

Planning Committee: 02 August 2006

Item Number:

Application No: W 06 / 0939

Registration Date: 07/06/06

Town/Parish Council: Cubbington

Expiry Date: 02/08/06

Case Officer: Sarah Laythorpe

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100 Dunblane Drive, Cubbington, Leamington Spa, CV32 7TP

Erection of a first floor side extension FOR Mr I Flavell

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

SUMMARY OF REPRESENTATIONS

Parish Council: no objection

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

W021108 - permission was granted for a single-storey side extension up to the shared boundary with 98 Dunblane Drive.

W06/0049 - application refused at Planning Committee for an identical scheme for the following reasons:

'The first floor side elevation of the proposed extension would be set only 600mm in from the side boundary of the site. In the opinion of the District Planning Authority, this would result in an unacceptable reduction in the gap between the properties to the significant detriment of the character and appearance of this streetscene, resulting in the creation of a 'terracing' effect. The proposal would also set an undesirable precedent for other similar extensions which would thereby be more difficult to resist and which both individually and cumulatively would further erode the character and amenity of this locality.'

KEY ISSUES

The Site and its Location

The application site relates to a 2-storey semi-detached property located in an area where each semi is symmetrical and regularly spaced. The gaps between the properties, particularly at first floor level, form an important feature in defining the architectural rhythm and character of the area.

Details of the Development

This is an application for a first floor side extension which would extend out 1.8 metres from the existing side elevation of the property. It would be set-back 1.2 metres from the existing front elevation thus creating a set-down from the existing ridgeline. The scheme proposes a set-in of only 600mm from the side boundary.

The additional space created from this scheme would be used as a bath and shower room and would allow the existing bathroom at first floor to be converted into an additional bedroom, thereby creating a total of four bedrooms at first floor.

The applicant has submitted an additional statement supporting the scheme with details of childrens' medical history and containing detailed reasons why other forms of extension would not meet their family requirements or be prohibitive in terms of cost. Their supporting statement asks for flexibility in the application of the normal policy guidelines and in relation to the actual impact of the extension, states .."our street follows a variable uphill gradient and neighbouring buildings are set at different heights which lessens the impact of uniform spacing".

Assessment

The scheme is not in accordance with established design practice for two storey side extensions to semi-detached houses which normally requires a gap of 1 metre to the boundary to be maintained so as to avoid a terracing effect. The proposed extension would only be set-in 600mm from the side boundary of 98 Dunblane Drive at first floor, which is significantly less than the normal requirement.

It is considered that a set-in of only 600mm at first floor in this location would result in an unacceptable reduction in the gap between the properties and would contribute towards a 'terracing effect' in this streetscene of regularly spaced properties at first floor. The proposal would also set an undesirable precedent for other similar extensions which would thereby be more difficult to refuse and which both individually and cumulatively would further erode the amenity of this locality.

It is also considered that the extension would be unneighbourly in terms of overbearing impact, resulting in an adverse impact on the amenity of 98 Dunblane Drive and the future occupiers of this property.

Whilst I recognise the circumstances on which this application is based, I do not consider that these would justify overriding normal policy.

RECOMMENDATION

REFUSE subject to the refusal reasons listed below.

REFUSAL REASONS

Policy (DW) ENV3 of the Warwick District Local Plan requires all development proposals to achieve a high standard of design which harmonises with its surroundings. This is reflected by Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011 (First Deposit Version) which

states development will only be permitted which positively contributes to the character and quality of its environment and does not have an adverse effect on neighbours' amenities.

The application property lies within an area of predominantly semi-detached properties that are generally regularly spaced with the gaps between the properties, particularly at first floor level, forming an important feature in defining the architectural rhythm and character of the area.

The first floor side elevation of the proposed extension would be set only 600mm in from the side boundary of the site. In the opinion of the District Planning Authority, this would result in an unacceptable reduction in the gap between the properties to the significant detriment of the character and appearance of this streetscene, resulting in the creation of a 'terracing' effect. The proposal would also set an undesirable precedent for other similar extensions which would thereby be more difficult to resist and which both individually and cumulatively would further erode the character and amenity of this locality.
