

Planning Committee: 05 April 2006

Item Number: 09

Application No: W 06 / 0179

Registration Date: 21/02/06

Town/Parish Council: Leamington Spa

Expiry Date: 18/04/06

Case Officer: Fiona Blundell

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13 Woodcote Road, Leamington Spa, CV32 6PZ

Erection of two storey rear extension (amendment to W04/0680). FOR Mr T
Evans

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Town Council: objection - The design of the extension is considered inappropriate, having a detrimental impact on the existing dwelling. The proposal will also have the effect of a "massing" of the existing dwellings and consequently fails to respect the surrounding buildings.

WCC Ecology: Recommend notes on bats.

1 Neighbour: objects on the grounds that the proposal will enlarge the dwelling out of proportion and fail to respect the surrounding buildings, particularly number 11 Woodcote Road. Reduction in light and overbearing impact. Loss of privacy from windows to converted roof space.

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).
- The 45 Degree Guideline (Supplementary Planning Guidance)

PLANNING HISTORY

In 2004 (ref: W04/0680) permission was granted by Members of the Planning Committee for a two storey side, single storey front and rear extensions together with a rear facing dormer window. This has not yet commenced.

KEY ISSUES

The Site and its Location

The premises comprise a two-storey detached dwelling that stands on the northern side of Woodcote Road within an established residential area. The site is not within the Leamington Conservation Area. The property is broadly similar in original design and appearance to some neighbouring dwellings in Woodcote Road. In common with the neighbouring properties, the dwelling also has an extensive garden that extends over 70 metres in length where it adjoins those serving nos 11 and 15 Woodcote Road either side and 'Carew', Barwell Close and 98 Northumberland Road at the rear.

Details of the Development

This proposal seeks to amend the 2004 application to erect a two storey rear extension in lieu of the previously granted single storey rear extension.

Assessment

I consider the main issue to be whether this application would cause unreasonable harm to the neighbouring residents in terms of overbearing effect; or loss of light.

I am satisfied that the two storey rear extension complies with the Council's adopted 45 degree line with regard to neighbouring windows and I do not consider therefore that the proposal would significantly reduce light into neighbouring habitable rooms.

The design is such that the two rear gables pitch away from the boundaries towards the application property, thereby further reducing its impact and I consider that an acceptable overall design has been achieved.

Whilst I note the objections from the Town Council and the neighbour at number 11 Woodcote Road, I do not consider the proposal in itself to cause the effect of massing within the streetscene as it is to the rear of the property. In relation to privacy the existing bedroom windows at the rear of the dwelling overlook adjoining gardens and I do not consider that the additional glazing into the roof space will unacceptably reduce levels of privacy.

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 number 331-

03E and specification contained therein, submitted on 21 February 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 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.