loss of privacy to the garden and first floor and ground floor windows of No. 14.

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 on this site.

KEY ISSUES

The Site and its Location

The application site comprises a semi-detached property which is situated on the east side of Telford Avenue. The property is set within a well established residential area where the street scene is defined by properties of similar style, design and external appearance on this side of the road. The property has been previously extended by a modest rear kitchen extension and has a carport attached to the side of the property, together with a detached garage, workshop and green house located at the rear of the property.

Details of the Development

The application has been amended to seek permission to erect a porch, a single storey rear and side extension, which would link into the converted rear garage/ workshop and greenhouse. The first floor side extension has been omitted in place of a loft conversion, incorporating a rear dormer window and a side facing dormer window.

Assessment

In terms of design, I consider that the amended scheme would sit comfortably within the street scene, using materials appropriate with the locality.

I note the concerns from the neighbours and Town Council. With regard to the two storey extension, I consider that the amended scheme would now satisfy the neighbour's concerns regarding potential loss of daylight. Furthermore, I consider that the porch extension would be acceptable as it would not breach the Council's 45 code.

With regard to the conversion of the rear garage, workshop and green house, I consider that as the scheme would not result in an additional 'footprint' to these outbuildings or to any significant change in their use, it would not warrant a refusal.

I am of the opinion therefore that the proposal would not conflict with the provisions of the general development principles of the Local Plan.

RECOMMENDATION

GRANT, subject to 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 drawing as amended 05-136-2B and 05-136-3B, and specification contained therein, submitted on 27th January 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.
