

Planning Committee: 05 April 2006

Item Number: 04

Application No: W 06 / 0071

Registration Date: 18/01/06

Town/Parish Council: Leamington Spa

Expiry Date: 15/03/06

Case Officer: Joanne Fitzsimons

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6 Swadling Street, Leamington Spa, CV31 3JA

Two storey side and rear extension together with new porch and covered side access to side of property. FOR Mr Andrew Turner

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

SUMMARY OF REPRESENTATIONS

Town Council: objection - (1) The proposal is considered to represent overdevelopment of the site. (2) The extension to the side of the property fails to respect the existing pair of semi-detached dwellings resulting in an unbalanced appearance.

1 Neighbour letter of support.

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

There have been no previous planning permissions granted on this property.

KEY ISSUES

The Site and its Location

The site relates to the left hand side of a pair of semi-detached properties, located on the northern side of the road and is of a similar design and character as those which surround it. There is an existing single storey rear lean-to which is to be demolished as part of this application.

Details of the Development

The proposal seeks to erect a two storey side and rear extension up to the boundary with the adjacent property, number 10 Swadling Street. It is

proposed to set the side extension back by 4 metres from the front face of the building and to have a covered walkway to the side at ground floor. The extension will provide an additional bedroom and enlarged bathroom area. The rear extension has been set in off the boundary in order to comply with the Council's adopted 45 degree line with regards to neighbouring habitable room windows.

Assessment

Within this part of Swadling Street, the Council have allowed first floor 'linked' extensions to provide first floor bathrooms. Specifically, numbers 2, 8, 10, 3 and 5 have had first floor extensions up to the boundary. These were granted permission in 2001 (reference W01/0775). In my opinion, whilst it is current departmental practice to seek to a 1 metre distance separation from the boundary at first floor, due to site specific circumstances of this area, I consider the presence of first floor extensions up to the boundary to be part of the established character and appearance of Swadling Street.

As such, I do not consider a refusal on these grounds would be defensible at an appeal due to the previous planning permissions within the area. Furthermore, as the proposed extension would be set back by 4 metres from the front face of the dwelling, I am satisfied that this extension would not cause harm to the streetscene, and with a hipped roof, set down by 2 metres from the ridgeline of the original roof, I am of the opinion that this will not detract from the character of the area.

With regard to impact on neighbouring amenity in terms of loss of light and overbearing impact, I am satisfied that there would be no unreasonable harm in this instance.

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 CGD051/01 and specification contained therein, submitted on 18 January 2006 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.

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.