

Planning Committee: 01 February 2006

Item Number: 20

Application No: W 05 / 2030

Registration Date: 19/12/05

Town/Parish Council: Leamington Spa

Expiry Date: 13/02/06

Case Officer: Sarah Laythorpe

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90 Northumberland Road, Leamington Spa, CV32 6HG

Erection of two storey rear extension, side extensions and conservatory FOR Mr and Mrs J Francombe

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

SUMMARY OF REPRESENTATIONS

Town Council: objection

Comments (1) The design of the side extension is considered to be uncomplimentary to the conservation area.

(2) The use of aluminium finished windows is unsympathetic to the

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV8 - New Development within Conservation Areas (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).
- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)
- DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

No relevant planning history.

KEY ISSUES

The Site and its Location

The application site relates to a 2-storey detached property located on the south-eastern side of Northumberland Road, which is mainly residential in character. The property has an existing single-storey store room along the side of the property adjacent to the shared boundary with 92 Northumberland Road.

At the rear, 92 Northumberland Road is set forward of the application site by 1.8 metres and this property also has a rear bay window which projects out a further 850mm into the rear garden.

Details of the Development

This scheme proposes a 2-storey and single-storey rear extension and a replacement of the single-storey store room at the side of the property. The scheme also involves the use of the roofspace to provide habitable accommodation.

The proposed extension would project across the entire width of the property with the 2-storey element taking up 7.3 metres of this width and the single-storey element taking up 4.2 metres of this width.

The scheme proposes a "juliet" balcony to the rear facing first floor french doors which would be located close to the boundary of 92 Northumberland Road. The existing flat window at first floor would be changed to a bay window, and a new window would be inserted into the rear roofslope to provide light to the proposed loft conversion.

Assessment

Both elements of the extension comply with the 45 degree code as taken from both adjacent neighbouring properties. Due to the positioning of 92 Northumberland Road to the application site and the rear bay window, it is possible to construct a 2-storey rear extension right up the boundary without contravening the 45 degree code. The nearest window of 88 Northumberland Road to the application site is non-habitable thus allowing the single-storey extension to project out 3 metres from the rear of the existing property.

Whilst I note the Town Council objection regarding the design of the side extension being uncomplimentary to the Conservation Area, I note that there is a similar side extension already in this position and the new side extension will have a very limited visual impact on the wider Conservation Area. With regard to their objection regarding aluminium finished windows, this relates to the roof glazing in the side extension only where again there is very limited visual impact. All the main windows in the extension are to be in timber to match the house.

I also consider that any loss of privacy to either neighbouring adjacent neighbour would not be so harmful to warrant a refusal. The juliet balcony allows no overlooking to either adjacent neighbour and the insertion of the window into the roofspace would not be dissimilar to the existing first floor window and would not significantly increase loss of privacy. The new side facing windows are proposed to be constructed with obscure glass.

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 drawings (82544-04, 82544-05, 82544-06, 82544-07), and specification contained therein, submitted on 20th December, 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 All window frames shall be constructed in timber, painted and not stained, with the exception of the patent glazing within the roof of the side extension, which is shown as powder coated aluminium. All new rooflights shall be Conservation-style rooflights
REASON : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.

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 or the character of the Conservation Area. The proposal is therefore considered to comply with the policies listed.
