

Planning Committee: 01 February 2006

Item Number: 11

Application No: W 05 / 1937

Registration Date: 01/12/05

Town/Parish Council: Radford Semele

Expiry Date: 26/01/06

Case Officer: Joanne Fitzsimons

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19 Cedar Tree Farm, Fosse Way, Radford Semele, Leamington Spa

Erection of side extension, infill of open porch to create a WC; retention of existing external staircase and extended lightwell FOR Mr G Wright

This application has been requested to be presented to Committee by Councillor Doody.

SUMMARY OF REPRESENTATIONS

Parish Council: No objection.

5 Neighbour objections: (although more than one resident writes twice) Object on grounds that the extension will greatly increase the footprint of the original dwelling; out of scale and character with the main dwelling; the farm is fully developed and no further development should be allowed; the glass roof when illuminated will provide an inappropriate view to those properties in the vicinity and will be clearly visible from Fosse Way; the rear elevation which includes partial enclosure of the archway will be out of character and will unbalance the appearance of the pair of semi's.

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).
- RA.1 - Development in Rural Areas (Warwickshire Structure Plan 1996-2011).
- (DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)
- RAP1 - Development within Rural Areas (Warwick District 1996 - 2011 Revised Deposit Version)
- RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

The farm complex was converted in the 1980's to provide a total of 18 dwellings (numbered 1-19 as there is no number 13). There have been a number of extensions to properties within the complex, however no previous applications have been received for this specific site.

KEY ISSUES

The Site and its Location

The property forms one half of a semi-detached dwelling (formerly the farmhouse) and is located on 'the end' of the complex. All the properties surround a communal courtyard and share two separate accesses off Fosse Way. The site lies within open, rural countryside, outside of Green Belt. The application site and its other half comprise of three floors, together with access to a basement area. The surrounding cottages are two storey with dormer windows serving the first floor which overlook the central courtyard area.

Details of the Development

The proposal seeks to erect a side extension together with an enlarged lightwell/basement area underneath. To the front elevation it is proposed to infill half of the archway (the other half belonging to number 18) to provide a toilet/basin. To the rear, steps have been created to access the basement externally. Some works have commenced on site, predominantly the excavation of the basement area to the side and the external staircase.

Assessment

Whilst outside the Green Belt, the site is within the rural countryside and in principle I consider the proposed extension to be acceptable in terms of meeting the criteria set out in Policy RAP3 of the emerging Warwick District Local Plan (revised deposit version). This states, as a guideline, that the Council will consider additions to properties which represent an increase of 40% of the gross floor space of the dwelling. As the proposal involves a basement and single storey extension, I am satisfied that this does not represent a disproportionate addition when considering the property is three storey.

The applicant has sought to address some of the neighbouring concerns and has amended the scheme so that the (originally fully glazed) north facing roof of the extension is now shown as tiled with 2 roof lights. This is to reduce the potential for light pollution into the shared courtyard and views from adjacent cottages. The side and rear roof elevations are to remain glazed. To the rear, where it is proposed to infill the arched porch, the amended plans set the brickwork in from the building in order to retain the integrity of the archway. With these amendments, I am satisfied that this proposal does not cause unreasonable harm to the character and appearance of the residential complex or cause demonstrable harm to residential amenities such as to justify a refusal.

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 numbers 827-02C and 827-03D and specification contained therein, submitted, 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.
