

**Application No:** W 11 / 0989

**Town/Parish Council:** Leamington Spa  
**Case Officer:** Sunita Burke

**Registration Date:** 24/08/11

**Expiry Date:** 19/10/11

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**1 Charlotte Street, Leamington Spa, CV31 3EB**

Erection of 1no. front dormer window and 1no. rear dormer window.  
FOR Mr Tara

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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**

**CAAF:** Part II item - No comment.

**Royal Leamington Spa Town Council:** Object for the following reason:

"The proposed front dormer window is out of keeping with the windows on similar properties in the street".

**Conservation:** No objection.

"This application is for the construction of front and rear dormer windows. This property is a detached villa alongside the earlier regency properties in Charlotte Street. In some ways it is a house unlike any of the others in this particular part of the street.

I note the proposals are to put a dormer window at the front and the rear in order to form a study in the attic space. The rear dormer would house the staircase leading up to the loft space. I consider it would be preferable to have just the dormer at the rear and a roof light at the sides which would be more appropriate in this particular location. It would still provide a usable space, it may also be possible to borrow light by the use of glazed doors at the top of the staircase or even to have the fire stop door at the bottom of the staircase, such that the staircase became part of the space, which would give a visually larger space and also allow a lot more light in to the actual study space".

**RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

- Sustainable Buildings (Supplementary Planning Document - December 2008)

## **PLANNING HISTORY**

Planning permission was granted for the conversion of the application site into three self contained flats in 1988. Further alterations including conversion of existing 4 no Ground and First floor flat into a single dwelling, retention of self contained flat in rear wing; formation of a self contained basement flat; installation of new and replacement windows; creation of lightwells within front garden with new access staircase and installation of boundary lightwell railings in 2001.

## **KEY ISSUES**

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

The site is located within The Royal Leamington Spa Conservation Area. It is situated at the end of a row of Georgian three to four storey properties. It fronts on to some semi detached properties and further down the street a row of attractive three storey Victorian terrace.

The application site adjoins the backs of the shops on Tachbrook Road. The rear storage area for Tachbrook Convenience Store is along the side boundary with the application site.

The application site is a large property with two double fronted bays and a pitched roof unlike the adjacent Georgian properties along the street with gable ends and chimneys at the ends, some of the properties have parapets with small box dormers set in the roof space. All the properties have a basement floor with external access, which is typical of the properties during the Georgian and early Victorian period.

### **Details of the Development**

The applicant seeks permission to convert the loft to create a study in the roof with two dormers, one on the front elevation and one on the rear elevation. The dormers would be box type, the roof would be slate tiles and dormer cheeks would have lead covering. The windows would have double casement windows with painted timber frames. The dormer on the front elevation is located centrally on the roofslope and 1.2 metres wide. The rear dormer is wider measuring approximately 2 metres, encompassing the staircase leading into the roofspace.

There are three residential units in this building. There is a maisonette at the rear, a basement flat and a four bedroom dwelling on the ground and first floor. The accommodation created in the roofspace would be used as a study. This study would form part of the single dwelling on the ground and first floor.

### **Assessment**

#### **Impact on the special of the character and appearance of the Conservation Area**

The character of this area is partly defined by the row of four storey Georgian properties with red brick and white render on the front elevations with sash windows, roof with slate tiles and small dormers in some cases. However, there

are a mixture of styles ranging from late 18thC to early 19th C and early 20th C to late 20th C, predominantly brick and render.

The application site appears Victorian in style with white render and railings on a low boundary in the front. It is attached to the end of the Georgian terrace on one end and on the other end it is adjacent to the yard at the rear of the shops on Tachbrook Road. The application site has been altered significantly with a large extension at the rear providing three residential units at this location.

The front dormer is most relevant to assessing the impact of the proposal on the street scene and the character of the area.

As the application site is a detached villa alongside the earlier regency properties in Charlotte Street, in some ways it is a house unlike any of the others in this particular part of the street. As such, it is not a typical regency style property.

In terms, of the rear dormer, it would house the staircase leading up to the loft space, which is considered acceptable. However, in terms of the front dormer, although the Conservation Officer states that, '*It would be preferable to have just a roof light at the sides which would be more appropriate in this particular location*', there is no objection in principle to the design of the dormer and its location in the Conservation Area.

In assessing the size and shape of the dormer and its location, the contribution of this dormer as part of the street scene is also relevant. The application site is not defined by any particular style. It fronts on to semi detached properties presumably built in the early 20th C. It adjoins the rear of a row of shops, presumably built later in 20th C, and also adjoins regency properties built in early 19th C. Given that the size of the dormer proposed on the roofslope and the location being on the lower part of the roof and a style that is similar to the dormers on the regency properties, this dormer is considered acceptable in this location and not considered to harm the street scene. As such it is considered to comply with the policies in the Warwick District Local Plan and Residential Design Guide.

### Living conditions

The proposed dormers are not considered to result in overlooking on to neighbouring properties and result in loss of privacy.

### Renewables

Given the scale of the proposed development it is not considered to result in a material increase in energy demand. As such, it is not considered that a requirements for 10% renewables would be justified in this particular case.

## **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 :**  
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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) 789-03 Mar 2011, and specification contained therein, submitted on 4 Aug 2011 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.
- 3 The roofing material for the development shall be natural slate. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.
- 4 All window frames shall be constructed in timber and shall be painted and not stained. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011. (CA) / To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011. (LB)

### **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 would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.

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