

Planning Committee: 23 May 2006

Item Number: 11

Application No: W 06 / 0492

Registration Date: 30/03/06

Town/Parish Council: Warwick

Expiry Date: 25/05/06

Case Officer: Debbie Prince

01926 456555 planning_west@warwickdc.gov.uk

80 Stratford Road, Warwick, CV34 6AT

Erection of single storey side extension and two storey rear extension. FOR
Mr P Newman

This application is brought to Committee as the applicant is a former employee of this Council and the Town Council has objected to the proposal.

SUMMARY OF REPRESENTATIONS

Town Council: raises objection on the following grounds:

"The Town Council feel that there is insufficient information with regard to the amended application and request either further information or suggest a site visit"

Neighbours: no views received.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING HISTORY

Planning permission was granted on the 21st February 2006 for a very similar proposal which included the erection of a single storey side extension and single and two storey rear extensions.

KEY ISSUES

The Site and its Location

The application property is a traditional style detached property on Stratford Road located close to the junction with Shakespeare Avenue. The residential character of this area is made up of similar style detached and semi-detached dwellings, some of which have already benefited from substantial extensions. Number 78 has recently been granted permission for both single and a two storey extensions.

Details of the Development

The proposal is very similar in floor area to that previously permitted but now involves a two storey extension to the full width of the property at the rear rather than a single storey, pitched roof extension and a large two storey bay. The single storey side extension would remain as originally proposed.

Assessment

The Town Council has objected to the application on the grounds of insufficient information and request a site visit. Nevertheless, they have not been specific about the information they require. I consider, however, that the amount of information submitted with this application is entirely adequate for planning purposes.

There is currently a single storey element of the property built on to the boundary with No 78 which conflicts with the 45 degree line taken from the original elevation by 0.6m. This would be replaced by a new single storey extension in the same position, but brought forward in line with the front of the house to provide a utility room and hall. Moreover, the new extensions permitted at number 78 would mean that there would no longer be a 45 degree conflict in any respect.

The two storey extension at the rear comes closer to the boundary with number 82 than that originally proposed but complies with the Council's 45 degree guideline and would not lead to any significant loss of light.

Consequently, I consider that the addition of these extensions and the replacement and enlargement of the side element of the property would not have any significant detrimental impact on the amenity of the neighbours or the appearance of the property.

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(s) 0524/08A,0524/07, and specification contained therein, submitted on 10th April 2006 and 30th March 2006 respectively 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 proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.
