

Application No: W 06 / 0980

Registration Date: 16/06/06

Town/Parish Council: Leamington Spa

Expiry Date: 11/08/06

Case Officer: Sarah Laythorpe
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39 Lime Avenue, Lillington, Leamington Spa, CV32 7DE

Erection of two storey rear extension to bathroom, extension to kitchen and dining room (retrospective) FOR Mr J Archer

SUMMARY OF REPRESENTATIONS

Town Council: raises objection on the following grounds:

1. "The proposal will have the effect of a 'massing' of the existing dwellings"
2. "Possible detrimental effect on adjoining & adjacent properties an unneighbourly proposal"
3. "Loss of light to neighbouring properties"

Neighbours: No representations received.

Ecology: recommends a note relating to bats to be added to any approval granted if the proposal will affect the existing roofspace.

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 property is a semi-detached dwelling which has not been previously extended. The neighbouring property 41 Lime Avenue has previously been extended by a two-storey rear extension which extends across the width of the property and projects out 2.85 metres from the rear of the property. The adjoining semi-detached property has been extended by a single-storey rear extension which projects out approximately 3.4 metres from the rear of the original property.

Details of the Development

The scheme proposes a two-storey and a single-storey rear extension. The two-storey element is designed as a rear projecting gable and extends 2.4 metres

across the rear of the property and projects out 3.4 metres from the rear face of the original property. The single-storey part of the extension would extend right up to the boundary of the adjoining semi-detached property but would not project out any further than the neighbouring property's single-storey extension.

Assessment

As the proposed extension would extend to the same level as the existing extensions at both neighbouring properties, I do not consider that this scheme would have any adverse impact upon the amenities of either neighbouring property. The scheme complies with the Council's Supplementary Planning Guidance on the 45 Degree Code.

Whilst I note the Town Council's objections, I do not consider the scheme would have a detrimental impact on neighbouring properties particularly in terms of loss of light as the scheme complies with the 45 Degree Code. Whilst a number of properties in the vicinity of the application site have been extended by large extensions, this scheme is relatively modest in size and scale and is set in 2 metres from the side boundary, a gap which is retained along the entire side boundary of the property. I therefore do not consider that this extension would result in an unacceptable 'massing' effect.

RECOMMENDATION

GRANT subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing, and specification contained therein, submitted on 16th June, 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.
- 2 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.
