

Planning Committee: 20 February 2007

Item Number: 9

Application No: W 06 / 1876

Registration Date: 29/11/06

Town/Parish Council: Radford Semele

Expiry Date: 24/01/07

Case Officer:

Jo Fitzsimons

01926 456534 planning_east@warwickdc.gov.uk

40 Hamilton Road, Radford Semele, Leamington Spa, CV31 1TJ
Erection of two storey side and rear extension (Re submission W06/1250) FOR
Mr & Mrs Marron

This application is being presented to Committee due to an objection from the Parish Council having been received and a request by Cllr Doody. This application was deferred at the last meeting to allow for a site visit to take place on 17 February 2007. The report which follows is that which was presented at committee on 31 January 2007.

SUMMARY OF REPRESENTATIONS

Parish Council: Object on grounds that the proposal will be over-development and create an overbearing structure which could take light away from neighbouring properties. The character of this street is small affordable housing and this development would not be in keeping with this.

3 neighbours: Object on grounds of over development; unneighbourly by reason of loss of light; it would change the character of the estate, reduce parking availability; result in a loss of privacy and cause noise and disturbance/nuisance. Furthermore, there is a history of underground drain problems and any future excavation could have a serious effect on the drainage system.

Cllr Doody: This is over development of the site and totally unneighbourly.

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

A previous application ref: W06/1250 for a similar extension was withdrawn in September 2006.

KEY ISSUES

The Site and its Location

The site relates to the left hand side of a pair of semi-detached properties located on the north side of the road and has a similar character and appearance as many of the houses in this area. The property has a single garage located along the rear boundary of the garden and this is mirrored by number 42 Hamilton Road.

Details of the Development

The proposal seeks to enlarge the property by adding a two storey rear extension which projects out 2.9 metres from the rear main wall of the house and wraps around part of the side elevation together with a single storey garage and utility room. The existing garage within the rear garden is shown to be demolished.

Assessment

I consider the main issues in determining this application are the impact on neighbours and impact on the street scene.

Impact on neighbours

I am satisfied that the proposed extension meets the Council's adopted Supplementary Planning Guidance on the 45 degree line with regards to the windows at number 38 Hamilton Road (the adjoining half of the semi). The design of the roof is such that it is hipped away from both neighbours at 38 and 42 Hamilton Road thereby reducing the potential massing and impact.

The proposed garage is to be sited along the boundary with number 42 Hamilton Road and the roof pitch to extend beyond the front of the house to create a covered porch area, supported by two columns. I am of the opinion that this is acceptable in terms of design and would not cause unreasonable harm to neighbouring amenity such as to sustain a refusal of permission.

Impact on the street scene

From the front elevation, the pitch of the garage roof will be visible and a small part of the two storey roof. The design of the first floor extension is such that there is a 1 metre gap between the first floor and the side boundary with number 42 Hamilton Terrace, which complies with the Council's general design advice for first floor extensions. I am satisfied that this proposal would not unbalance the pair of semi-detached properties and would not cause visual harm to the wider street scene.

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 1361-01B and specification contained therein, submitted on 29 November 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.