

Planning Committee: 23 August 2005

Item Number: 17

Application No: W 05 / 0969

Registration Date: 15/06/05

Town/Parish Council: Warwick

Expiry Date: 10/08/05

Case Officer: Debbie Prince

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1 Marne Close, Warwick, CV34 4NH

Erection of a two storey extension. FOR Mr & Mrs W Matthews

This application is being presented to Committee due to the number of objections received.

SUMMARY OF REPRESENTATIONS

Warwick Town Council has no objection.

Neighbours -8 letters have been received from neighbours objecting to the proposal on the grounds of :-

- the property is in a very prominent location close to the attractive area of open space and the extension would spoil the symmetry of the terrace and the quality of the original scheme.
- If permitted it would set a precedent for similar extensions.
- The proposal would spoil an award winning scheme.
- The landscaped areas of the development have already been degraded by changes made by individual owners and this would also detract from the original scheme
- The proposed flat roof is completely out of character and the side elevations would also appear too bulky and out of scale also spoiling views of the green from Number 8.
- The proposed property frontage would sit 2-2.5m proud of the adjacent garden wall which is out of character.

Montague (Emscote) House Management Company Limited objects to the proposal on the grounds that the existing development at Emscote Lawns has won awards for its architectural quality and the extension would not be in keeping with the surroundings so highly praised. Also the symmetry of the very attractive terrace would be lost and the proposal would also bring the building close to the curved footpath which gives access to the parkland and detract from what is now a very pretty corner.

The Warwick Society- Object to the proposal on the grounds that the two storey extension is inappropriate and would intrude into the setting of a scheme which they have given an award for its outstanding quality of development. They

consider that the extension would have a visible flat roof and that it would block off views across the green and intrude into the setting of the listed Montague House. They are concerned that the integrity of the site will be compromised and it would set a precedent for future piecemeal development. This would be detrimental to this carefully and sensitively designed estate

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)

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

(DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)

PLANNING HISTORY

The application property is part of a recent development built on the site of Emscote Lawn School in Warwick W99/1324. Permitted Development Rights have been removed for fences, walls and other means of enclosure, but not for extensions to dwellings.

KEY ISSUES

The Site and its Location

The application property is an end of terrace, private dwelling house, which forms part of the recently built Emscote Lawn development. The property occupies a prominent location on Marne Close directly adjacent to the area of open space. The property is set behind a small metal railing fence, which is a feature of the development and its own front garden. Montague House which formed part of the original school building is a Grade 2 Listed Building located behind the property across the area of open space.

Details of the Development

The proposal involves a two storey extension with a depth of 3.5 m and this would occupy the full width of the front elevation of the property. The appearance of the front elevation would essentially remain the same, with a canopy to match the existing and other iron work features being reused in the new scheme. The roof to the extension would be hipped, with a flat roof area at ridge height used to tie this in with the existing roof. The extension has been designed by the architect involved with the original scheme and matching materials would be used.

Assessment

Objection to the extension has been raised as it is thought that the proposal would compromise the design of the original development scheme. This scheme is considered by residents and others to be successful in achieving a high quality living environment and quite naturally they are concerned that nothing should detract from this.

The properties in this area of the development have a distinct character and an attractive setting, being adjacent to Montague House and the area of open space and it is important to preserve these qualities. The siting of the house means that the proposal would be quite prominent. Nevertheless, I consider that the sensitive design of the extension together with the use of matching materials would mean that there would be no significant detrimental impact on the locality sufficient to justify a refusal of permission.

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 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.
- 3 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing 0427/2.02 and specification contained therein, submitted on 15th June 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.
