

**Planning Committee:** 05 April 2006

**Item Number:** 05

**Application No:** W 06 / 0091

**Registration Date:** 18/01/06

**Town/Parish Council:** Barford

**Expiry Date:** 15/03/06

**Case Officer:** Martin Haslett

01926 456526 [planning\\_west@warwickdc.gov.uk](mailto:planning_west@warwickdc.gov.uk)

**32 Wellesbourne Road, Barford, Warwick, CV35 8EL**

Single storey link between existing house and garage. New bay window to existing garage FOR Mr R Taylor Watts

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**SUMMARY OF REPRESENTATIONS**

**Parish Council:** objection- the size and design of the building does not fit in with its surroundings.'(comments on original plans)

**Neighbour:** one objection on grounds of loss of light to adjoining windows, overcrowded appearance, impact on adjoining magnolia tree, contrary to distance separation standards.(comments on original plans)

**RELEVANT POLICIES**

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (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).
- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

**PLANNING HISTORY**

The garage, which is the subject of the current application, was not built as part of the original house, but was the subject of a planning permission given in 2003 (W03/681). There have been previous extensions to the house.

In addition, the adjoining house, at 2 Westham Lane, has recently been the subject of large extensions.

**KEY ISSUES**

**The Site and its Location**

The house, built in the 1950s, is set back from Wellesbourne Road and is served by a small service road. The recently-constructed garage is in front of

the house, although, due to the depth of the plot, is still some distance from the highway boundary.

The adjoining house, at 2 Westham Lane, has recently had large side extensions, which are close to the proposed development site.

### **Details of the Development**

It is proposed to construct a single storey link between the existing house and the new garage, so that the garage can be converted into a playroom. The link would be 4.5m square and would have a maximum height of 3.5m. The roof design has been amended since the original submission so as to lower the ridge and move it further from the boundary with the neighbour, by incorporating a small section of flat roof. The ridge of the roof as shown on the original application was 4m.

The works to the garage are mainly permitted development, but include a an oriel type bay window in the gable at first floor, over the existing garage doors.

### **Assessment**

Although the site is in a prominent position, the distance of the works from the road and the fact that it will be screened by the existing garage mean that the proposals will have comparatively little impact on the street scene. The principal issue, therefore, is the impact that the development would have on the adjoining dwelling.

The extensions to the neighbouring house have included a two storey extension adjoining the application site, which incorporates a dining room on ground floor. This room has two windows, one looking to the rear, onto the side wall of the application property, and the other onto the side, outlooking onto the application site. The rear window has limited light, due to its position, so it is fair to conclude that the side window is the principal window of the room.

This window currently looks onto the side boundary wall, which could (without planning permission) be raised to 2m in height and the impact of the proposals have therefore to be judged in relation to this fact. The wall of the proposed extension would be about half a metre from the boundary and would be 2.5m high. This section of the roof would be flat, with a ridged section further from the boundary of the site. Given the dimensions of the proposals, the flat roof design and the modest increase of the wall over that which would be allowed under permitted development, I do not consider that the development would have a sufficiently serious impact on the adjoining dwelling as to merit a refusal of permission. In these circumstances I cannot agree with the objections of the parish council or the neighbour.

### **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 TW/01, 02A, 03A, 04A, and 05A and specification contained therein, submitted on 10 March 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.

## **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 or the character of the conservation area. The proposal is therefore considered to comply with the policies listed.