

Application No: W 06 / 0795

Registration Date: 23/05/06

Town/Parish Council: Leamington Spa

Expiry Date: 18/07/06

Case Officer: Joanne Fitzsimons

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26 Greatheed Road, Leamington Spa, CV32 6ES

Internal alterations/refurbishment, cellar and loft conversion and detached double garage FOR Mr and Mrs D Stickley

SUMMARY OF REPRESENTATIONS

Town Council: "The proposal is considered an overdevelopment of the site"

WCC Ecology: Recommend bat notes.

CAAF: To be reported in the addendum.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV8 - New Development within Conservation Areas (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).
- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

There is no planning history for this site.

KEY ISSUES

The Site and its Location

The application site relates to a mid-terrace property within a predominantly residential area, albeit there is Milverton Primary School on the opposite side of the road. Located on the north side of Greatheed Road, the front garden is modest and comprises hedging and shrubs which are contained by a wall with railings at the back of the footpath, as are many of the properties along this road. There is an existing 'chute' with a small window which allows a degree of light into the cellar area.

Details of the Development

The proposal seeks to insert a rear facing dormer window, and conservation roof lights, an enlarged front lightwell and alterations to the existing small monopitch slate roof at the side of the kitchen to make it glazed. The application also seeks to erect a double garage to replace the existing double garage.

Assessment

The proposal has been amended to address concerns raised by the Council's Conservation Architect by reducing the width of the rear dormer window which 'sits' behind the chimney stack. I am satisfied that this is an appropriate design within the Conservation Area and as such does not cause harm to the area.

The lightwell to the front has been altered to reduce its size from three windows to a single central one and the glazed doors to serve the breakfast room at the rear are now of a more traditional design, incorporating brick arches and timber patio doors, in lieu of the original design which proposed sliding powder coated doors.

In light of these alterations, I am of the opinion that the scheme is acceptable with no unreasonable adverse impact on neighbouring amenity or harm to the character and appearance of the Conservation 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 numbers 0107/004'A', 0107/005'A' and 0107/006'A' and specification contained therein, submitted on 20 July 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 No development shall be carried out on the site which is the subject of this permission, until large scale details of all new doors, windows (including a section showing the window reveal, heads and cill details), rooflights, eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.

- 4 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **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.
- 5 All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
- 6 The garage doors hereby permitted shall be constructed of timber and painted, not stained. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
- 7 All new windows and doors hereby permitted shall be constructed of timber and painted, not stained. **REASON:** To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 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 is of an acceptable standard of design which is in keeping with the architectural and historic character of the Conservation Area within which the site is located. The proposal is therefore considered to comply with the policies listed.
