

**Planning Committee:** 11 July 2006

**Item Number:**

**Application No:** W 06 / 0769

**Registration Date:** 17/05/06

**Town/Parish Council:** Warwick

**Expiry Date:** 12/07/06

**Case Officer:** Penny Butler

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**13 Byron Avenue, Warwick, CV34 6LB**

Erection of a two storey side and rear extension FOR Mr and Mrs Thornett

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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 Town Council considers that the development is disproportionate to the existing property and is visually unacceptable in relation to the adjoining house. The mass of the development also represents an neighbourly form of development detracting from the amenity of the adjoining property."

N.B. These comments are based on the original plans which showed the extension 0.6 m off the side boundary and set back 0.3 m from the front of the main property.

**Neighbours:** Number 11 has written in querying the distance between the extension and their boundary line, and the depth of the rear extension. They are concerned that the rear extension will have an impact on their day and sun light. Number 15 has sent back a standard response stating they support the proposal.

**WCC Ecology:** Bat note recommended.

**RELEVANT POLICIES**

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- 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**

There is no planning history on the site.

**KEY ISSUES**

**The Site and its Location**

The application site consists of a semi-detached dwelling with rear garden backing onto the school playing field. The dwelling is located on the outside of a bend so that this dwelling and number 11 are splayed apart towards the rear.

### **Details of the Development**

It is proposed to erect a two storey side and rear extension, where the first floor element is set off the side boundary one metre, and set back from the front elevation 0.5m.

### **Assessment**

The main issues are visual impact on the street scene and character of the area, and impact on neighbouring amenity.

The side extension is possible due to the width of the plot towards the rear, which means that few other houses in the street could erect something similar. Surrounding houses have been altered in a variety of ways, and are no longer identical. The set back of 0.5m from the front elevation is considered to be acceptable, in order to give the extension a subservient appearance to the original pair of semi-detached properties. The provision of a one metre space between the side boundary and the first floor part of the extension ensures that adequate spacing is retained between the extension and the neighbouring property, should they propose a similar extension. This spacing is an important element in the street scene as the area is characterised by well spaced semi-detached properties, and to allow any less of a gap than this may lead to the potential creation of a terracing effect. The impact on the street scene is considered acceptable.

The rear extension is set well off the boundary with the adjoining dwelling (no. 15) so there is no 45 degree guideline breach, and no serious harm in terms of loss of light or outlook from the property. The adjacent property at number 11 has several side windows, and is the same house type. These windows are mostly small and to non-habitable rooms, and are set several metres off the side boundary. As the houses are splayed apart towards the rear, the rear extension has a lesser impact on this neighbour than if the houses were aligned. For this reason there is no 45 degree guideline breach, and the impact on this property in terms of loss of light or amenity is considered acceptable.

### **RECOMMENDATION**

GRANT, subject to the conditions listed below.

- 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(s) (Drawing no.s: 01 and 02), and specification contained therein, submitted on 17 May 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 proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.

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