

Planning Committee: 14 December 2005

Item Number: 09

Application No: W 05 / 1718

Registration Date: 17/10/05

Town/Parish Council: Leamington Spa

Expiry Date: 12/12/05

Case Officer: Joanne Fitzsimons

01926 456534 planning_east@warwickdc.gov.uk

44b Avenue Road, Leamington Spa, CV31 3PQ
Insertion of a rear dormer window FOR Mr A Thomson

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

SUMMARY OF REPRESENTATIONS

Town Council: Object as the loft window is too close to the roofline. Over-dominant nature of development and detrimental visual impact in Conservation Area. Request the application is presented to planning committee.

WCC Ecology: Recommend bat notes as works involve the roof.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV8 - New Development within Conservation Areas (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).
- DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

A planning application (reference W05/0743) was refused for a rear facing dormer window and retention of a door and staircase at first floor level. The door and staircase have now been removed, and this application is for the dormer window in a revised position within the roofslope.

KEY ISSUES

The Site and its Location

The site relates to a terraced property set within the designated Conservation Area. Access is available at the rear via a narrow passageway leading from Victoria Road.

Details of the Development

The proposal seeks to insert a rear facing dormer to enable additional accommodation to be provided in the roof space. The position is such that it is 'lined' up with the windows in the main house and is of a flat top, leaded cheek design.

Assessment

In terms of visual amenity and impact on the character and appearance of the Conservation Area, I am satisfied that the proposed dormer window will not result in unreasonable harm so as to justify a refusal.

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 3984B and specification contained therein, submitted on 17 October 2005 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 No development shall be carried out on the site which is the subject of this permission, until large scale details of the dormer window (including a section showing the corner posts and cheek details) at a scale of 1:5 together with constructional details have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** :To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 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 is of an acceptable standard of design which is in keeping with the architectural and historic character of the Conservation Area within which the site is located. The proposal is therefore considered to comply with the policies listed.
