

Planning Committee: 21 February 2006

Item Number: 10

Application No: W 06 / 0026

Registration Date: 11/01/06

Town/Parish Council: Leamington Spa

Expiry Date: 08/03/06

Case Officer: Alan Coleman

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45 Leam Terrace, Leamington Spa, CV31 1BQ

Erection of a new portico to front entrance, new front boundary wall and gates and replacement two-storey rear extension. FOR Mr J Balfe

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

SUMMARY OF REPRESENTATIONS

Town Council: *"The proposed fenestration to the replacement extension is considered to be of a design and appearance that is inappropriate to a building within the Conservation Area".*

CAAF: No comments at the time of writing this report. Comments will therefore be reported to Members at the meeting.

RELEVANT POLICIES

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

(DW) ENV8 - New Development within Conservation Areas (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)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

Planning application W05/1768 for the erection of a new portico to the front entrance, a new front boundary wall and gates and replacement two-storey rear extension was withdrawn on 17 January 2006 to allow consideration of the current application.

KEY ISSUES

The Site and its Location

The premises comprise a 2-storey detached 19th Century villa that stands on the northern side of Leam Terrace within a predominantly residential part of the Conservation Area. The property is similar in original design and appearance to the neighbouring property at No. 47 but does not maintain the same features, such as window shutters and an entrance portico.

The property is set back from Leam Terrace behind a low boundary wall topped with railings that enclose a gravelled forecourt parking area that is accessed via an opening adjacent to the western side boundary of the site. There is also vehicular access to the rear from Mill Road to detached garaging. The property has a two-

storey extension at the rear that has a subservient mono-pitched roof extending from below the eaves of the main body of the building, which is visible from Mill Road at the rear and on approach from the north along Willes Road.

Details of the Development

The proposals are to reconfigure the existing front boundary by centralising the access opening and the erection of wrought iron gates hung from rendered pillars either side that would be flanked by railings to match those along the frontage to 47 Leam Terrace. A matching entrance portico is also proposed.

To the rear of the property a replacement two-storey extension is proposed that would have a flat roof and be of broadly the same width, depth and height. It would extend across approximately two-thirds of the rear elevation and has been specifically designed to incorporate a staggered elevation on both its horizontal and vertical planes. The main body of the extension would project onto a raised patio area at ground floor level that would be accessed via fully glazed folding patio doors. The first floor would be recessed behind a parapet wall and would include window openings of corresponding width to the ground floor doors. The remainder of the extension would be subservient at ground floor level with a single door opening but would project beyond the plane of the first floor with a blank frontage. The whole extension would have a rendered finish.

An existing ground floor window in the retained section of the rear elevation is also proposed to be replaced by a pair of 3 metre high French windows.

Assessment

I consider the proposal would satisfy the 45^o Code in relation to the neighbouring properties either side and would not have an unacceptably harmful impact on neighbouring residents' amenities, either in itself or in comparison with the existing extension.

Whilst I note the concerns of the Town Council, nevertheless I consider an acceptable modern approach has been taken to the design of the extension, which I consider would result in a sympathetic and appropriate addition to the property in a form and materials in keeping with the character and appearance of the property and which would also add variety and interest to the character and appearance of the Conservation 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 drawings 6 and 7, and specification contained therein, submitted on 11 January 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 Policy (DW) ENV3 of the Warwick District Local Plan 1995.

- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), portico, piers, gates and railings (including finials and means of installation) at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details.

REASON : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy (DW) ENV8 of the Warwick District Local Plan.

- 4 No application of render shall be applied until a render panel not less than 1 square metre in size has been erected on the site and details of the render and all colour finishes for the development hereby permitted have been approved in writing by the District Planning Authority. The development shall not be undertaken otherwise than in full accordance with such approved details.

REASON : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy (DW) ENV8 of the Warwick District Local Plan 1995.

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 is in keeping with the architectural and historic character of the Conservation Area within which the site is located. The proposal is therefore considered to comply with the policies listed.
