

Planning Committee: 20 February 2007

Item Number: 15

Application No: W 06 / 1973

Registration Date: 21/12/06

Town/Parish Council: Warwick

Expiry Date: 15/02/07

Case Officer: Debbie Prince

01926 456555 planning_west@warwickdc.gov.uk

20 Fields Court, Warwick, CV34 5HP

Demolition of flat roofed single storey part of three bed bungalow, and replacement with two storey extension on larger foot print FOR Portcullis Property

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council requests a site visit and objects to the proposal as it does not consider that the development achieves a high standard of design which will harmonise with its surroundings and the adjoining properties. The property is within an area of specifically designed units and the proposal to introduce a two storey development will not be in keeping with other single storey dwellings in its proximity.

Neighbours-One letter has been received from a neighbour objecting to the proposal on the grounds of loss of privacy.

Inland Waterways Association- has no comment on the application.

WCC Ecology recommends a bat survey.

British Waterways has no objection.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING HISTORY

There is no relevant planning history.

KEY ISSUES

The Site and its Location

The application property is a modern bungalow with both a flat roof and an asymmetrical pitched roof. It is located in a development of similar aged properties off Cliffe Way in Warwick and lies between and slightly set back from two existing blocks of three storey town houses. The bungalow lies directly adjacent to a block of three garages and backs on to the long rear gardens of properties located on Coventry Road.

Details of the Development

The proposal involves the demolition of the single storey flat roofed element and replacement with a slightly larger two storey extension with a similar, but taller asymmetrical roof.

Assessment

The proposed extension has been designed to reflect the angular character of the original 1960's bungalow. The Town Council mention that there are other bungalows in the vicinity of the same design and are concerned that the design of the extension is out of character. Nevertheless, this property stands on its own some distance from the other bungalows and is viewed in the street scene between the three storey town houses. I therefore, consider that the two storey extension of this property would not have a significant adverse impact on the street scene.

The application property backs on to the long rear gardens of the properties located on Coventry Road. These neighbours have objected to the proposal on the grounds of loss of privacy. Nevertheless, the required distance separation standards have been achieved and I do not consider that there would be any significant loss of privacy to these residents sufficient to warrant refusal of the application.

I note that there is a private covenant on the land but this cannot be taken into consideration as part of the planning application process.

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(s) PO4,PO5,PO6,PO7,PO8,PO9, and specification contained therein, submitted on 21st December 2006 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 Before any works for demolition are first commenced, a survey of the premises by a qualified bat surveyor shall be undertaken to demonstrate the presence, absence or usage of the premises by bats. In the event that the survey demonstrates the presence or usage of the premises by bats, a report recommending mitigation measures to ensure any bats will be protected during the demolition works shall be submitted to and approved in writing by the District Planning Authority before the demolition works are commenced. The approved mitigation measures shall be wholly implemented strictly as approved. **REASON**: To ensure the protection of bats and compliance with Policy ENV27 of the Warwick District Local Plan 1995.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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.