

**Planning Committee:** 02 August 2006

**Item Number:**

**Application No:** W 06 / 0958

**Registration Date:** 07/06/06

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 02/08/06

**Case Officer:** John Beaumont

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**99-105 Lillington Road, Leamington Spa, CV32 6QJ**

Erection of a 12 no. residential dwellings (approval of reserved matter, design and external appearance, Condition 1a of outline planning permission W04/2206 dated 1st July 2005) FOR Antler Homes Ltd

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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**

**Town Council:** Object. Overdevelopment. 21/2 /3 storey houses are overlarge for the site.

**Neighbours:** One resident of Lillington Road has written to express concern over a further access onto Lillington Road and potential highway danger. Two other residents have restated their original objections to the outline application and the impact of the proposed development on their residential amenity; one of these residents has raised objection to the fact that the original applicants have sold on the site to new developer.

**WCC (Ecology):** No objection in principle.

**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**

Outline planning permission was issued on 1st July 2005 for a residential development of 12 houses, reference W04/2206; this application was considered by the Planning Committee on 25th January 2005 and required a Section 106 Agreement to be completed for library and education contributions. The outline application specified the means of access to the site and the siting of the new dwellings which were approved by the Planning Committee. In support of the outline application, for illustrative purposes only, the applicant stated accommodation would be provided within the roofspace of the two storey dwellings but that the dwellings would generally appear as traditional 2 storey houses with a ridge height of 9.25 m.

## **KEY ISSUES**

### **The Site and its Location**

The site is located on the northern side of Leamington Spa with a frontage to Lillington Road. No part of the site is within or adjoining a Conservation Area and no building on the site is 'listed' as being of special architectural or historic interest. To the west of the site is Manor Hall, an educational institution which lies within the Green Belt; to the south of the site is a pedestrian access onto that land off Lillington Road with a traffic light controlled crossing over Lillington Road. To the north of the site are the gardens of No. 107 Lillington Road, houses fronting Sandy Lane and dwellings within Bowers Croft; the rear gardens of Nos. 1, 2 and 3 Bowers Croft are of restricted depth with No. 3 having a minimum length of some 6 m. To the east of Lillington Road are further houses.

The application site itself incorporates a pair of semi-detached houses fronting Lillington Road with the rear gardens of those properties and part of the rear garden of other adjacent houses. Presently the houses fronting Lillington Road have rear gardens some 70 m deep; largely laid out to lawns, these gardens contain a variety of garden trees but none are considered to be particularly important specimens. An ash tree is located on the site frontage but would be retained as part of this proposed development.

### **Details of the Development**

The proposal is submitted solely for the approval of the design and appearance of the proposed dwellings; the siting and means of access were approved at the outline stage. The proposed dwellings would comprise 4 pairs of semi-detached dwellings at the rear of the site which would have projecting front gables, half-hipped roofs and two rear facing rooflights to light bedroom accommodation within the roofspace; two of the pairs of semi-detached houses would be linked by garages with bedroom accommodation in the roof space. A terrace of 3 houses with two storey accommodation is proposed adjacent to the southern boundary with single integral garages, rear facing 'Juliet' balconies and rear facing rooflights to light bedroom accommodation within the roofspace. The detached house on the Lillington Road frontage is a traditional two storey hipped roof dwelling with no accommodation in the roofspace. Some of the dwellings would incorporate rendering and timber details at the first floor level; all the proposed garages would have pitched roofs.

### **Assessment**

The principle of this development has been established by the original outline planning permission W04/2206 which also fixed the siting and means of access to these 12 dwellings. Hence, whilst noting the objections raised by the Town Council and neighbours, the issue to be determined in the consideration of this application is whether the proposed designs would sit comfortably on this site, without causing an unacceptable impact on the streetscene, the views into the site from the adjacent Green Belt or on the amenity of neighbours.

I am satisfied that the submitted scheme would achieve an acceptable standard of design and appearance for the new culs-de-sac of development which would harmonise with its surroundings and will be to an acceptable level of design and

appearance. I note that the height of the dwellings (some 9.4 m) will be higher than that suggested at the outline stage (9.25 m) but the dwellings, in my opinion, will continue to have the appearance of two storey buildings and I do not consider the additional height would have a discernible impact on the character or appearance of the development. I do not consider that either the setting of the Green Belt or the amenity of neighbours would be adversely affected by the submitted design and external appearance of the approved dwellings and hence I recommend that the details be approved.

### **RECOMMENDATION**

That the details of design and external appearance, Condition 1a of outline planning permission W04/2206, be APPROVED subject to the conditions listed below.

### **CONDITIONS**

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on plans and elevations deposited with the District Planning Authority on 7th June 2006. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
  
- 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.

### **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 proposed development respects surrounding buildings in terms of design and external appearance 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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