

Planning Committee: 01 February 2006

Item Number: 08

Application No: W 05 / 1913

Registration Date: 20/12/05

Town/Parish Council: Leamington Spa

Expiry Date: 14/02/06

Case Officer: Alan Coleman

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16 Almond Avenue, Leamington Spa, CV32 6QD

Increase in height of roof ridge by 1.0 metres, installation of an additional rooflight to front roof slope and alterations to door and window openings in rear elevation and to dormer window roofs (retrospective amendments to Planning Application W04/0192).

FOR Mr and Mrs S Dhoot

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

SUMMARY OF REPRESENTATIONS

Town Council: *"The proposal is over intensive, inappropriate in terms of its size and scale to the original dwelling, resulting in development that will relate poorly to the immediate built environment."*

Neighbours: One letter in support of the application from the residents of 9 Almond and one letter of objection from the resident of 24 Almond Avenue on the grounds that the magnitude of the development is totally inappropriate to its surroundings and the increase in size, particularly height at the rear together with the increase in numbers of windows significantly impacts upon privacy.

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).
- Distance Separation (Supplementary Planning Guidance)
- The 45 Degree Guideline (Supplementary Planning Guidance)

PLANNING HISTORY

At the meeting on 17 May 2004 planning permission was granted by the Planning Committee for the erection of a two-storey side and rear extension, together with single-storey rear gymnasium and conservatory extensions and the construction of a new hipped roof which would retain bedroom accommodation served by three dormer windows in the rear roof slope and two rooflights in the front (WDC Ref: W04/0192). The plans incorporated a ground floor kitchen and a first floor lounge each with two windows in the central part of the rear extension.

KEY ISSUES

The Site and its Location

The property stands on the eastern side of Almond Avenue within an established residential area comprising mainly two-storey detached houses of varying design and appearance along a broadly consistent building line.

The properties are served by large rear gardens exceeding 30 metres in length that adjoin smaller rear gardens of neighbouring dwellings to the east that are also in Almond Avenue.

Details of the Development

The scheme approved under application W04/0192 has now been implemented but has been constructed a metre taller at the ridge, together with other alterations comprising the installation of an additional rooflight to the front roof slope and alterations to door and window openings in the rear elevation and to the dormer window roofs. Retrospective consent is now sought for these amendments.

Assessment

I note the objections from the Town Council and neighbouring resident regarding the impact of the proposals. Whilst the dwelling is undoubtedly greater in height at the ridge and more visually prominent in the street scene, nevertheless, I do not consider this renders the proposal unacceptable either in itself or in comparison with the approved scheme. I remain of the opinion that the site has the capacity to accommodate the development without detriment to the setting of neighbouring properties or the character of the street scene.

With regard to loss of privacy from overlooking, the number of central first floor lounge windows in the rear elevation has increased from two to three and from four to five windows overall. The number and size of the bedroom windows either side remains the same. (Three kitchen doors have also been installed in lieu of two windows at ground floor). However, in terms of their size the overall width of the first floor lounge windows has been reduced from 2no. 3.6 metre wide windows to 3no. 1 metre wide windows.

Whilst I accept that the increase in the number of first floor windows has caused a greater perception of overlooking, nevertheless I do not consider the actual impact is so unacceptable in comparison with the approved scheme such as to warrant refusal on these grounds. The proposals also comply with the Council's adopted Supplementary Planning Guidance on 'Distance Separation'.

RECOMMENDATION

GRANT.

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.
