

Planning Committee: 10 April 2012

Item Number: 9

Application No: W 12 / 0135

Town/Parish Council: Leamington Spa
Case Officer: Jo Hogarth

Registration Date: 08/02/12
Expiry Date: 04/04/12

01926 456534 planning_east@warwickdc.gov.uk

19 St James Meadow Road, Leamington Spa, CV32 6BZ

Erection of a proposed two storey and single storey rear extensions incorporating two rear facing dormer windows FOR Ms Johnson

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

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council - Objection "The overlarge extensions are out of keeping with and have a detrimental impact on the adjoining properties."

WCC Ecology: Recommend bird and bat notes.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

PLANNING HISTORY

There have been no recorded planning applications submitted for this site.

KEY ISSUES

The Site and its Location

The site relates to a detached property located on the south side of the road in a predominantly residential area. The surrounding properties are largely similar in character and style albeit there are variations of house type. To the front of the property is an attached garage and driveway whilst to the rear of the property

are rear gardens serving properties in Kingland Drive. The boundaries of the garden consist of fencing with trellis above.

Details of the Development

The proposal seeks to construct a single storey rear extension (following demolition of the existing conservatory style structure), construction of a first floor rear extension in order to accommodate 2 rear dormer windows.

Assessment

I consider the key issues relating to this proposal to be the impact on the streetscene, impact on neighbours, renewables and parking.

Impact on the streetscene

I am satisfied that in terms of impact on the streetscene that there would be no unacceptable harm to the visual character or appearance of the area such that would justify refusal of permission. From the main St. James Meadow Road, the appearance of the property would remain unaltered, albeit a roof light; however this does not require planning permission. I am of the opinion therefore that the proposal would be acceptable and would comply with the criteria set out in policy DP1 in the Local Plan.

Impact on neighbours

The proposed rear extensions would not breach the Council's adopted Supplementary Planning Guidance on the 45 degree line when taken from the nearest habitable room windows in the neighbouring properties, namely numbers 17 and 21 St. James Meadow Road. The proposed ground and first floor extensions would extend out by 1.5 metres and given the distance off the boundary with number 17 St. James Meadow Road, which also has a rear conservatory nearest this boundary, I am satisfied that the scheme would not have an over bearing effect or result in harm through overlooking or loss of privacy. As such I consider the proposal would be in accordance with Policy DP2 in the Local Plan.

Renewables

I am satisfied that due to the scale and nature of the development the requirement to provide 10% of the predicted energy of the scheme has not been triggered in this instance and therefore there would be no conflict with Policy DP13 in the Local Plan.

Parking

No alterations are proposed to the existing parking arrangement and the parking would comply with the Council's adopted Vehicle Parking Standards and Policy DP8 in the Local Plan.

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 application form, site location plan and approved drawing number 0128-13 Rev D and specification contained therein, submitted on 8 February 2012 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 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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.
