

**Planning Committee:** 10 November 2010

**Item Number:**

**Application No:** W 10 / 1079

**Registration Date:** 18/08/10

**Town/Parish Council:** Whitnash

**Expiry Date:** 13/10/10

**Case Officer:**

David Cooper

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**35 Verdun Close, Whitnash, Leamington Spa, CV31 2LR**

Erection of single storey front extension FOR Mr O'Neill

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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**

**Whitnash Town Council:** Object - "Detrimental to street scene".

**Public Response:** No comments received.

**RELEVANT POLICIES**

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

**PLANNING HISTORY**

There is no relevant planning history for this site.

**KEY ISSUES**

**The Site and its Location**

The site relates to a mid terrace of 6 dwellings on the north side of pedestrianised section of Verdun Close that is also a no through road for vehicles; however pedestrians can access Rowley Road, Woodward Close and Morse Road. The layout consists of rows of 'staggered' blocks of 3 dwellings.

**Details of the Development**

The application relates solely to the erection of a single storey front extension.

**Assessment**

I consider that the key issue relevant to this application is one of public amenity, how the proposal impacts on the established street scene. In assessment of the proposal I note the comments of the Town Council relating to the proposal being "detrimental to the street scene".

The form of this close knit development utilises staggered blocks of terraced properties articulated to form an interesting pattern frontages within the established street scene.

It would be possible under Permitted Development regulations to construct a porch of restricted proportions at the front access to any of the dwellings in this portion of Verdun Close, without an application for planning permission. I consider that the proposal to create a porch and cloakroom would not be an incongruous element, given the realistic prospect of the fallback position.

The application site is set back from the neighbouring property to the East, No. 34 by approximately 6 metres and the proposed extension would sit comfortably against the side elevation of that property; the design detail of the corncicing to the parapet does match the corncicing set below the tile hung first floor front elevation of the dwelling. I therefore consider that the proposal would not be read as an awkward intrusion but would comfortably blend into the front elevation of the application site and would not raise such issue in design terms as would justify 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(s) 1749-01, and specification contained therein, submitted on 18th August 2010 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 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 DP1 of the Warwick District Local Plan 1996-2011.

### **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.

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