

**Planning Committee:** 23 May 2006

**Item Number:** 10

**Application No:** W 06 / 0483

**Registration Date:** 29/03/06

**Town/Parish Council:** Warwick

**Expiry Date:** 24/05/06

**Case Officer:** Debbie Prince

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**94 Montague Road, Warwick, CV34 5LL**

Erection of a two storey side extension FOR Mr P Bird

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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:** The Town Council object to the proposed scheme and suggest a site visit in view of the size of the proposed extension

**Neighbours:** One neighbour supports the application and one neighbour has no objection to the principle of the proposed building scheme but points out that there are current problems with the boundary and that this should be resolved on the plans. This neighbour also points out that the development will reduce available parking space and asks for consideration of the impact of the development on daylight to his property.

**WCC Ecology:** Recommend a bat note.

**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**

There is no relevant planning history for this property.

**KEY ISSUES**

**The Site and its Location**

The application property is a semi-detached house with a linked garage set amongst similar properties at the Spinney Hill end of Montague Road. It is set well back from the road behind a large area of grassed verge.

## **Details of the Development**

The proposal involves the demolition of the existing garage and the erection of a two storey side extension with a shallow pitched roof to match the existing property, which would be set back from the existing front elevation by more than 3.0m and located 1m off the boundary.

## **Assessment**

The proposed extension amounts to approximately 30% of the original property and because of the shallow pitch of the existing roof there is little change in ridge height. The appearance of the extension, however, is improved because of the large set back achieved and as such I consider that the impact on the street scene is not sufficiently detrimental to warrant refusal. Furthermore, the extension would be set well off the boundary and would not in my opinion have any adverse impact on the adjoining neighbour in terms of loss of light or privacy.

The boundary problems mentioned in one the neighbours' letter are complex but are not matters that can be dealt with as part of the planning process. The extension does not conflict with any of the Council's approved policies or guidance.

## **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 drawing 002, and specification contained therein, submitted on 29th March 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.
- 4 The ground floor window in the south east elevation of the extension hereby

permitted shall be obscure glazed and retained as such at all times thereafter. **REASON** : To protect the amenity of the occupiers of nearby properties.

**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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