

Planning Committee: 20 February 2007

Item Number: 18

Application No: W 07 / 0029

Registration Date: 10/01/07

Town/Parish Council: Leamington Spa

Expiry Date: 07/03/07

Case Officer: Sarah Laythorpe

01926 456554 planning_east@warwickdc.gov.uk

31 Northumberland Road, Leamington Spa, CV32 6HE

Erection of two storey extension to the rear, single storey side extension of property and minor internal alterations FOR Mr & Mrs B Dempster

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 to be over-large resulting in overdevelopment of the site."

One neighbour objection on grounds of increased size of the extension and detrimental effect on privacy.

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

W06/1704 - Planning permission granted at Planning Committee on 13th December, 2006 for a two-storey rear extension and a single-storey side extension.

KEY ISSUES

The Site and its Location

The site is a 2-storey detached property set within a predominantly residential area containing mainly detached dwellings in modest grounds. The property is located on the south-west of Northumberland Road and is set back from the main

road and set in from both side boundaries. The site lies within the Conservation Area.

The front of the property comprises three projecting gables with the central gable being characterised by two bay windows, one at ground floor and one at first floor. As existing, the property is rendered and has timber framed windows and doors.

Details of the Development

The scheme proposes a 2-storey rear extension and a single-storey infill extension on the south elevation of the property. The two-storey element along the shared boundary of 29 Northumberland Road would project out a further 1.5 metres into the rear garden which is considered to exceed what could be regarded as a "minor" amendment to the previous scheme and hence the current application has been submitted.

The roof of the 2-storey extension would be a complex hipped roof design incorporating four rear dormer windows and a flat-roofed central valley with a roof lantern.

The single-storey element would have a mono-pitched roof with two rooflights and two side facing windows at ground floor.

Assessment

Whilst I note the objection from the Town Council regarding the extension being an 'overdevelopment of the site', it is considered that the proposed extension would be acceptable in terms of size and scale. The property is set within a relatively large plot and, in my opinion, the extension would sit comfortably within the site without resulting in an overbearing effect on the existing property.

It is considered that there would be no significant detrimental impact on neighbouring properties as 31 Northumberland Road is set in from both side boundaries and therefore it is not considered that the extension would be so overbearing on neighbouring properties to warrant a refusal. The scheme complies with Warwick District Council's Supplementary Planning Guidance on the 45 Degree Code.

Although there is one new side facing window proposed in the north elevation, it is not considered that this would result in a significant increase in overlooking towards 29 Northumberland Road as there is already a side facing window to a bedroom in this elevation at first floor.

In terms of design, it is considered that the scheme would be acceptable within this street scene and within the Conservation Area as a whole. Whilst I recognise

that the extension incorporates a complex roof design, this would be at the rear and would have little impact on the character of the property as viewed from the street scene. The scheme proposes timber windows and doors to match existing and the elevations would be rendered with matching brickwork beneath.

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 (4542/02B), and specification contained therein, submitted on 10th January, 2007 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 the details in respect of the 2-storey rear extension shown on the submitted plans, no development shall be carried out on the site which is the subject of this permission until large scale details of proposed windows and doors 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.