

**Planning Committee:** 21 September 2005

**Item Number:** 24

**Application No:** W 05 / 1311

**Registration Date:** 04/08/05

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 29/09/05

**Case Officer:** Sarah Laythorpe

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**2 Southlea Avenue, Leamington Spa, CV31 3JN**

Erection of two storey extension to side of property and increase single storey at rear to two storey extension FOR Mrs P K Digmaothara

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

**SUMMARY OF REPRESENTATIONS**

**Town Council:** The proposal is considered to be of a size and scale that fails to respect the neighbouring dwellings and harmonise with, or enhance, the existing settlement.

**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**

Both the existing front boundary wall and the existing single-storey and 2-storey rear extension were subjects of enforcement investigations. It was found that permission was granted in 1997 for the 2-storey and single-storey rear extension but no permission was given for the 1.8 metre high front boundary wall. The wall is now being applied for retrospectively as part of this application.

**KEY ISSUES**

**The Site and its Location**

The property is located in a relatively large plot in a prominent corner position and has frontages onto Southlea Avenue and Westlea Road. The property adjoins No.4 Southlea Avenue to the south-east and No.29 Westlea Road to the west. The property is set back behind a low brick boundary wall at the front which retains the open, landscaped frontage and is broadly similar to other properties in the vicinity. At the side, the property is enclosed behind a 1.8 metre high wall.

## **Details of the Development**

The proposal is to construct a 2-storey side extension, a first floor extension to the rear and a canopy at the rear. The existing 1.8 metre high wall at the side of the property is being applied for retrospectively.

The 2-storey side extension would be set in at first floor and set down from the original roofline. This extension would line up with the existing 2-storey extension at the rear. The first floor rear extension would be set in 1.2 metres from the side boundary.

The canopy would measure 5 metres by 5.5 metres and would be supported on brick piers with open sides and accessed from the main house by the rear kitchen door and the sliding patio doors to the dining room.

## **Assessment**

I consider that the proposals are acceptable in terms of design and appearance. The 2-storey side extension would appear as an ancillary element to the original house due to the 'set-in' from the front and the 'set-down' in the roofline. Despite clear-glazed windows being inserted into the side elevation, I do not consider that there would be any significant overlooking created as the side elevation of the application property is in a similar position to the front elevations of the properties in Westlea Road. With regard to the effect on No.29 Westlea Road, I do not consider there would be any significant overlooking as this property has no windows in its east elevation.

The canopy would comply with Warwick District Council's Supplementary Planning Guidance on the 45 degree guideline and in my opinion would not result in any increase in noise and disturbance and would not cause any increase in overlooking.

With regard to the side wall, I do not consider that the height would result in such an overbearing, enclosing feature to warrant a refusal. A precedent for brick walls and fences of similar height have already been set in this area, especially on corner properties similar to this application site.

Whilst I note the Town Council's concerns regarding the size and scale of the extensions, I do not consider that the development would be so harmful to warrant a 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 drawing (CGD046/02), and specification contained therein, submitted on 4th August, 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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