

Planning Committee: 21 September 2005

Item Number: 11

Application No: W 05 / 1148

Registration Date: 18/07/05

Town/Parish Council: Hatton

Expiry Date: 12/09/05

Case Officer: Debbie Prince

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53 Highfield, Hatton Park, Warwick, CV35 7TQ

Erection of a single storey garden room extension FOR Mr & Mrs Ellis

This application is being presented to Committee due to an objection from the Parish Council having been received.

SUMMARY OF REPRESENTATIONS

Hatton Parish Council objects to the proposal on the grounds that although the proposed extension is screened, there is a presumption against the external alteration of buildings on Hatton Park as this would eventually detract from the planned open aspect of the development. The garage is reduced to approximately 3.75 in length, insufficient for even a small vehicle, leading to more on-street parking.

Neighbours-One letter has been received from a neighbour who has no objection to the proposal.

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

The application property is part of the recent Hatton Park development where Permitted Development Rights have not been removed for extensions to dwellings. No planning applications have been made on this site previously.

KEY ISSUES

The Site and its Location

The application property is a semi-detached house set at right angles to the road. The property is located on a sharp bend and the 2m high brick wall surrounding the rear garden forms part of the street scene.

Details of the Development

The application is for a single storey extension with a hipped roof to the rear of the property approximately 3.0m in length x 3.8m in width x 4.5m in height and would be constructed of materials to match the existing property. Some internal alterations are also proposed which would reduce the size of the garage but these do not require planning permission.

Assessment

The proposed extension would be located well off the boundary with the adjoining property and would therefore, have no adverse impact on neighbours in terms of loss of light or privacy. The extension is small and respects the character and bulk of the existing building and would be screened from most views by the 2m high boundary wall. I am of the opinion, therefore, that the proposal would not affect neighbours and would protect the character of the street scene.

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 05/29-02, and specification contained therein, submitted on 18th July 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.
