

**Planning Committee:** 22 June 2005

**Item Number:** 14

**Application No:** W 05 / 0757

**Registration Date:** 06/05/2005

**Town/Parish Council:** Cubbington

**Expiry Date:** 01/07/2005

**Case Officer:** Fiona Blundell

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**41 Price Road, Cubbington, Leamington Spa, CV32 7LG**

Erection of a garden room/store to replace existing building. FOR P K  
Mottram

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**SUMMARY OF REPRESENTATIONS**

Parish Council: no objection

Neighbour: Three neighbours have objected on the grounds that the development would still result in inappropriate size and height for storage in a residential area and has expressed concerns over possible future uses of the development.

**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)

**PLANNING HISTORY**

Planning application W05/0076 for an erection of a storage building (to replace existing sectional building) was previously refused by Committee on 7th April 2005. This development was considered to be unneighbourly by reason of its scale, siting and possible overlooking from the first floor windows.

**KEY ISSUES**

**The Site and its Location**

The application site is located in the rear garden of No.41 Price Road. The property has been previously extended and has a large rear garden. Pingle Brook runs parallel with the rear boundary of the application site. A public footpath is adjacent to the eastern boundary of the dwelling house. Price Road comprises properties which are broadly similar in style, design and external appearance to the original buildings, within a well established residential area.

**Details of the Development**

The proposal seeks permission to erect a storage building to replace the existing sectional building. Following the refusal, the applicant has sought to address the reasons for refusal by omitting the first floor, with a reduction in ridge height from 5.7 metres to 4.5 metres, and also omitting the rooflight. The siting details remain the same.

### **Assessment**

Whilst I note the neighbour's concerns relating to the height of the proposed building, I consider that this is negated by sufficient distance between the building and the neighbouring properties, and that any future uses would involve a separate planning application which is not within the remit of this application to assess. I consider that the amended scheme would comply with the general development principles of the Local Plan 1995. I am of the opinion therefore that the proposal would not have an adverse impact on the street scene, neighbouring amenities and character of the residential area such that it would warrant a refusal.

### **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 drawing(s) (Ref Drawing No. 1B, and specification contained therein, submitted on 6th May 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.

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