

Planning Committee: 01 February 2006

Item Number: 16

Application No: W 05 / 1995

Registration Date: 12/12/05

Town/Parish Council: Leamington Spa

Expiry Date: 06/02/06

Case Officer: Sarah Laythorpe

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11 Edmondscote Road, Leamington Spa, CV32 6AG

Erection of a conservatory/play area (Retrospective Application) FOR Mr H P Griffin

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

SUMMARY OF REPRESENTATIONS

Town Council: objects on the following grounds

"Given the retrospective nature of this application, it is disappointing that no photographic evidence was submitted with the application. The Council considers that the extension will impact adversely on the street scene and neighbouring dwellings and therefore suggests referral to a Site Inspection Panel"

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

There is currently an Enforcement case for the erection of a clad rear extension whereby the applicants have been advised to apply for a Certificate of Lawfulness in order to regularise the structure. Also, applications W021680 and W031533 granted for a 2-storey side extension.

KEY ISSUES

The Site and its Location

The property stands as one of a pair of semi-detached houses located in a spur road on the southern side of Edmondscote Road, which is mainly residential in character. The property is set back from the main streetscene by garden land which is enclosed by a 5ft wooden fence, and is set back from the streetscene of the spur road by an area of grass verge. The original property has previously been extended by a 2-storey side extension, a rear extension (which is the subject of an existing enforcement investigation) and a side conservatory (which is the subject of this retrospective application).

The neighbouring property at 13 Edmondscote Road stands at right angles to the site so that its rear elevation broadly aligns with the side elevation of 11 Edmondscote Road. A lean-to extension with a perspex roof is attached to the side elevation of 13

Edmondscote Road that provides covered access between the front and rear garden; together with w.c. facilities.

The site lies outside of the Conservation Area.

Details of the Development

This is a retrospective application for a single-storey side conservatory which is partly timber and partly glazed and measures 2.7 metres by 3.4 metres. Due to the location of the property, the extension would form part of the front streetscene of Edmondscote Road and would be set back from the building line of the streetscene and would be located behind a 5ft wooden fence.

Assessment

Whilst the conservatory is of a different design and materials to the original house, I do not consider a modest single-storey conservatory in this location would be so detrimental to the streetscene to warrant a refusal. The conservatory would be set well back from the corner of the road by the property's garden land and a wide grass verge.

Whilst I note the Town Council's objection regarding the adverse impact on neighbouring dwellings, I consider that this impact is very limited, particularly as the adjacent neighbour 13 Edmondscote also has a single-storey side extension right up to the shared boundary of the properties.

RECOMMENDATION

GRANT.

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.
