

**Planning Committee:** 21 February 2006

**Item Number:** 08

**Application No:** W 06 / 0015

**Registration Date:** 09/01/06

**Town/Parish Council:** Cubbington

**Expiry Date:** 06/03/06

**Case Officer:** Fiona Blundell

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**2 Brookfield Road, Cubbington, Leamington Spa, CV32 7NE**

Erection of front porch, three bay windows and single storey rear extension  
(Retrospective Application) FOR Mr G Scott

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

**SUMMARY OF REPRESENTATIONS**

**Parish Council:** Raises objection on the following grounds: "This retrospective development is considered to be an over-development and potentially intrusive and detrimental to the neighbouring property".

**1 Neighbour** objects on grounds that the external walls have been built with inadequate foundations, compromises essential air vents and caused excessive water flow across the property. The revised height of the extension has resulted in people being able to look straight into the bedroom. The internal staircase raises questions about fire safety.

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

**PLANNING HISTORY**

There has been no previous planning history recorded for this site.

**KEY ISSUES**

**The Site and its Location**

The site relates to one half of a bungalow style property located on the junction of Brookfield Road and Ladycroft. This particular area of Cubbington is characterised by varying styles of bungalows, some with rooms within the roof space and dormer windows.

**Details of the Development**

This application is seeking to regularise the extension which has been built without formal planning permission. The development relates to three bay windows (two at

the front and one at the side) with a front porch and a single storey rear extension across the width of the bungalow.

### **Assessment**

As built, I do not consider there to be a breach of the Council's adopted 45 degree line with regard to the adjoining neighbour's windows as the extension projects out to level with number 11 Ladycroft. The front bay windows and front porch do not in my opinion cause unreasonable harm to the character or appearance of the streetscene, nor in my view disrupts the rhythm of these pair of semi-detached properties such that would sustain a refusal of permission.

### **RECOMMENDATION**

GRANT.

### **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 is of an acceptable standard of design which harmonises with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.

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