

Planning Committee: 22 June 2005

Item Number: 25

Application No: W 05 / 0624

Registration Date: 18/04/2005

Town/Parish Council: Baginton

Expiry Date: 13/06/2005

Case Officer: Sarah Laythorpe

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3 Mylgrove, Baginton, Coventry, CV3 6RE

Erection of first floor and side extension FOR Mr & Mrs T M Feeney

SUMMARY OF REPRESENTATIONS

The Parish Council raise objection on the grounds of unneighbourly development. The Parish Council state that the proposed extension will block out light to the neighbours window (no. 4 Mylgrove). It is suggested that the application also contravenes the 45 degree rule and also the rule forbidding the building of extensions tight up to the boundary.

RELEVANT POLICIES

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

PLANNING HISTORY

The site in question has previously benefited from a ground floor extension under permitted development. The proposed extension follows the same footprint as this previous ground floor extension.

KEY ISSUES

The Site and its Location

The application site relates to a detached, part two-storey, part 1 and a half storey property on Mylgrove, a small cul-de-sac. The site itself lies with the adjacent property in an unusual corner plot. The property backs onto Roman Way/ Howes Lane to the North.

Details of the Development

The application proposes the construction of a 1st floor extension on the footprint of a previous single storey extension constructed under permitted development.

Assessment

The proposed extension is to be constructed on the footprint of a previous single storey extension to the side and rear of the property. The extension will be both set back and set down from the original house. The proposal would result in a

two storey extension up to the property boundary which is generally resisted by the District Council to avoid the potential creation of a terracing effect.

However, due to the disposition of the property at right angles to the adjacent property in a corner location, it is considered that the construction of the proposed development will not cause a negative effect on the neighbouring property, nor will the development be seen from the adjacent main road as the property is heavily screened by vegetation. In these particular circumstances, I do not consider that the development will create a terracing effect, again due to the particular pattern of development in this case.

An amendment to the original scheme has been received (9th June 2005) which shows the proposal reduced in height and now results in a design which emphasises the subsidiary nature of the extension and is considered more sympathetic to the front elevation of the original property. In summary, therefore, I consider that the proposal will not cause unacceptable harm to neighbour amenity or the appearance of the street scene in this instance.

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 drawing issue 2, and specification contained therein, submitted on 27th May 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.
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