

**Planning Committee:** 02 August 2006

**Item Number:**

**Application No:** W 06 / 0979

**Registration Date:** 15/06/06

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 10/08/06

**Case Officer:** Sarah Laythorpe

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**3 Staunton Road, Leamington Spa, CV31 2PN**

Erection of rear extension FOR Mr S Baines

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## **SUMMARY OF REPRESENTATIONS**

**Town Council:** objection - 'The proposal is considered to be overdevelopment, in terms of size and scale, of the existing property'

### **Neighbours:**

1 Staunton Road - objects on the grounds of loss of light to rear facing windows, overshadowing to the rear garden, party wall issues, drainage issues, increase in number of people in the household leading to traffic problems, overdevelopment of the site.

5 Staunton Road - supports the application

**Ecology:** note relating to bats to be added to any approval if the proposal will affect the existing 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**

W01/0085 - planning permission granted at Planning Committee for the erection of a first floor rear extension. The scheme which was granted is similar in size and design to this proposal.

## **KEY ISSUES**

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

The property comprises one of a pair of semi-detached houses within a primarily residential area which are broadly similar in original design and appearance to the neighbouring properties.

The property has a single-storey rear extension which is 3.8 metres in length and extends across the entire width of the rear of the property right up to the shared boundary of 1 Staunton Road.

### **Details of the Development**

The proposal would extend above an existing ground floor extension across the full width of the rear elevation in the form of two rear projecting gables of unequal width and depth. The extension would project out to the side but would be considerably set back from the front of the property.

### **Assessment**

As proposed, I consider the extension would be acceptable in terms of its design and appearance, which satisfactorily addresses the 45 Degree Code when measured from 1 and 5 Staunton Road. Whilst I note the neighbouring resident's concerns regarding the potential loss of light to rear facing windows, I do not consider that the proposals would have such an unneighbourly impact to warrant refusing planning permission. With regard to the concerns regarding party wall and drainage issues, I consider that these are building regulations matters rather than planning considerations to be addressed through the planning process.

Whilst I note the Town Council's objection regarding overdevelopment in terms of size and scale, I am of the opinion that the site has adequate capacity to accommodate the proposed extension, particularly as it would not result in a reduction of the garden area. The extension would also be set in 1 metre from the side boundary at ground and first floor.

### **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 (1306/1/H, 1306/4), and specification contained therein, submitted on 15th June, 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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