

Planning Committee: 01 November 2006

Item Number:

Application No: W 06 / 1360

Registration Date: 23/08/06

Town/Parish Council: Warwick

Expiry Date: 18/10/06

Case Officer:

Liz Galloway

01926 456528 planning_west@warwickdc.gov.uk

49 Emscote Road, Warwick, CV34 5QR

Construction of external stairs to front elevation and new entrance to basement
FOR Mrs E. Braham

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

SUMMARY OF REPRESENTATIONS

Highway Authority: no objection but made comments that the proposed basement entrance shall not result in reducing the existing hard standing parking area to less than 4.8 metres in length, as measured into the site from the back of the public highway foot way.

Town Council: raises objection and considers that the proposal would be visually obtrusive in the street scene and the development would not harmonise with the surroundings in terms of design.

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 terraced house within a row of four, set back with hard standing area to front. The property lies to the North of Emscote Road (A445) which is a classified road.

Details of the Development

The proposal is to construct external stairs to the front elevation to provide a new entrance to the basement. The existing basement window will remain in its present form and will not be affected. The metal railings installed will be 1.1 metre in height with 100 mm high balustrading. The proposed development will

allow a sufficient parking space to the front of the property which is recommended by the Warwickshire County Council Highway Control.

Assessment

The principal issues are the affect on the street scene, highway safety and on the neighbours in Emscote Road.

The proposed external stairs are to be constructed to the front of the property and although this development will reduce the area and length of the hard standing to the front, enough space has been allocated to accommodate a vehicle on the drive without obstructing the highway.

Each boundary adjoining the front of the property contains established shrubs/hedges and in my opinion the visual impact on the street scene will not be adverse and there will be no impact on the neighbours (no 47 & no 51) in relation to loss of light, privacy or outlook.

RECOMMENDATION

GRANT subject to the following conditions.

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 979/1, amended plan 979/2 and additional parking plan, and specification contained therein, submitted on 23rd August, 2006, 24th August, 2006, 22nd September, 2006 and 28th September, 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.

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 and design and does not adversely affect the amenity of nearby residents or highway safety. The proposal is therefore considered to comply with the policies listed.
