

**Planning Committee:** 10 April 2012

**Item Number: 8**

**Application No:** W 12 / 0101

**Town/Parish Council:** Warwick

**Registration Date:** 31/01/12

**Case Officer:**

Erica Buchanan

**Expiry Date:** 27/03/12

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**16 Myton Crofts, Warwick, CV31 3NZ**

Erection of single storey rear extension after demolition of existing conservatory  
FOR Dr R Marsden

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The application has been presented to Committee as the applicant is a Council employee.

**SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** No Objection

**Public Response:** 1 objection received from no 18 Myton Crofts, alterations to the existing rear extension with hip to gable end and proposed gable end of new extension would result in loss of light to rear garden and would be an unacceptable and intrusive profile on the adjacent property

**RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

**PLANNING HISTORY**

W/74/0873	Erection of Kitchen and Shower room extension	Granted
18/12/74		
W/07/0480	Erection of a rear Conservatory	Granted
16/05/07		

**KEY ISSUES**

**The Site and its Location**

The application property is a detached two storey dwelling house located on the North side of Myton Crofts. Properties in the area are a mixture of detached and semi-detached two storey properties of various styles. The property has previously been extended with a single storey side and rear extension which is brick built with a hipped roof. Adjacent to the extension is a rear conservatory.

## **Details of the Development**

The proposal is to demolish the conservatory and construct a single storey rear extension in its place. The extension would measure 3.2m in width with a depth of 3.5m. The proposed extension would have a gable end and it is also proposed to alter the roof of the existing rear extension from hipped to gable end. The proposed extension includes roof lights, glazed gable end and a large rear window to maximise natural light.

## **ASSESSMENT**

### **Layout and Design**

The proposed single storey rear extension would replace the existing rear conservatory, providing a more substantial structure with the same size floor area as the existing conservatory, the only difference being the increased height to provide a pitched roof with gable end. I consider that the proposed rear extension complies with policy DP1 of the Local Plan which seeks to ensure new development contributes positively to the character and quality of its environment, as the extension is subservient, of appropriate design and materials, and has no impact on the character of the area.

### **Amenity**

I consider that the proposed single storey rear extension would not have an adverse impact on the amenity of the neighbouring properties due to its location central to the rear of the property. Concern has been raised regarding the alterations of the existing extension from a hipped roof to a gable end, however I am satisfied that this minor alteration would not have any greater impact than already exists and the proposal does not impact on any habitable rooms of the neighbouring property in terms of loss of light as there is no conflict with the 45° guidelines. Therefore I consider that the proposal would not harm the amenity of the neighbouring property and complies with policy DP2 of the District Wide Local Plan and the Residential Design Guide SPG.

### **Renewable Energy**

Due to the small size of the proposed extension, it would not be feasible to implement 10% requirements from renewable sources and therefore the proposal complies with Policy DP13 and the Sustainable Building SPD.

## **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 application form, site location plan and approved drawing, and specification contained therein, submitted on 31/01/12 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

**INFORMATIVES**

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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.

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