

**Planning Committee:** 20 September 2006

**Item Number:** 15

**Application No:** W 06 / 1110

**Registration Date:** 07/07/06

**Town/Parish Council:** Whitnash

**Expiry Date:** 01/09/06

**Case Officer:** Sarah Laythorpe  
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**11 Firethorn Crescent, Whitnash, Leamington Spa, CV31 2RX**

Erection of first floor side extension, conservatory and porch FOR Mr & Mrs Rayall

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This application is being presented to Planning Committee as the employee Mrs. M. Rayall is an employee of Warwick District Council.

This application was deferred at Planning Committee on the 22nd August, 2006, to enable a site visit to take place on Saturday 16th September. The report which follows is that which was presented previously.

**SUMMARY OF REPRESENTATIONS**

**Town Council:** no objection

**Neighbours:**

9 Firethorn Crescent - objects on the grounds that the proposed porch will spoil the sweep of the crescent and will be out of keeping and also on the grounds of overdevelopment.

**Ecology:** recommends a note relating to bats be added to any approval granted if the proposal will affect the roofspace.

**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**

The property has been previously extended by a single-storey side extension in front of the garage which was previously converted under Building Regulations.

## **KEY ISSUES**

### **The Site and its Location**

The application site relates to a 2-storey semi-detached property located on the south side of Firethorn Crescent. The property has a single-storey side extension which adjoins a single-storey garage which is owned by 7 Firethorn Crescent. The garage of No.9 Firethorn Crescent adjoins the garage of No.7 and these are both set back from the front building line by 4 metres.

### **Details of the Development**

The scheme proposes a 2-storey side extension which would extend right up to the boundary of the application site. It would extend along the entire length of the property and would project out 2.3 metres at the rear. The scheme also proposes a rear conservatory along the shared boundary of 15 Firethorn Crescent and a front porch.

### **Assessment**

The property is located directly adjacent to the garage of No.7 Firethorn Crescent therefore it is considered acceptable to extend right up to the boundary as there would be no potential development above the garage of 7 Firethorn Crescent. It is therefore considered that this extension would not result in a terracing effect in the streetscene.

The extension would be in line with Warwick District Council's design guidelines for householder extensions. It has been proposed to set the extension back from the front of the existing building line by 450mm which is the minimum distance required. The subsequent set down in the roofline would result in the extension appearing as a subservient element to the original house.

With regard to the rear conservatory and the rear projection of the 2-storey side extension, both elements comply with Warwick District Council's Supplementary Planning Guidance on the 45 Degree Code and, therefore, I do not consider there would be a significant loss of light to the rear facing lounge window of 15 Firethorn Crescent.

With regard to the objection from the neighbouring property, I do not consider the porch would have such a detrimental impact on the streetscene to warrant a refusal. It would not breach the 45 degree code and it is not considered to result in any loss of amenity to neighbouring properties.

## **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 (1349-2), and specification contained therein, submitted on 7th July, 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.

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