

Planning Committee: 11 July 2006

Item Number:

Application No: W 06 / 0778

Registration Date: 19/05/06

Town/Parish Council: Whitnash

Expiry Date: 14/07/06

Case Officer: Rob Young

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38 Murcott Road East, Whitnash, Leamington Spa, CV31 2JJ

Erection of a single and two storey side extension FOR Mr S Touchstone

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

SUMMARY OF REPRESENTATIONS

Town Council (original plans): Objects on the following grounds: "Over-development of property and detrimental to the street scene".

Neighbours: One letter of support has been received.

WCC (Ecology): Recommend bat notes added to approval if proposal will affect existing roof space.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- 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

In 1999 planning permission was granted for two storey side extensions to No. 25 Murcott Road East and No. 55 Franklin Road opposite the application site (Refs. W990089 & W990182).

There is no planning history relating to the application site.

KEY ISSUES

The Site and its Location

The application relates to a two storey semi-detached dwelling situated on the southern side of Murcott Road East. The property occupies a corner plot at the junction of Murcott Road East with Franklin Road. The property is set at a 45-degree angle to the adjacent properties in the street, facing the junction.

The site is within a predominantly residential area which is characterised by semi-detached dwellings of a similar design to the application property.

A number of properties on similar corner plots in the vicinity of the application site have two storey side extensions, including No. 25 Murcott Road East and No. 55 Franklin Road opposite the site.

Details of the Development

Two storey side extension and single storey side garage. The front wall of the extension would be set back 600mm behind the main front elevation of the existing dwelling, with an associated step down in the ridge line.

Assessment

The main issues relevant to the assessment of this application are as follows:

- The impact of the proposals on the character and appearance of the area; and
- The impact of the proposals on the living conditions of neighbouring dwellings.

Character and appearance of the area

I am of the opinion that the proposals would have an acceptable impact on the character and appearance of the area. The design and form of the extensions would be in keeping with the existing dwelling. The proposals incorporate a set back from the front of the existing dwelling and a step down in the ridge line and this would ensure that the extension would appear subservient to the existing dwelling. The extensions would be set 1.5m from the side boundary and this will guard against the formation of an undesirable terracing effect.

The Town Council's comments are noted, but I do not consider that the proposals would represent an overdevelopment of the property. Whilst the proposals would undoubtedly amount to substantial extensions, this is a wide corner plot that is large enough to satisfactorily accommodate the large extensions proposed.

The application has been amended to reduce the width of both the two storey extension and the garage to ensure that the proposals are no larger than the extensions that were permitted for the properties on the opposite side of the street.

Living conditions of neighbouring dwellings

I do not consider that the proposals would have a significant impact on the living conditions of neighbouring dwellings. The adjacent dwelling at No. 40 Murcott Road East has a ground floor side window facing the application site,

but the proposed extensions would not be directly in front of that window. The affected window would retain an open outlook across the rear garden of the application property. The first floor window in the rear of the extension would face onto the side elevation of No. 40, but this would serve an ensuite bathroom and a condition is recommended to require the window to be obscure glazed.

The proposed extensions would not be visible from windows in the adjoining dwelling at No. 57 Franklin Road.

RECOMMENDATION

GRANT, subject to the conditions listed below.

- 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) 1334-2A, and specification contained therein, submitted on 22 June 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 The first floor window in the southeast facing elevation of the extension hereby permitted shall be non-opening and obscure glazed and retained as such at all times thereafter. **REASON** : To protect the amenity of the occupiers of nearby properties.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission, shall be placed at any time at first floor level in the southeast facing elevation of the extension hereby permitted. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.

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.
