

Planning Committee: 12 July 2005

Item Number: 10

Application No: W 05 / 0630

Registration Date: 18/04/2005

Town/Parish Council: Warwick

Expiry Date: 13/06/2005

Case Officer: Will Charlton

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4 Myton Crescent, Warwick, CV34 6QA

Erection of front two-storey extension to provide a double garage with bedroom and en-suite over FOR Mr & Mrs R Hewitt

This application was deferred at Planning Committee on the 22nd June 2005, to enable a site visit to take place on 9th July 2005. The report which follows is that which was presented previously.

SUMMARY OF REPRESENTATIONS

Town Council: No objection.

Warwick Society: Object to the proposal as it would come forward of the building line so setting a precedent for similar developments in the crescent. The extension would be out of character with the layout and design of the existing houses.

Neighbours: A total of 2 letters of objection have been received from residents in the vicinity (No20 Myton Crescent & 211 Myton Road) mainly relating to encroachment of the extension in front of the building line. The property has been previously extended and did not encroach forward. The proposal would not retain the character of crescent as the open front garden would not be kept. It is considered that the scheme would be "detrimental to the existing street scene by completely changing the current open aspect of the front gardens of all the other houses in Myton Crescent", the proposal does not comply with PPG3 which requires development to be well designed and have "regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality". It would create an unacceptable precedent, reducing the area available for parking, whilst the additional bedroom could result in an additional car at the house. This then could lead to cars being parked on the narrow road which is congested at school times.

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)

PLANNING HISTORY

Outline Planning Permission was originally granted for the Myton Crescent development and then full details for this particular plot in the 1950's. Since then the only permission granted on the property was for a first floor side extension and front canopy in 2000.

KEY ISSUES

The Site and its Location

The application property is situated at the start of Myton Crescent, with the neighbour to the north (2 Myton Crescent) facing out onto Myton Road, with the rear elevation of that property facing the side of No 4. The double garage to the Myton Road property is set adjacent to the application property, separated by a large mature screening hedge and trees.

The property, as are all in Myton Crescent, is set in a very large mature plot, with a depth of approximately 65m, with the dwelling being set back from the road by approximately 16m, whereas the nearest property to Myton Crescent, No 16, is set approximately 13m back from the road. All the properties in the Crescent have very mature planting in the front gardens, with a number, including the application property having roadside hedges. This, together with the size of the properties, means that the properties are not readily read in conjunction with each other.

Details of the Development

It is proposed to erect a front two-storey extension, with the first floor being located partly within the roofspace, thereby resulting in a lower eave height (4.5m rather than 5.5m) and ridge height (7.5m rather than 8.5m) than the existing property. The extension would protrude approximately 4.5m from the main part of the ground floor of the property, and 5.5m from the first floor, thereby providing a double garage, with a bedroom and ensuite above at first floor.

Assessment

The extension proposed has been designed so as to appear subservient to the main dwelling, with lower eave and ridge heights. It is also proposed with a hipped front elevation, thereby replicating the style of the existing property, which is characterised by its hipped roofs. Although the majority of the properties in this part of Myton Crescent were built in the 1950's, they all have different styles and characteristics. It is therefore considered that the extension proposed would not be out of keeping with the general character of these individual properties and street scene.

Whilst noting the principles behind the references made from PPG3, these relate to housing development and are therefore out of context with regard to residential extensions. The main objections relate to the fact that the proposed extension would protrude forward of the general 'building line'. Although the District Council does not operate a building line the overall concept of how a property sits within the street scene is still considered valid.

Although the extension would come forward of the front elevation of the house, thereby reducing the set back from the road from 16m to 10m, it is considered that it would still provide a substantial set back and as such would not over dominate the road. As stated, due to the large amount of mature vegetation, the properties along Myton Crescent are not easily viewed as a whole and therefore, although on plan the extension would 'jump forward', it is not considered that the development would adversely affect the overall character and form of the street scene.

As the application property is situated at the end of Myton Crescent, the proposed front extension would create a 'full stop' at the end of the dwelling, whilst still retaining a very large front garden, well screened by mature planting and a roadside hedge. I cannot therefore agree with the objections which regard the extension as "detrimental to the existing street scene by completely changing the current open aspect of the front gardens of all the other houses in Myton Crescent".

Although the scheme would result in the loss of the existing garage, which could be converted without the need for planning permission, and some parking to the front of the property, the scheme still proposes a double garage and sufficient parking to the front for in excess of two vehicles. Proposed parking is therefore in excess of current Government Guidance. Whilst Myton Crescent is relatively narrow, it is not considered that the reduced frontage would cause additional on street parking to such an extent as to cause a highway nuisance and therefore warrant refusal.

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 five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 4436-11, 4436-14, and 4436-17 and specification contained therein, submitted on 18 April 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission, shall be placed at any time in the northern side elevation of the extension. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.
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