

Application No: W 11 / 0375

Town/Parish Council: Leamington Spa
Case Officer: Sandip Sahota

Registration Date: 22/03/11

Expiry Date: 17/05/11

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4 Freshwater Grove, Sydenham, Leamington Spa, CV31 1NY

Erection of front entrance porch to replace existing porch FOR Mr S Sangha

This application is being presented to Committee due to the applicant being an employee of Warwick District Council.

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: No objection.

British Waterways: "After due consideration of the application details, British Waterways has no comments to make".

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

PLANNING HISTORY

Planning permission (ref: W07/1800) for the erection of a first floor rear extension was granted in 2007.

Planning permission (ref: W07/2043) for the erection of a first floor rear extension (amended design to W07/1800) was granted in 2007.

KEY ISSUES

The Site and its Location

The application relates to a two-storey mid-terraced property situated on the west side of Freshwater Grove. The property is set behind a short front garden and fronts onto a green area. There are a number of properties with front porches of various sizes and designs.

Details of the Development

Erection of front entrance porch to replace existing porch. An amendment has been submitted in which the depth of the proposed porch has been reduced by 450mm in order to comply with the Council's 45 degree Guideline SPG.

Assessment

The main considerations in the determination of this application are:

1. The effect of the proposed development on the streetscene.

2. The effect of the proposed development on the living conditions of the occupiers of the neighbouring properties.

streetscene:

Given that there are a number of existing porches within the streetscene of varying sizes and designs, I do not consider that the proposed porch would cause harm to the established character and appearance such as to justify a refusal of planning permission.

living conditions:

As amended, there would be no breach of the Council's Supplementary Planning Guidance on the 45 degree line to the neighbouring property at 5 Freshwater Grove. I am therefore satisfied that the proposed porch would not have an unreasonable effect on the property in terms of loss of daylight or sunlight or by creating an unneighbourly overbearing effect.

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, and specification contained therein, submitted on 24 May 2011 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 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 DP1 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, 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.
