

Planning Committee: 02 November 2005

Item Number: 05

Application No: W 05 / 1426 LB

Registration Date: 24/08/05

Town/Parish Council: Leamington Spa

Expiry Date: 19/10/05

Case Officer: Fiona Blundell

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14 Lansdowne Circus, Leamington Spa, CV32 4SW

Proposed single storey extension and demolition of porch and wc. FOR Mr
and Mrs R Dover

This application is being presented to Committee due to the number of objections and an objection from the Town Council having been received to the application as originally submitted.

SUMMARY OF REPRESENTATIONS

Town Council: Objections were received on the following grounds:

1. *'The proposal would create a terracing effect.'*
2. *'The extension doesn't compliment the beautiful street scene.'*

English Heritage: Recommendation that *'The scheme should be reduced in scale and appropriate high quality new materials should be used for the construction'*.

Neighbours: 6 objections were received, expressing the following concerns which predominantly related to the height of the proposed extension. It was considered that the proposed extension would obtrude above the top of the linking walls, creating a visually intrusive element in the street scene and an adverse impact on the listed buildings within the Circus.

7 letters of support for the proposed extension were received.

NB: The above representations relate to the application as originally submitted.

RELEVANT POLICIES

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

(DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP9 - Restoration of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

There is no planning history relevant to this application.

KEY ISSUES

The Site and its Location

The application site relates to a Grade II * Listed Building and which forms part of an important 'circus' of semi-detached villas of classic Regency design within the Conservation Area.

Details of the Development

The proposal as amended seeks permission to demolish an existing porch and wc and to erect a single storey side extension to provide a cloakroom with wc, wash basin and coat cupboard.

NB: The application as originally submitted was for a larger extension incorporating a bedroom and doorway/stairs to the rear garden.

Assessment

Following negotiations, the scheme has been significantly reduced to omit the originally proposed bedroom accommodation. I am now satisfied that the amended proposal has been altered so that it would comply with the recommendations of English Heritage. Whilst I note the neighbours' concerns regarding the height of the proposed extension, the proposal has been amended to be in line with the existing ridge height of the existing porch, and as such would not result in an increased impact. I am of the opinion therefore that the amended proposal would not have an adverse impact on the character, setting or historic integrity of this Listed Building.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions following reference of the application to the Secretary of State:-

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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(s) 1160/04d, and specification contained therein, submitted on 17th 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 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **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 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.
- 5 All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority. **REASON** : To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy ENV11 of the Warwick District Local Plan 1995.
