

Planning Committee: 21 September 2005

Item Number: 12

Application No: W 05 / 1179

Registration Date: 12/07/05

Town/Parish Council: Whitnash

Expiry Date: 06/09/05

Case Officer: Sarah Laythorpe

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13 Whitmore Road, Whitnash, Leamington Spa, CV31 2JG

Erection of a two storey side and rear extension, garage and front porch FOR
Mr & Mrs L Gaskell

SUMMARY OF REPRESENTATIONS

Town Council: Visual impact is out of character with streetscene and over-development of the property.

Neighbours:

15 Whitmore Road - rear window would overlook garden and property, loss of light to bathroom window, concerned about the effect on No 11 Whitmore Road, drainage.

Ecology: bat note and nesting bird note to be attached to any approval.

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

W010558 - neighbouring property No. 15 Whitmore Road extended by 2-storey side and rear extension. This extension complies with Warwick District Council's current approach of a 'set-in' of 1 metre from the side boundary at first floor.

KEY ISSUES

The Site and its Location

The streetscene comprises of 2-storey semi-detached properties, the majority of which are regularly spaced at first floor. The boundary between the application site and No.15 Whitmore Road is skewed therefore there is a gap of 2.2 metres at the front and 3.5 metres at the rear.

The site lies outside of the Conservation Area.

Details of the Development

This is an application for a single storey side garage extension and a 2-storey side and rear extension. The 2-storey side extension would be set back 4.4 metres from the front of the property due to the skewed boundary which would provide limited space for an extension at the front. The rear extension would project out a further 4.4 metres into the rear garden.

Amended drawings have been received to improve the design of the first floor aspect of the proposal by bringing it in line with our current design guidelines on household extensions. The drawings now show a 1 metre 'set-in' from the side boundary at first floor. Due to the aforementioned skewed boundary, there is a more than adequate 'set-back' from the front and a 'set-down' from the original roofline thus showing the extension as a subservient feature in relation to the original property.

The amended drawings also have removed a single-storey rear extension aspect as it contravened Warwick District Council's Supplementary Planning Guidance on 45 Degree Code.

Assessment

The amended drawings are now in compliance with established design practice on household extensions, therefore it is considered that the proposal would be acceptable and would not result in the loss of regular spacing at first floor and would not create a terracing effect in the streetscene. The extension would also appear as a subservient element to the original house.

Whilst I note the objection from the Town Council regarding the visual impact on the streetscene and over-development of the property, I do not consider that the proposal would have such a detrimental impact to warrant a refusal. No.15 Whitmore Road has recently constructed a similar extension therefore the precedent for such a proposal has already been set within this streetscene. Since the submission of the original application, two amendments have been made which reduce the size of the extension. It is considered , therefore, that the proposal is acceptable in terms of size and scale.

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, and specification contained therein, 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.
