

**Planning Committee:** 05 April 2006

**Item Number:** 10

**Application No:** W 06 / 0186

**Registration Date:** 07/02/06

**Town/Parish Council:** Warwick

**Expiry Date:** 04/04/06

**Case Officer:** Sarah Laythorpe

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**10 Gadshill, Heathcote, Warwick, CV34 6XH**

Erection of two storey side extension and rear conservatory FOR Mr MA  
Ahmed

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

**SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** objects on the grounds of 'in terms of scale, height, form & massing the development would be an unacceptable impact on the amenity of adjoining properties & the two storey extension would result in an un-neighbourly impact on adjoining property by reason of its overbearing nature & that in accordance with WDC policy the application should be refused.'

**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.

**KEY ISSUES**

**The Site and its Location**

The application site relates to a 2-storey detached dwelling of similar design and external appearance as those which surround it. It is located within the Warwick Gates development and this particular streetscene forms the outer boundary of the development therefore there is no neighbouring property to the north of the application site.

**Details of the Development**

It is proposed to construct a 2-storey side extension and a rear conservatory. The two-storey extension would be located behind the existing single-storey attached garage and would be set-down from the existing ridgeline of the dwellinghouse. The conservatory would be located close to the shared boundary with 8 Gadshill. It would project out 3.2 metres from the rear of the property and would be semi-glazed with a 1 metre high dwarf wall.

## **Assessment**

Whilst I note the Town Council's objection regarding the unacceptable impact the development would have in terms of scale, height, form and massing and the unneighbourly impact on the adjoining property, I consider that there would be no significant harm caused to 8 Gadshill to warrant a refusal. The two-storey element of the development would be located on the opposite side to 8 Gadshill and, due to the location of the property at the end of the cul-de-sac, there is no adjacent property on the north side of the application which is the location of the proposed extension.

The extension would be set back from the front of the property behind the existing garage and would not be entirely visible from the streetscene. The character of the original property would be retained, and due to the set down in the ridgeline, it is considered that the extension would respect surrounding buildings and the existing property in terms of scale, height, form and massing.

The proposed conservatory would be located close to the boundary of 8 Gadshill. However, I do not consider this element of the development would result in an unneighbourly addition to the application site as it complies with Warwick District Council's Supplementary Planning Guidance on the 45 Degree Code. Therefore I do not consider there would be an unacceptable adverse impact in terms of loss of light to the rear facing lounge window of 8 Gadshill.

## **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 drawing (drawing no.1A), and specification contained therein, submitted on 7th February, 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.