

Planning Committee: 23 May 2006

Item Number: 16

Application No: W 06 / 0544

Registration Date: 10/04/06

Town/Parish Council: Leamington Spa

Expiry Date: 05/06/06

Case Officer: Sarah Laythorpe

01926 456554 planning_east@warwickdc.gov.uk

27 Borrowdale Drive, Milverton, Leamington Spa, CV32 6NY

Erection of a side and rear single storey extension FOR Mr and Mrs Edwards

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

SUMMARY OF REPRESENTATIONS

Town Council: raises objection on the following grounds:

"The proposal is considered to be an overdevelopment of the site and would have a detrimental impact on the neighbouring properties."

Neighbours: No representations received.

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).

PLANNING HISTORY

No relevant planning history.

KEY ISSUES

The Site and its Location

The application site comprises a 2-storey detached property located on the north side of Borrowdale Drive. Due to the topography of the area, the application site is much lower than the neighbouring property 29 Borrowdale Drive.

As existing, there is a detached single-storey garage in the rear garden of the application site which would be removed as part of this proposal.

Details of the Development

The scheme proposes a single-storey side and rear extension which would extend 12.5 metres along the length of the shared boundary of the property. From the shared boundary of 29 Borrowdale Drive, the extension would be 6.5 metres in width. The extension would have a pitched roof and the maximum height would be 4.1 metres.

Assessment

It is considered that this single-storey side extension would be acceptable in terms of size and scale. Although it extends up to the shared boundary of 29 Borrowdale Drive, the application site is much lower than the neighbouring property therefore any detrimental effect would be significantly reduced.

The scheme complies with the 45 degree code as taken from the nearest habitable rear facing window of 29 Borrowdale Drive. I do not consider there would be a significant detrimental effect in terms of loss of light to this property to warrant a refusal.

In terms of the Town Council's objection on overdevelopment of the site, this proposal would be the first extension to the property and it involves the removal of the detached garage structure in the rear garden of the property. Therefore, I do not consider that this single-storey extension which projects across only part of the width of the rear of the property would give rise to any unacceptable impacts either to neighbours amenity or the wider area.

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 (10799), and specification contained therein, submitted on 10th April, 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 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.
