

**Planning Committee:** 23 August 2005

**Item Number:** 31

**Application No:** W 05 / 1092

**Registration Date:** 04/07/05

**Town/Parish Council:** Hatton

**Expiry Date:** 29/08/05

**Case Officer:** Steven Wallsgrove

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**52 Quinton Close, Hatton Park, Warwick, CV35 7TN**

Proposed two storey side extension and miscellaneous internal alterations FOR  
Mr & Mrs Richardson

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

**SUMMARY OF REPRESENTATIONS**

**Hatton Parish Council:** "The Parish feel this is an overdevelopment of the site and if granted would set a precedence which could lead to an overall change in the open aspect of the estate.

This is a breach of contract with original developers. The balance of the estate, size of houses etc., should be maintained."

**WCC (Ecology):** recommend a bat note if proposal affects roof space and a bird note as nesting season is underway.

**RELEVANT POLICIES**

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

**PLANNING HISTORY**

There is no relevant planning history.

**KEY ISSUES**

**The Site and its Location**

The property is a detached house in Hatton Park and backs onto the drive to Lower Farm and has an adopted footpath on its south-west side. There is a tall conifer screen hedge on this side.

## **Details of the Development**

The proposal is to erect a two-storey side extension on the site of existing attached garage, which is set off the side boundary (the footpath) at an angle. Matching materials would be used and the extension would still be set off this boundary by about 0.9 m.

## **Assessment**

The extension has been carefully designed to respect the character and bulk of the existing building and would only be marginally larger in footprint than the existing building. The property also has a relatively large garden. I am of the opinion, therefore, that it would not represent an overdevelopment of the site, would not affect neighbours, and would protect the character of the street scene.

## **REASON FOR RECOMMENDATION**

The proposal is considered to comply with the policies listed above.

## **RECOMMENDATION**

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
  - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing nos. 0518/02 & /03, and specification contained therein, received on 4th July 2005 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.
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