

Planning Committee: 11 July 2006

Item Number:

Application No: W 06 / 0732

Registration Date: 12/05/06

Town/Parish Council: Leamington Spa

Expiry Date: 07/07/06

Case Officer: Fiona Blundell

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16 Telford Avenue, Lillington, Leamington Spa, CV32 7HL

Erection of first floor side extension and side and rear dormer windows. FOR
Mr A Dhesi

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

SUMMARY OF REPRESENTATIONS

Town Council: "The proposal is considered an over-development of the *sight (sic)* causing a terracing effect which is detrimental to neighbouring properties".

Neighbours: One letter of objection has been received from the neighbours at No. 18 on the grounds that the proposed extension would be out of character with the street scene, would result in a loss of light to the bathroom and have an overbearing impact.

W.C.C (Ecology Unit): Bats Notes recommendation.

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

Planning permission was recently granted on 17th March 2006 for the erection of a single storey rear, side and front extensions, conversion of existing rear garage/workshop and green house, together with the installation of side facing and rear dormer windows ref (W05/2049).

KEY ISSUES

The Site and its Location

The application site comprises a traditional style semi-detached property which is situated on the east side of Telford Avenue. The property is set

within a well established residential area where the street scene is defined by properties of similar style, design and external appearance on this side of the road. The property has been previously extended by a modest rear kitchen extension and has a carport attached to the side of the property, together with a detached garage, workshop and green house located at the rear of the property.

Details of the Development

The application now seeks permission to erect a first floor side extension with a loft conversion, incorporating a side facing and rear dormer window.

Assessment

In terms of design, I consider that the proposed extension would sit comfortably within the street scene, reading as an ancillary and subservient extension to the main house. In line with departmental design guidance, the proposed first floor extension would be set back by 450mm, set down from the original roofline and would maintain a distance of one metre from the boundary. I am of the opinion therefore that the proposal would not result in such harm to the street scene and character of this residential area that it would warrant a refusal.

I note the concerns expressed by the Town Council and neighbours regarding the potential overdevelopment of this site. However, I am of the opinion the site is sufficiently large enough to accommodate the development. Furthermore, I consider that as the proposed development would maintain one metre from the boundary, it would not result in a terracing effect. I further note the neighbour's concern relating to the loss of light to their bathroom. I am of the opinion that as this window serves a non habitable room, the impact of the proposed development would not result in such significant degree of harm on neighbouring amenities that it would warrant a refusal.

RECOMMENDATION

GRANT, subject to the conditions listed below.

- 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 05-136-2 and 05-136-3, and specification contained therein, submitted on 12th may 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.

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.
