

**Planning Committee:** 03 August 2005

**Item Number:** 10

**Application No:** W 05 / 0858

**Registration Date:** 20/05/05

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 15/07/05

**Case Officer:** Joanne Fitzsimons

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**18 Lee Road, Leamington Spa, CV31 3JG**

Erection of a single storey side and rear extension to form a total of 3 separate residential units. FOR Mr & Mrs Maan

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

**SUMMARY OF REPRESENTATIONS**

**Town Council:** Object as the proposal is considered to represent an over-intensive use of the site.

**Neighbours:** A letter containing 9 signatures raising objection on grounds of increased parking, causing problems for parents taking their children to and from school as cars are parked half on the pavement.

**1 neighbour:** Has concerns that the foundations may cause harm to their garage.

**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)  
The 45 Degree Guideline (Supplementary Planning Guidance)

**PLANNING HISTORY**

There has been no relevant planning applications on this site.

**KEY ISSUES**

**The Site and its Location**

The site relates to one half of a semi-detached property located on the west side of Lee Road in a predominantly residential area. There is an existing garage to the side of the property and existing vehicular access onto Lee Road. To the south of the property lies Westlea Road, so that the gardens of the adjacent house run at right angles with the site.

## **Details of the Development**

The proposal seeks to extend the property in order to create a total of 3 separate residential units. Originally the scheme proposed a two storey side extension and 4 units in total. The amended plans show a reduction in units, reduced extension and the provision of 3 off-street parking spaces, utilising the majority of the front garden.

## **Assessment**

I am satisfied that, as amended, the scheme does not cause harm to the streetscene as a single storey addition. In terms of neighbours objections to the potential for parking problems, I consider the provision of off-street parking to be acceptable and therefore addresses their concerns. Whilst I am mindful of the objection from the Town Council, I am of the view that this could not sustain a refusal as three units do not in my opinion represent over-development.

## **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 numbers 05/24-02A and 05/24-03A and specification contained therein, submitted on 19 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.
- 4 The parking area hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

- 5 A landscaping scheme for the remainder of the front parking area shall be submitted to and approved in writing by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted.
- REASON :** To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.