

Planning Committee: 23 May 2006

Item Number: 03

Application No: W 06 / 0400

Registration Date: 13/03/06

Town/Parish Council: Whitnash

Expiry Date: 08/05/06

Case Officer: Fiona Blundell

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54 Murcott Road East, Whitnash, Leamington Spa, CV31 2JJ

Erection of single storey rear and side extension after demolition of rear conservatory; re-roofing of garage. FOR N and D Venables and Chambers

SUMMARY OF REPRESENTATIONS

Town Council: Objection - " Infringes 45 degree guideline".

Neighbours: No representations received.

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 related to this planning application.

KEY ISSUES

The Site and its Location

The application site relates to one half of a pair of semi-detached properties which is located on the south side of Murcott Road East. The property is separated from public highway by a low brick boundary wall and there is parking provision at the front of the property. The dwelling house is situated in a well established residential area where the character of the street scene is defined by properties which are broadly similar in design, style and external appearance. The property has been previously extended by the addition of a rear conservatory.

Details of the Development

Following the demolition of the existing conservatory, the proposed rear and side extensions would wrap around the south and east elevations of the house. The proposed rear element would extend out into rear garden by some 2.2 metres, measuring the same in length as the existing conservatory.

Assessment

I consider that the main issue relates to the proposal impact on the neighbouring amenities of the adjoining property, No.52. The proposed conservatory would be the same in length as the existing conservatory, which already breaches the 45° code. The only discernible difference to the adjoining property, No. 52 Murcott Road east would be the slight increase in height of the proposed conservatory in the form of the mono pitched roof. Whilst I note the concerns of the Town Council regarding breach of the 45° code by the proposed extension, I consider that the impact on the neighbouring amenities would not result in such harm that it would warrant 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 drawing 537-01 A, and specification contained therein, submitted on 13th March 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.
