

Planning Committee: 25 May 2005

Part 2 Item Number: 01

Application No: W 05 / 0306

Registration Date: 18/03/2005

Town/Parish Council: Warwick

Expiry Date: 13/05/2005

Case Officer: Debbie Prince

01926 456555 planning_west@warwickdc.gov.uk

Icon House, 12-14 Jury Street, Warwick, CV34 4EW

Restaurant sign and 1 no projecting sign to front elevation FOR Mrs Shaila Man

SUMMARY OF REPRESENTATIONS

Warwick Town Council objects to the illumination by spot lights as the property is within the Conservation Area.

Neighbours- no views received

The Warwick Society are of the opinion that one hanging sign would be sufficient to advertise the Oyster Lounge and that more would only add to the cluttering of the street scene.(The application has now been amended to include only one hanging sign).

RELEVANT POLICIES

(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)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application property is a Grade 2 Listed Building located in the Conservation Area of Warwick. The proposal has been amended and now involves the erection of one illuminated sign on the front elevation and one illuminated projecting sign. The sign nearest to 16 Jury Street has been omitted from the scheme. The main restaurant sign would be made up of individual letters with a polished stainless steel face. The hanging sign would have the same type of stainless steel letters bonded to a matt black background and illuminated on both sides. The illumination to both signs would be provided by a number of small spot lights.

The Town Council object to the proposed illumination of the signs in that it would be harmful to the character of the Conservation Area. Although the number of spot lights may seem excessive, the lettering proposed is of high quality and discreet illumination by small spotlights is considered to be in accordance with

the Council's own guidelines for advertisements and shopfronts in the Conservation Area and also similar to those recently given permission in the area eg "Ask", 16-18 High Street, Warwick.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.

Planning Committee: 25 May 2005

Part 2 Item Number: 02

Application No: W 05 / 0307 LB

Registration Date: 18/03/2005

Town/Parish Council: Warwick

Expiry Date: 13/05/2005

Case Officer: Debbie Prince

01926 456555 planning_west@warwickdc.gov.uk

Icon House, 12-14 Jury Street, Warwick, CV34 4EW

Restaurant sign and 1 no projecting sign to front elevation FOR Mrs Shaila Man

SUMMARY OF REPRESENTATIONS

Warwick Town Council objects to the illumination of the signs as the property is within the Conservation Area.

Neighbours- no views received

The Warwick Society are of the opinion that one hanging sign would be sufficient to advertise the Oyster Lounge and that more would only add to the cluttering of the street scene.(The application has now been amended to include only one hanging sign).

RELEVANT POLICIES

(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)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application property is a Grade 2 Listed Building located in the Conservation Area of Warwick. The proposal has been amended and now involves the erection of one illuminated sign on the front elevation and one illuminated projecting sign. The sign nearest to 16 Jury Street has been omitted from the scheme. The main restaurant sign would be made up of individual letters with a polished stainless steel face. The hanging sign would have the same type of stainless steel letters bonded to a matt black background and illuminated on both sides. The illumination to both signs would be provided by a number of small spotlights.

The Town Council object to the proposed illumination of the signs, in that it would be harmful to the character of the Conservation Area. Although the number of spot lights may seem excessive, the lettering proposed is of high quality and discreet illumination by small spotlights is considered to be in accordance with the Council's own guidelines for advertisements and shopfronts in the

Conservation Area and also similar to those recently given permission in the area eg "Ask", 16-18, High Street, Warwick.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The works hereby permitted must be begun not later than the expiration of five years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Committee: 25 May 2005

Part 2 Item Number: 03

Application No: W 05 / 0421

Registration Date: 17/03/2005

Town/Parish Council: Rowington

Expiry Date: 12/05/2005

Case Officer: Debbie Prince

01926 456555 planning_west@warwickdc.gov.uk

Lowes Barn, New Road, Lowsonford, Solihull, B95 9HJ

Conversion of barn into office and storage space. FOR Mr & Mrs Lowe

SUMMARY OF REPRESENTATIONS

Rowington Parish Council objects to the proposal on the following grounds:-

-The application site is within a Green Belt and Special Landscape Area and is located in a prominent position on top of a hill above the village and its Conservation Area. Therefore the proposal would be inappropriate development and contrary to policy.

-The building was constructed in 1995 and the Parish Council do not consider that it is redundant. Also, it is likely that replacement facilities for storage and garaging will be sought.

-Access to the site is limited, over a steep driveway with poor visibility and any increase in traffic generation could create harm to highway safety which is contrary to policy.

-The building is not redundant and serves a useful and necessary purpose in relation to the existing residential accommodation and agricultural land and as such is contrary to policy.

Neighbours - One letter has been received which objects to the proposal on the grounds that the office space will be changed into living accommodation and that the drive is only suitable for domestic use.

WCC Highways has no objection subject to conditions

WCC Ecology has no objection subject to provisions for bat and bird protection.

WCC Archaeology has no objection.

RELEVANT POLICIES

RAP8 - Converting Rural Buildings (Warwick District 1996 - 2011 First Deposit Version)

PPG7

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

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application property is a barn built in traditional style, about 10 years ago. The barn is located on ground elevated from New Road in the Green Belt and Special Landscape Area and can be reached by a short private drive which also serves Lowsonford Farm and the residential accommodation at Lowes Barn. It is proposed to convert the barn to three small offices with toilet and ancillary domestic storage facilities. One of the offices would be used as a home office in connection with the existing residential accommodation. The existing hard standing would be used as a parking area.

The proposed physical conversion of the barn would involve minimal alteration to the visual appearance of the barn and the proposals are considered appropriate in terms of design, having no adverse impact on neighbouring properties, the openness of the Greenbelt or the character of the Special Landscape Area.

The Parish Council are concerned that the barn is newly built and still in use, not redundant. However, the proposals are in accordance with current Government guidelines and Council policy in that both PPG7 and emerging policy RAP8 of the Warwick District Local Plan 1996-2011 (First Deposit Version November 2003) support the re-use and adaptation of rural buildings for employment purposes as long as the building is suitable and is of a permanent and substantial construction, regardless of their continued use or age.

Furthermore, the development is small scale and would generate very little additional traffic. There are no highway objections to the proposal.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 All repair/construction work specified on the plans for the conversion works hereby permitted shall be carried out in reclaimed materials of the same type, texture and colour as the existing barn. **REASON** : To ensure that the rural character and appearance of the barn is protected, in accordance with Policy C3 of the Warwick District Local Plan.

- 3 A landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
 - 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Part 2, Part 3 or Part 8 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : To retain control over future development of the premises in the interests of residential amenity.
 - 5 The premises shall be used only for the purposes included within Class B1a (office) and for office and storage use ancillary to purposes incidental to the residential use of the dwelling house and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). **REASON** : Other uses within this Use Class may not be appropriate in these premises by reason of its location in a rural area and its relationship to surrounding properties.
 - 6 The home office on the first floor and large storage room on the ground floor as shown on plan "Proposed Layouts" submitted 17th March 2005 shall only be used for purposes incidental to the residential use of the dwelling house. **REASON** : To protect the amenities of the area, in accordance with Policy ENV3 of the Warwick District Local Plan.
 - 7 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) "Proposed Layouts", "Proposed Elevations" and specification contained therein, submitted on 17th March 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.
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Planning Committee: 25 May 2005

Part 2 Item Number: 04

Application No: W 05 / 0451

Registration Date: 23/03/2005

Town/Parish Council: Whitnash

Expiry Date: 18/05/2005

Case Officer: Sarah Laythorpe
01926 456554 planning_east@warwickdc.gov.uk

26 Holyoake Grove, Whitnash, Leamington Spa, CV31 2RB

Erection of a two storey extension to side of existing dwelling to form new kitchen and bedroom FOR Mr T Sheridan

SUMMARY OF REPRESENTATIONS

Whitnash Town Council objects on the grounds that this is a new development and these extensions will infringe the streetscene and create over-development.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application site relates to a detached property located at the end of a cul-de-sac adjacent to a block of four garages which lie perpendicular to the property. The site lies within a predominantly residential area, outside the Conservation Area, and backs onto Whitnash Golf Course.

The scheme proposes a 2-storey side extension which would be substantially set down from the roofline of the existing property and would be set back from the front of the existing property by 500mm. The proposed 'set-down' and 'set-back' would ensure the extension appears as an ancillary element to the original dwelling and both are in accordance with the District Council's current approach to achieving a high standard of design for extensions to existing dwellings. Due to the location of the application site and the position of the proposed extension, I consider no adjacent neighbour would be significantly affected by this proposal.

The scheme also proposes a balcony on the east elevation of the extension which would overlook Whitnash Golf Course. Any overlooking from this balcony or proposed windows towards No 28 Holyoake Grove would be mitigated by the distance between the two properties and by the block of garages which are located between the properties. I do not consider, therefore, that any increase in overlooking would cause significant harm to warrant a refusal.

Whilst I note the objection from the Town Council, I do not consider there to be a justification for a refusal as in my opinion the extension would not constitute over-development. Also, due to the location of the proposed extension behind the existing block of garages, I do not consider it would have a harmful effect on the streetscene.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings (drawings 002 and 003), and specification contained therein, submitted on 23rd March, 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 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.
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Planning Committee: 25 May 2005

Part 2 Item Number: 05

Application No: W 05 / 0511

Registration Date: 22/03/2005

Town/Parish Council: Leamington Spa

Expiry Date: 17/05/2005

Case Officer: Alan Coleman

01926 456535 planning_east@warwickdc.gov.uk

29 Avenue Road, Leamington Spa, CV31 3PG

Demolition of existing building and erection of 10 no. flats FOR Avoncroft Homes Ltd

SUMMARY OF REPRESENTATIONS

CAAF: *"It was felt that this proposal was rather too large for the site. Concerns were expressed that it would overshadow the bowling greens and would create a much larger rear development than the adjacent houses. Concerns were also expressed at the impact upon the adjacent flat windows. It was felt that the building did not relate well to the adjacent villa and the drawings did not show the relationship between the existing villa and the new villa. Concerns were expressed at the design of the front door. Generally it was felt that the proposal constituted overdevelopment in the conservation area. The use of a basement level patio was also out of character in this part of Leamington Spa."*

Town Council: *"An objection is raised for the following reasons:-*

- 1. The proposal is considered to represent overdevelopment of the site, resulting in an intensity that would adversely impact on the amenity of nearby uses and residents. Concern is particularly expressed in respect of the potential loss of light to the bowling club premises adjoining.*
- 2. There is inadequate provision for amenity space to the detriment of the future uses of the properties.*
- 3. The proposal makes insufficient provision for parking which will result in further increased levels of on-street parking.*
- 4. The Town Council strongly advocates that no applications for development of the Avenue Road area are determined until an appropriate planning brief has been prepared."*

Highways Authority: No objection, subject to access conditions.

WDC (Environmental Health): No objection, subject to contaminated land survey/decontamination works.

WDC (Leisure & Amenities): No objection.

WCC (Fire & Rescue): No objection, subject to standard water supply/fire hydrant condition.

Neighbours: 4 letters of objection on the grounds of loss of privacy through overlooking, loss of light to side facing windows/overshadowing of bowling green from the height; size and proximity of the building; size, scale and design out of keeping with surroundings; inadequate car parking/highway congestion; harm to condition of bowling green from airborne dust and other particulates generated by demolition and construction works, and; cumulative impact of development schemes in the surrounding area on the environment, enjoyment and general amenities of the bowling club.

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)
(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP5 - Density (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP8 - Parking (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP14 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011 First Deposit Version)
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)
DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The site is situated within the Conservation Area on the southern side of Avenue Road, which is predominantly residential in character. The site comprises a two storey detached house with an adjoining single garage that is set in modest grounds extending to the rear. The property was built circa 1949 and, in my opinion, is incompatible with the neighbouring properties in terms of its age, design, scale, appearance, size, layout and materials.

The site is adjoined by 2 bowling greens within the grounds of The Avenue Bowling Club to the east and by a detached property to the west at 31 Avenue Road, which is separated from the site by a 1.5m high (min.) brick wall. The rear boundary of the site adjoins the surface car park of the Kingdom Hall, which is accessed via Station Approach.

The neighbouring property at No. 31 is occupied as flats and contains habitable room windows at ground and first floor in the side and rear elevations looking towards and over the site. The eastern side elevation is separated from the dividing boundary wall by approx. 1.2m. The side wall of the existing garage to No. 29 is 5.1m away from these windows and the two storey side elevation of the existing main house building is 8.2m away. To the rear of No. 31 is a block of garages along the rear boundary within a parking court serving the flats, which adjoins the rear garden at this point. A mature poplar tree stands in the south west corner of the site. There is no vehicular access to the rear garden of the site. The eastern elevation of No. 29 and the rear wing of No.31 is visible on

approach from the east along Avenue Road above the open aspect afforded by the bowling green. There are no on-road parking restrictions adjacent to the site in Avenue Road.

Extant planning permission and Conservation Area Consent for the demolition of the existing dwelling and erection of a detached building of 10 no. flats was granted by this 'Committee at the meeting on 8 January 2003. As amended, the current proposal is now broadly similar to the approved scheme in terms of its height, size, scale, design, layout, appearance, car parking provision and siting in relation to the neighbouring properties. In comparison with the approved scheme, basement lightwells would be retained to the front of the building on either side of the main entrance steps. The side elevations of the building would also contain principal and secondary windows serving kitchen/living rooms, bedrooms and en-suite bathrooms on each floor and, in accordance with the approved scheme, could also be conditioned to be obscure glazed and fixed shut. The front elevation has also been amended to reflect the scale, design, appearance and proportions of the neighbouring buildings, particularly 35 Avenue Road, so that the application site and 35 Avenue Road would stand as bookends to numbers 31 and 33.

As amended, I am satisfied that the proposal would be acceptable as an amendment to the approved scheme in the terms referred to above.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

1. GRANT subject to the following conditions :
 - 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
 - 2 The development hereby permitted shall be carried out in accordance with the details shown on the approved drawings AVO 1621 PA 01 Revision A and AVO 1621 PA 100 Revision A, and specification contained therein, except as required by condition 8 below and 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 (DW) ENV3 1995.
 - 3 Gates/doors provided at the entrance to the site shall not open outwards towards the public highway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.

- 4 Prior to the first occupation of the development hereby approved details of the size and surface treatment of a turning area to enable vehicles to enter and leave the public highway in a forward gear shall be submitted to and approved by the District Planning Authority. The development shall not be undertaken other than in accordance with such approved details and the approved turning area shall thereafter be kept available for that purpose. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
- 5 The development hereby permitted shall not be occupied until the proposed means of access has been constructed in strict compliance with details approved in writing by the District Planning Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 6 The development hereby permitted shall not be occupied before the verge crossing has been laid out to the satisfaction of the District Planning Authority, in consultation with the Highway Authority. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
- 7 The proposed car parking area for the development hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in full accordance with the approved plan. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
- 8 Notwithstanding the details in respect of rooflights shown on the submitted plans, the permission hereby granted shall not relate to the use of Velux rooflights. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy (DW) ENV8 of the Warwick District Local Plan 1995.
- 9 Large scale details of doors, windows (including a section showing the window reveal, heads and cill details), dormer windows, rooflights, railings (including means of installation), eaves, verges and rainwater goods at a scale of 1:5 shall be submitted before these items are installed. 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 (DW) ENV8 of the Warwick District Local Plan 1995.
- 10 Each window in the western side elevation of the development hereby permitted shall be non-opening and obscure glazed and retained as such at all times thereafter. **REASON** : To protect the amenity of the occupiers of nearby properties.

- 11 All window frames shall be constructed in timber, painted and not stained, and be of a sliding sash type set in reveals of 75mm from the face of the building. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy (DW) ENV8 of the Warwick District Local Plan 1995.
- 12 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details.
REASON : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy (DW) ENV8 of the Warwick District Local Plan 1995.
- 13 The roofing material for the development shall be natural slate, a sample of which has been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with the approved details. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy (DW) ENV8 of the Warwick District Local Plan 1995.
- 15 All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy (DW) ENV8 of the Warwick District Local Plan 1995.
- 15 A landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
- 16 Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. **REASON** : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.

- 17 The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants, necessary for fire fighting purposes at the site, has been submitted to and approved in writing by the District Planning Authority. The development shall not then be occupied until the scheme has been implemented to the satisfaction of the District Planning Authority. **REASON** : In the interests of fire safety.
 - 18 No lighting shall be fixed to the external walls or roofs of the building hereby permitted, or on any open land within the application site without the written consent of the District Planning Authority. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy (DW) ENV3 of the Warwick District Local Plan 1995.
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Planning Committee: 25 May 2005

Part 2 Item Number: 06

Application No: W 05 / 0617 CA

Registration Date: 14/04/2005

Town/Parish Council: Leamington Spa

Expiry Date: 09/06/2005

Case Officer: Alan Coleman

01926 456535 planning_east@warwickdc.gov.uk

29 Avenue Road, Leamington Spa, CV31 3PG

Demolition of existing house. FOR Avoncroft Homes Limited

SUMMARY OF REPRESENTATIONS

There are no representations related specifically to the principle of demolition of the existing property.

RELEVANT POLICIES

(DW) ENV7 - Demolition of Non-Listed Buildings within Conservation Areas (Warwick District Local Plan 1995)

DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The proposal entails the demolition of an existing dwelling to facilitate the erection of a detached building housing 10no. flats, which is the subject of a separate application on this agenda (WDC Reference: W05/0511).

Conservation Area Consent W20021179 for the demolition of the existing house was granted by this 'Committee at the meeting on 8 January 2003 to facilitate the extant permission for redevelopment of the site for 10 flats under application W20021178. In my opinion, the property does not have any particular architectural merit or distinction in itself to warrant retention or replication in the proposed redevelopment of the site. I do not therefore consider the current proposal to demolish the dwelling as part of this scheme would be unacceptable either, subject to similar controls over the timing of demolition.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The works hereby permitted must be begun not later than the expiration of five years from the date of this consent.
REASON : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of works of redevelopment under W05/0511 has been made.

REASON : To ensure that the development approved under planning application W05/0511 is erected immediately after demolition to avoid the creation of an unsightly vacant site within the Leamington Spa Conservation Area, in accordance with the requirements of Policy ENV8 of the Warwick District Local Plan.

Planning Committee: 25 May 2005

Part 2 Item Number: 07

Application No: W 05 / 0513

Registration Date: 29/03/2005

Town/Parish Council: Leamington Spa

Expiry Date: 24/05/2005

Case Officer: Alan Coleman

01926 456535 planning_east@warwickdc.gov.uk

Land at, Leam Street, Leamington Spa, CV31 1DY

Demolition of existing garage block and erection of single dormer bungalow FOR
Mr & Mrs Ballinger

SUMMARY OF REPRESENTATIONS

Town Council: Object on unqualified grounds and comment: "*The Council recommends that the Planning Committee visit this site to assess adequately the effect on neighbours.*"

Highway Authority: No objection, subject to conditions on access and turning space.

Neighbours: 2 letters in support of the proposals and 5 letters of objection on grounds of harm to the character of Leam Street and the Conservation Area by the introduction of a new dwelling of a style out of keeping with that of existing Victorian terraced houses in the surrounding area and use of unsympathetic construction materials; inadequate car parking; cumulative impact of traffic generated by proposal and recent developments in Northcote Street resulting in excessive demand for on-street parking on Leam Street and surrounding roads that currently experience of congestion; consequent harm to highway safety and convenience; inadequate access for construction, emergency and future residents' vehicles along roads of restricted width; noise and disturbance from construction works; loss of established trees, and; pressure on services such as water supply and sewage disposal.

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)

(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP5 - Density (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP6 - Access (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP8 - Parking (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP14 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011 First Deposit Version)

SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The site comprises a pair of single-storey garages that stand on a plot of some 138 sq.m. within a predominantly residential part of the Conservation Area at the end of Leam Street. The garages are currently vacant and are identified as being within the curtilage of a pair of semi-detached houses at 27/29 Leam Street that stand to the south-west of the site.

The site is contained by a 2 metre high (approx.) wall that separates it from recreational open space to the north, the rear gardens of 164 and 166 Leam Terrace to the east and the parking court of the flat development known as Albert Court at 168-172 Leam Terrace to the south. The site has an open plan frontage to the west that adjoins the front garden of 28 Leam Street, a detached dwelling that stands at a distance of some 6 metres away to the north-west. The western boundary of this garden is enclosed by the two-storey side gable elevation of 26 Leam Street that stands opposite the site at a distance of some 10 metres at its closest point. Access to the site is from Leam Street via a private driveway that runs in-between the front gardens of No's. 27/29 and 28, which is restricted at the highway junction by a telegraph pole and a lamppost.

It is understood that there was a mature silver birch tree on the site that has been felled. This matter is currently under separate investigation.

The proposals entail the demolition of the existing garages to facilitate the erection of a detached dwelling. The garages are in a deteriorating state of repair and, in my opinion, do not have any particular architectural merit or distinction in themselves to warrant retention. Whilst the garages could be repaired and brought back into active use for their original intended purposes, nevertheless I do not consider their proposed demolition would detract from the character and appearance of the Conservation Area.

The proposed dwelling would extend some 9.5 metres across the full width of the site. The dwelling would be 'L'-shaped with accommodation at ground floor and in the roof space served by a two rooflights and a dormer window in the front roof slope and three rooflights in the rear roof slope. The main body of the dwelling would stand approximately 2.3 metres at the eaves and 5.8 metres at the ridge. The rear elevation would be set off the rear boundary of the site by approximately 4 metres to provide a separation distance of between 15-19 metres with the rear wings and elevations of 164 and 166 Leam Terrace. The dwelling would have a front gable wing that would be some 3.5 metres in depth with an eaves height of some 3.3 metres. In this form and position it would stand approximately 13.5 and 7 metres apart from 26 and 28 Leam Street at its closest point.

Forecourt car parking would be available to serve the dwelling and the host properties at 27 and 29 Leam Street with access retained from Leam Street, which may require the existing lamppost to be relocated.

In terms of the principle of re-use of the site for residential development, I consider the proposal accords with national statements of planning policy contained within PPG3 and Development Plan Policies regarding the re-use of previously developed land.

Given the location of the site within a Conservation Area, whose character is primarily residential in nature in the vicinity of the site, I am also of the view that a residential use will reinforce and enhance the character of this part of the Leamington Conservation Area. I am also satisfied that the site has the capacity to accommodate the form of development proposed, in terms of its siting, size, scale, design and appearance within this part of the Conservation Area. Whilst I note residents objections regarding construction materials and the appearance of the dwelling, nevertheless I am satisfied that suitable conditions regarding facing, window and roofing materials, rainwater goods and large scale architectural details would ensure a satisfactory standard of design and appearance for the development within this part of the Conservation Area.

In my opinion, the proposal would also make satisfactory provision for car parking to serve the host and proposed dwelling without harm to the highway safety of Leam Street or the surrounding roads. The lack of objection from the Highway Authority reinforces my view on this issue. With regard to the impact of the development on the amenities of neighbouring properties I am also satisfied that the development would not have an unacceptable impact on the living conditions of either future or neighbouring residents in terms of privacy, light, noise, disturbance or outlook, particularly in the context of a Conservation Area development where the Council's approved distance separation standards are not directly applied.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the details shown on the approved drawing 2450/002, and specification contained therein, submitted on 29 March 2005 except as required by conditions 3 and 5 below and 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 Notwithstanding any details shown on the submitted plans all door and window frames (including the dormer window) shall be constructed in timber, painted and not stained. **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.
- 4 Large scale details of doors, windows (including a section showing the window reveal, heads and cill details), rooflights, dormer window, eaves, verges and rainwater goods at a scale of 1:5 shall be submitted to and approved by the District Planning Authority before these items are installed. 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.
- 5 Notwithstanding the details in respect of the proposed rooflights shown on the submitted plans, the permission hereby granted shall not relate to the use of Velux rooflights. **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.
- 6 The vehicular access to the site shall not be less than 3.0 metres wide for a distance of 7.5 metres into the site, as measured from the near edge of the public highway carriageway. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 7 The dwelling hereby permitted shall not be occupied unless there is available vehicular turning space within the site so that vehicles are able to enter and leave the public highway in a forward gear. Details of the size and surface treatment of the turning area shall be submitted to and approved by the District Planning Authority before development commences. **REASON** : In the interests of highway safety, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 8 Prior to the commencement of the development hereby permitted, a plan to show the layout and surface treatment of car parking spaces in accordance with the Council's standard shall have been submitted to and approved by the District Planning Authority. The car parking spaces shall be constructed, surfaced, laid out and available for use prior to the first

occupation of the dwelling hereby permitted, in full accordance with the approved plan. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.

- 9 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the 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.
- 10 The roofing material for the development shall be natural slate, a sample of which has been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with the 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.
- 11 All rainwater goods for the development hereby permitted shall be metal and no development on site shall take place until a sample of the rainwater goods has been submitted to and approved by the District Planning Authority.
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.
- 12 No development shall be carried out on the site which is the subject of this permission, until satisfactory details of boundary treatments have been submitted to and approved by the District Planning Authority and the development shall not be carried out otherwise than in full accordance with such approved details.
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.
- 13 A landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted.
REASON : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

- 14 Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.
REASON : To protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 15 No lighting shall be fixed to the external walls or roof(s) of the building(s) hereby permitted, or on any open land within the application site without the written consent of the District Planning Authority.
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.
- 16 Development shall not be commenced until there has been submitted to the District Planning Authority a survey report on the extent to which any part or the whole of the application site is contaminated by toxic or other noxious materials and on the remedial measures required to deal with the hazards. No development shall be commenced until all toxic or obnoxious materials have been removed or otherwise treated in accordance with details which have been approved in writing by the District Planning Authority.
REASON : To protect the health and safety of future occupiers.
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority.
REASON : This site is located within the Leamington Conservation Area, is of a restricted size and configuration and is in close proximity to other dwellings. It is considered appropriate therefore to retain control over future development to maintain an appropriate standard of design and appearance within the Conservation Area and to ensure that the residential amenity of this locality is protected in accordance with the provisions of District-Wide Policy ENV3 and ENV8 of the Warwick District Local Plan.
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Planning Committee: 25 May 2005

Part 2 Item Number: 08

Application No: W 05 / 0526

Registration Date: 31/03/2005

Town/Parish Council: Warwick

Expiry Date: 26/05/2005

Case Officer: Will Charlton

01926 456528 planning_west@warwickdc.gov.uk

Garages adjacent to 58, Lower Cape, The Cape, Warwick, CV34 5DP
Erection of a dwelling following demolition of existing garages FOR Mr P Farley

SUMMARY OF REPRESENTATIONS

Town Council: The WDLP policies require that development proposals have regard to the character of the area and harmonise with their surroundings. The size and shape of the plot does not permit a development of a standard compatible with the area and the proposed development would therefore be detrimental to the amenity of the locality and contrary to Local Plan policy.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) H5 - Infilling within the Towns (Warwick District Local Plan 1995)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application site is situated at the end of Lower Cape in Warwick, and is currently occupied by a terrace of three rundown mono pitched garages. The garages are located between the Cape of Good Hope and the adjacent Benfords site, and fronts onto the canal. It is proposed to erect a two-storey, two bedroom dwelling, with one of the bedrooms within the roofspace. On the ground floor would be the garage, entrance and kitchen, with the lounge on the first floor facing the canal and a bedroom to the rear.

A previous outline application for the principle of a dwelling on the site (Ref: W04/1963) was refused last year under delegated powers. As the site is a small plot and has an unusual relationship with its surroundings, it was considered that an outline permission, without details, could not be approved as there was no demonstration that the scheme would harmonise with its surroundings.

Although the property has been designed using canal side industrial architecture as its reference, it has been designed on a domestic scale in order to assimilate itself with the neighbouring residential property and public house. The ridge height of the property would be approximately 8.6m, whereas the neighbouring dwelling has a height of 8.0m. The roof pitch would drop down to a low eave height at the rear of approximately 4.0m, thereby reducing the massing of the building when approached from Lower Cape.

The design of the front elevation has been amended so as to pull the front gable further away from the canal. The proposal would therefore now be positioned 3.3m to 3.6m from the canal edge, with a small patio area to the front. Although, set forward towards the canal than the adjacent public house it is considered that due to its narrow width it would not over dominate the canal and would still provide an open frontage.

It is also considered that the proposal would improve the area as it would result in the removal of three lock up garages which are prominently located in relation to the road and canal and are presently in a poor state or repair.

The site proposed is located in an awkward position, at the end of a road, between the Benfords site and the existing small traditional terrace. It is of a small size, which in order to be developed, results in a scheme which has a footprint occupying the majority of the site. Although a restricted site, it is considered that the amended scheme has been designed so as to make best use of the land available and relates to the neighbouring properties in form and scale. The full submission, showing the scheme, rather than an outline for the principle of residential, now demonstrates that the proposal would be compatible with its surroundings and harmonise with the area.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 487-02a and 03a, and specification contained therein, submitted on 12 May 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 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON :** This site is of a restricted size and configuration and is in close proximity to other dwellings. It is considered appropriate therefore to retain control over future development to ensure that the residential amenity of this locality is protected in accordance with the provisions of District-Wide Policy ENV3 of the Warwick District Local Plan.
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Planning Committee: 25 May 2005

Part 2 Item Number: 09

Application No: W 05 / 0547

Registration Date: 06/04/2005

Town/Parish Council: Leamington Spa

Expiry Date: 01/06/2005

Case Officer: Joanne Fitzsimons

01926 456534 planning_east@warwickdc.gov.uk

20 Arlington Avenue, Leamington Spa, CV32 5UD

Erection of ground and first floor extensions and loft conversion; installation of 3 dormer windows FOR Mr & Mrs Salter

SUMMARY OF REPRESENTATIONS

Town Council: (Original Plans) The proposal represents an unsatisfactory design which fails to harmonise with the immediate environment, therefore contrary to Policy DP1 of the emerging local plan. Also the development represents an unsatisfactory standard of residential amenity.

RELEVANT POLICIES

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

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

The 45 Degree Guideline (Supplementary Planning Guidance)

HEAD OF PLANNING & ENGINEERING

The application site relates to a detached property outside the Conservation Area in a predominantly residential part of Leamington Spa. The proposal seeks to extend an existing rear sun lounge further across the back of the house and incorporate additional living space within the loft through the construction of a front facing dormer window together with a rear bedroom at first floor.

I am satisfied that there is no breach of the Council's adopted 45 degree line with regard to neighbouring windows, and as amended (the original plans had a further 2 side facing dormer windows) I consider the front facing dormer window which is required for the stairs to be acceptable in terms of retaining the existing ridge line of the main house and 'sitting' within the roof slope. As such I am of the opinion that there would be no unreasonable harm to the streetscene such as to warrant a refusal.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the amended approved drawing and specification contained therein, 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.
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Planning Committee: 25 May 2005

Part 2 Item Number: 10

Application No: W 05 / 0557

Registration Date: 21/04/2005

Town/Parish Council: Leamington Spa

Expiry Date: 16/06/2005

Case Officer: Sarah Laythorpe

01926 456554 planning_east@warwickdc.gov.uk

7 Oak Tree Close, Leamington Spa, CV32 5YT
Erection of a two storey extension. FOR Mr P Riman

SUMMARY OF REPRESENTATIONS

Town Council: No objection.

Ward Councillor Copping has requested that this application be determined by the Planning Committee.

One neighbour has objected on the grounds of loss of light to the living room, loss of privacy and removal of trees on the boundary of the properties.

Leisure and amenities: no objection

RELEVANT POLICIES

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

The 45 Degree Guideline (Supplementary Planning Guidance)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

HEAD OF PLANNING & ENGINEERING

The application site relates to a detached property located in a private close, outside the Conservation Area. As existing, the property has a car port which abuts the side boundary of No 8 Oak Tree Close. There is also a tall conifer and a number of shrubs along this boundary which obscure the front elevation of No 8 from the application site.

The proposal seeks to erect a 2-storey side extension and a rear ground floor extension. The scheme complies with the Supplementary Planning Guidance on the 45 Degree Code at the front and at the rear. The first floor aspect of the scheme would be set back from the front of the existing property by 1 metre and would be set in 1 metre from the side boundary of No 8 Oak Tree Close. The proposed 'set-in' would retain the regular spacing in the streetscene at first floor and would prevent a terracing effect, and the proposed 'set-back' would ensure the extension appears subservient to the original dwelling. In this case, a 'set-down' from the roofline of the existing property would not be necessary as the property is detached and of a unique size and style in relation to the other properties in the streetscene.

Whilst I note the objection from the neighbour regarding loss of light to the living room window, I consider that the extension at the front would not be so harmful to warrant a refusal. The scheme is in accordance with established practice in terms of the 45 Degree Code and is also in line with the District Council's current approach to achieving a high standard of design for extensions to existing dwellings. With regard to the loss of trees and shrubs, there is no objection to their removal from Leisure and Amenities.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.
REASON : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings (drawing 2 and drawing 3), and specification contained therein, submitted on 7th April, 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 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.
