Planning Committee: 09 June 2010 **Item Number:**

Application No: W 10 / 0509

Registration Date: 19/04/10

Town/Parish Council: Warwick **Expiry Date:** 14/06/10

Case Officer: Martin Haslett
01926 456526 planning_west@warwickdc.gov.uk

128 Myton Road, Warwick, CV34 6PR

Proposed extensions and alterations FOR Mr Nijjar

SUMMARY OF REPRESENTATIONS

Warwick Town Council: comments awaited.

Public response: 6 neighbours object to original plans on grounds of:

- loss of light and privacy;
-increase in footprint is inappropriate, excessive number of bedrooms;
-contravenes 45 degree code;
-out of character with area;
-too close to neighbours;
-insufficient parking for such a large house;
-disruption and noise during construction;
-loss of light;
-adverse impact on drains and sewers.

The neighbours' comments were made on the original plans. Comments on the amended plans are awaited.

A resident of Leamington Spa has written in support of the application.

WCC (Ecology): initially requested details, due to concern about bats, but no further comments received.

RELEVANT POLICIES

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

The house was built following a permission in 1955 and had consent for a rear single storey kitchen and utility room extension in 1977.

KEY ISSUES

The Site and its Location

The house lies at the western end of Myton Road as one of a group set back from the road and accessed by a service road. It is therefore only partially seen through the trees and shrubs that separate the main road from the service road.

The house itself is of 'modern' styling, set forward of both its neighbours, with a large flat roof area to the left side (viewed from the road) which forms the garage and entrance hall.

Neighbouring houses are of traditional styling, on the left, a semi-bungalow and, to the right, a two storey house, both with generous front gardens.

Details of the Development

It is proposed to rebuild the garage, with a dining room behind, broadly to a similar plan to the existing, but a little larger. To the rear the single storey extension would run across the whole of the rear elevation. At first floor, a new bedroom would be built over the garage to the side, setback from the line of the front elevation, but otherwise the layout would remain as existing.

Above the first floor, the existing roof would be replaced with a new, taller, hipped roof, raising the ridgeline by about 2m. The roof and the ridge would be in two parts with the section over the new bedroom and garage set down from the main roof. This additional space would be used to create two additional bedrooms and a bathroom. These rooms would be lit by rooflights to the front and three two-light dormers to the rear.

The plans have been very substantially amended since original submission, following advice from officers, to reduce the size of the proposal, respect the 45 degree line and improve the elevations.

Assessment

The application should be judged in relation to the visual impact on the streetscene and the impact on neighbours, which the amended plans have significantly improved.

Roof ridge heights in this section of Myton Road are varied and the height of the existing roof at the application property is considerably lower than several others in the vicinity. An increase would therefore not be out of character with the area. The amended plans have considerably improved the front elevation of the building and the hipped roof has served to reduce the bulk of the overall building. The removal of the dormer windows from the front elevation has also reduced the visual dominance of the overall design. I therefore conclude that the proposals would not have a serious detrimental impact on the streetscene such as to warrant a refusal on those grounds.

Neighbours, including both sets of immediate neighbours, raised objection to the original plan but the amended plans have addressed many of their objections- for example the 45 degree line is now respected and the front elevation has been improved in styling and appearance. The original plans showed a front extension which infringed the 45 degree line to number 126 and barely met it to number 130.

Other issues raised by neighbours, which have not been met by the amended plans, include possible overlooking of their gardens from the rear dormer windows and the parking and drainage issues. These are considered not to be sufficiently strong to warrant a refusal of planning permission. Number 126 has a first floor obscure-glazed side facing window looking towards the development, but, again, I do not consider the impact upon this to be sufficiently serious as to merit a refusal of permission.

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) 03B and 04B and specification contained therein, submitted on 17 May 2010, 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

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.
