

Planning Committee: 22 November 2006

Item Number:

Application No: W 06 / 1519

Registration Date: 29/09/06

Town/Parish Council: Radford Semele

Expiry Date: 24/11/06

Case Officer: Fiona Blundell

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74 Lewis Road, Radford Semele, Leamington Spa, CV31 1UQ

Erection of front two storey extension and single storey extension FOR Mr & Mrs Sanders

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

SUMMARY OF REPRESENTATIONS

Parish Council: *'We have significant objections to this application. The 5 houses in the row have a natural building line and are sympathetic to the road. The proposed development will conflict with other architecture. It will eliminate the parking provided by the one garage. It will reduce the standing area of cars at the front of the house. It will increase the probability that cars will be parked on Lewis Road, one of the main roads in the village.'*

Neighbours: One letter was received expressing concerns relating to the proposed loss of garaging and car parking provision in front of the house. A concern was also raised about the potential loss of light and the imposing nature of the first floor extension.

W.C.C (Ecology Unit): Bats notes recommendation.

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 on this site.

KEY ISSUES

The Site and its Location

The application site comprises a detached two storey modern house which is situated on the west side of Lewis Road, within the village of Radford Semele. The property is not Listed and nor does it form part of a Conservation Area. The property has a front projecting integral garage with a tarmac driveway affording car parking provision to the front of the premises. The application site forms part

of a group of similar style and design of properties along this side of the street. Across the road, there are semi-detached properties of similar style and design.

Details of the Development

The proposed works relate to the erection of front two storey and single storey extensions. The two storey extension would be on top of the existing projecting integral garage, which would be converted to a dining room on the ground floor with bedroom above, and extending 3.1 metres from the front face of the building, whilst the single storey extension would project some 2.3 metres.

Assessment

The main issues relevant to this application are as follows:

- Impact on the street scene
- Impact on the neighbouring amenities.

Impact on the street scene

Whilst I note the concerns expressed by the neighbour and Parish Council about the loss of car parking, the proposal would still retain a minimum of one car parking space. In particular, the two storey extension would not encroach on the existing main tarmac driveway and would retain the existing 6 metres distance from the public highway. As such, I do not consider that the proposal could be refused on loss of car parking provision, especially since the conversion of the garage in itself does not require permission.

I further note the objection relating to the proposed design and its impact on the street scene. I am of the opinion that whilst the application site does form part of a group of five properties of similar appearance, they are not of special architectural merit and whilst the proposed development will serve to differentiate the appearance of the application property from its immediate neighbours, the extensions are well designed in themselves and there is no harm to the street scene. There are other residential properties of differing style, design and appearance along Lewis Road and this reinforces my view on this issue..

Impact on the neighbouring amenities.

I consider that there would be no breach of the Council's adopted 45 degree code, either from the property at No. 72, measured from a quarter point from the ground window nearest the application site, or from No. 76, which projects forward of the applicants property. I am of the opinion, therefore, that the application would not result in harm to the neighbouring amenities to an extent that would justify a refusal.

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 15661 and 15662, and specification contained therein, submitted on 29th September 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.
