

Planning Committee: 11 January 2006

Item Number: 24

Application No: W 05 / 1944

Registration Date: 02/12/05

Town/Parish Council: Whitnash

Expiry Date: 27/01/06

Case Officer: Sarah Laythorpe

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Retrospective application to retain dormer type roof over window to approved extension as built FOR Mr S Simmons

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

SUMMARY OF REPRESENTATIONS

Town Council: Objection- "Roof tiles do not match existing tiles on building"

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

Planning Application W20031727 - Permission was granted for a 2-storey side extension. The proposal was not constructed in accordance with the approved plan and it was decided that the alterations to the extension could not be dealt with as a minor amendment as the addition of a dormer to the front elevation materially altered the design originally submitted and approved.

KEY ISSUES

The Site and its Location

The application site relates to a detached property located in a small housing development. The original property has a 2-storey front projecting gable. As extended, the property has a first floor side extension with a first floor window in the front elevation with a dormer style roof over to match the projecting gable element of the original house.

Details of the Development

This is a retrospective application to retain the dormer type roof over the approved first floor window in the approved 2-storey side extension. This element of the proposal was not built in accordance with the submitted plans and it was considered that the works were significant enough to require a separate application as it materially altered the front elevation of the property.

Assessment

I consider that the dormer style roof over the first floor window would be acceptable in terms of design and impact on the streetscene. The property is not listed and lies outside of a Conservation Area. The gable-style window matches that of the projecting front gable feature of the original house.

With regard to the objection from the Town Council regarding non-matching roof tiles, I do not consider that the difference in appearance of the roof tiles would be so significant to warrant a refusal.

RECOMMENDATION

GRANT

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.
