

**Planning Committee:** 05 April 2006

**Item Number:** 17

**Application No:** W 06 / 0228

**Registration Date:** 10/02/06

**Town/Parish Council:** Warwick

**Expiry Date:** 07/04/06

**Case Officer:** Steven Wallsgrove

01926 456527 planning\_west@warwickdc.gov.uk

**20 Welsh Close, Woodloes Park, Warwick, CV34 5JY**

Erection of side covered way FOR Mr and Mrs Compton

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The applicant is a District Councillor.

### **SUMMARY OF REPRESENTATIONS**

**Warwick Town Council:** No objection.

**W.C.C. (Ecology):** Note the existence of trees and shrubs in the area and recommend a bird nesting note due to the forthcoming bird nesting season.

### **RELEVANT POLICIES**

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

### **PLANNING HISTORY**

There is no relevant planning history.

### **KEY ISSUES**

#### **The Site and its Location**

The property is a bungalow on the corner of Welsh Close and Hathaway Drive and has a screen wall, with trellis on top, along the side fronting Hathaway Drive. There is tree and shrub planting between the bungalow/garden wall and the highway boundary (the footway).

#### **Details of the Development**

The proposal is to erect a 2.1 m wide and 5.2 m long covered way between the back door (the kitchen) and the back garden. It would come closer to the highway (Hathaway Drive) since it is on the side of the property, but would only be closer than the retained garden wall by 0.2 m.

#### **Assessment**

The principal issue is the affect on the street scene as no neighbours are involved.

The proposal will involve the removal of some existing planting and will have a greater visual impact than the existing wall but this impact is considered to be acceptable since it will be seen against the backdrop of the existing dwelling and will be set back some 3.5 m from the footway. It will also be almost in line with the retained garden wall.

### **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 number 2560, and specification contained therein, received on 10th February 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.

### **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.