

**Planning Committee:** 23 August 2005

**Item Number:** 21

**Application No:** W 05 / 1027

**Registration Date:** 20/06/05

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 15/08/05

**Case Officer:** Mandip Sahota

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**8 Acacia Road, Leamington Spa, CV32 6EF**

Erection of a single and two storey side/rear extension FOR Mr & Mrs Penney

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

**SUMMARY OF REPRESENTATIONS**

**Town Council:** Town Council has raised objection on the grounds that the proposal would be an 'overdevelopment of the site' and also that the proposal will have an 'adverse effect on the street scene by virtue of creating a terracing effect'.

**Neighbours:** No representations received

**WCC (Ecology):** Bats and Birds Notes recommendation.

**RELEVANT POLICIES**

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

The 45 Degree Guideline (Supplementary Planning Guidance)

**PLANNING HISTORY**

Neighbouring property to the North West (No. 10 Acacia Road) received planning consent for the erection of a two storey side extension with rear dormer window on 15th June 2005. (Ref: W05/0724)

**KEY ISSUES**

**The Site and its Location**

The application relates to one half of a pair of semi-detached properties which is located on Acacia Road. The street scene is characterised by properties which

are broadly similar in terms of design, size and external appearance. A number of properties within the street have erected similar extensions, some of which are of a much larger scale than what is proposed for this application.

### **Details of the Development**

The proposal seeks permission to erect a single storey garage integrated within a two storey side and rear extension.

### **Assessment**

The scheme itself includes a 500mm set back at first floor level on the front elevation in accordance with the established design practice which the District Council operates. The proposal will also see a 950mm set in at first floor level from the boundary line which reduces the possibility of any terracing effect within the street scene. I consider that the design proposed would be acceptable, using the appropriate materials to the original dwelling house.

The scheme has been designed to drop down from the existing roof line as to indicate the outline/ form of the original dwelling. I also consider that, in relation to the neighbouring property, the proposal would comply with the 45 degree code and would therefore not result in any unreasonable degree of overlooking, overshadowing or dominance.

Whilst I note the concerns of the Town Council regarding the overdevelopment of the site and also the possible terracing effect within the street scene, I hold the view that the site is large enough to accommodate the development and that the extension would sit comfortably within the street scene.

### **REASON FOR RECOMMENDATION**

The proposal is considered to comply with the policies listed above.

### **RECOMMENDATION**

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 05/48-02 and

05/48-03, and specification contained therein, submitted on 20th June 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.