

Application No: W 11 / 1209

Town/Parish Council: Leamington Spa
Case Officer: Fiona Fuller

Registration Date: 18/10/11

Expiry Date: 13/12/11

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58 Parklands Avenue, Lillington, Leamington Spa, CV32 7BE

Retention of connecting link between outbuilding and extension to house
(Retrospective Application) FOR Mrs S Dhillon

This application is being presented to Committee due to an objection from Royal Leamington Spa Town Council having been received.

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: 'The connecting link has created an overlarge extension which dominates the rear garden of the property.'

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)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)

PLANNING HISTORY

W/11/0440- Erection of front dormer window- Refused – 08/06/2011

W/06/1252- Erection of single storey side extension including rear dormer window- Granted – 21/09/2006

KEY ISSUES

The Site and its Location

The application site is a semi-detached dwelling with a dormer window to the front elevation. To the rear elevation is a large garden. There is a single storey rear extension and a retrospective outbuilding which is linked to the extension.

Access to the application site is via Parklands Avenue.

The surrounding area is predominately of a residential character. A majority of the properties in the vicinity share a similar design and possess a similar architectural merit as the host property.

Details of the Development

The retrospective application is for a connecting link between the outbuilding and the existing extension. It is constructed from red facing bricks and brown regent tiles. The development will be used as a separate kitchen to cook occasional authentic dishes.

Assessment

The main issues relevant to the consideration of this application are as follows:

- The impact on the living conditions of neighbouring dwellings.
- The impact on the character and appearance of the area.
- Renewable Energy

Impact on the living conditions of neighbouring dwellings

I do not consider that the connecting link to the outbuilding would cause any harm with respect to the living conditions of neighbouring dwellings. The outbuilding is built on the boundary which is shared with the adjacent dwelling at (No.60 Parklands Avenue). I note that the outbuilding is 2.5 metres high (which was constructed under permitted development). Furthermore, there is a two metre high fence which aids to screen the retrospective development. The window in the side elevation of (No.60 Parklands Avenue) does not serve any habitable rooms. Therefore, I am of the view that the connecting link to the outbuilding would not have detrimental impact on the living conditions of the neighbouring property (No.60 Parklands Avenue) and thus would not infringe the 45-degree line in relation to the nearest window of the adjoining dwelling.

Impact on the character and appearance of the area

I consider that the connecting link to the outbuilding has a minimal impact on the character and appearance of the area because it is located in the rear garden and is screened. Furthermore, the connecting link to the outbuilding has been constructed to complement the existing dwelling and the design and form of the structure is in keeping with the existing house and neighbouring properties. Finally, Royal Leamington Spa Town Council have raised an objection because they felt that the 'connecting link has created an over large extension which dominates the rear garden of the property.' This point has been noted but it is considered that even after the construction of the outbuilding there is a sufficient garden area so it would not appear to dominate the rear garden.

Renewable Energy

The applicant has not provided details of renewable energy. However, given the scale of the outbuilding to the extension and the occasional use, it will not generate sufficient energy to require 10% renewables. I am therefore of the

view that it would be unreasonable to impose a condition which requires the provision of renewables.

RECOMMENDATION

GRANT , subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted relates strictly with the details shown on the application form, site location plan and approved drawing(s), and specification contained therein, submitted on 23 September 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.

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.
