

Planning Committee: 20 February 2007

Item Number: 13

Application No: W 06 / 1966

Registration Date: 05/01/07

Town/Parish Council: Warwick

Expiry Date: 02/03/07

Case Officer: Liz Galloway

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27 Coventry Road, Warwick, CV34 5HN

Erection of first floor side extension above garage FOR Mr A Atkins

SUMMARY OF REPRESENTATIONS

Town Council: The Local Planning Authority policies require that development proposals harmonise with their surroundings, that development should be required to be in keeping with their surroundings by reason of scale, height, form and massing and that development should not have an unacceptable impact on the amenity of adjoining residents.

The Town Council considers the mass, bulk and size of the proposal is such that it would be in conflict with these policies and should be refused.

1 neighbour: neighbour consultation form ticked - I support

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WCC Ecology: recommend bat note if roof space affected

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

W931229 - Granted for erection of a dwelling

W971034 - Granted for erection of a garage and 2 dwellings with new vehicular access

W990709 - Granted for erection of 2 dwellings (amended under no. W971034)

KEY ISSUES

The Site and its Location

The application property is a large detached dwelling located to the East of Coventry Road with the rear of the property situated adjacent Lakin Road. A public passage way runs along the North side of the residential boundary. An attached double garage is positioned to the North of the property and a car port attached to the South elevation.

Details of the Development

The proposal seeks to construct a first floor extension above the existing double garage. The proposed extension will be 9.6 metres in length and 5.9 metres wide set back approximately 23 metres from the highway and approximately 1.2 metres from the boundary with the public passageway. The new ridge line will be set down by 1.3 metres below the existing ridge and will be set back between existing building and new extension by 450mm. Two solar panels are to be installed in the new roof slopes and the window in the side elevation will contain obscure glazing.

Assessment

The proposed first floor extension will be constructed above the existing garage and although the extension will be visible in the street scene, many large dwellings exist within the vicinity and examples of side extensions are in close proximity to this dwelling.

A passage way lies between the North elevation and the adjacent neighbour (no 29). The separation distance between (no 29) and the proposed extension will be approximately 4 metres; creating a reasonable space between the two properties with an obscure glazed window intended in the side facing elevation thus providing privacy to the adjoining neighbour.

The proposed extension will be located on the North elevation of the property and will not be adjacent to neighbour (no 25), therefore, there will be no conflict with the 45 degree guideline and no adverse impact in relation to loss of light, outlook or privacy.

Neighbour (no 2) Lakin Road to the rear is situated on the opposite side of the public passage way approximately 19 metres from the proposed extension and is screened by an approximately 3 metre high boundary hedge located within the curtilage of No 27 Coventry Road. Taking into consideration the height of the hedge and distance from the proposed extension, I consider that neighbour (no 2) Lakin Road will not be adversely affected by loss of light, outlook or privacy.

In my opinion, the overall scale and size of the proposed extension will not be overly obtrusive within the street scene and the design of the proposed extension

will not be harmful or overbearing amongst the existing designs and styles of properties in the surrounding area.

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 amended drawing 2018 1000 A, and specification contained therein, submitted on 30th January, 2007 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 first floor window in the North elevation of the extension hereby permitted shall be obscure glazed and retained as such at all times thereafter. **REASON** : To protect the amenity of the occupiers of nearby properties.

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.