

Planning Committee: 01 November 2006

Item Number:

Application No: W 06 / 1494

Registration Date: 22/09/06

Town/Parish Council: Leamington Spa

Expiry Date: 17/11/06

Case Officer: Sarah Laythorpe

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12 Freemans Close, Leamington Spa, CV32 6EY

Erection of first floor extension and loft conversion FOR A Budd and J Morgan

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 - The proposal is considered an over-development of the site.

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 no relevant planning history on this site.

KEY ISSUES

The Site and its Location

The application site relates to a detached 2-storey property located on the north-west side of Freemans Close. The property itself is of unique style, size and design within this streetscene of predominantly semi-detached properties. The streetscene has no specific rhythm due to varying building lines and properties of varying size and style.

The property itself has an attached single-storey side garage which projects out from the front elevation of the property by 1.1 metres and has previously been extended at the rear by a conservatory.

The site lies just outside of the Conservation Area.

Details of the Development

The scheme proposes a first floor side extension which would be located above the existing side garage. The roofline of the extension would run flush with the ridgeline of the main property and there would be a projecting gable at the front

above the garage which currently projects forward of the front elevation of the property.

The second part of the scheme proposes a loft conversion including the construction of a dormer window onto the rear elevation. The dormer window would extend across the width of the roof and would be set down from the ridgeline would sit within the rear roofslope.

Assessment

Whilst I note the objection from the Town Council regarding overdevelopment of the site, it is considered that the property is detached and of individual design and size and there is no specific symmetrical rhythm to adhere to within this streetscene. It is not considered that the extension would be overbearing or would be out of character within the streetscene. A number of properties in the vicinity of the application site have had similar extensions which has set the precedent for an extension of this size in this location.

In terms of impact on neighbouring properties, it is considered that the proposed extensions would not have a detrimental impact in terms of loss of light or loss of privacy. The proposed window in the side elevation of the extension would be high level and obscure-glazed.

The design of the extension would be acceptable. Whilst I note that there is no set-back from the front elevation or set-down in the roofline, it is considered that in this circumstance it would not be necessary as the property is detached and of unique style within the streetscene. The first floor element of the extension would be set-in 1 metre from the side boundary which is in compliance with established design practice for householder extensions.

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 (drawing 02), and specification contained therein, submitted on 22nd September, 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 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.
