

Planning Committee: 22 November 2006

Item Number:

Application No: W 06 / 1445

Registration Date: 15/09/06

Town/Parish Council: Whitnash

Expiry Date: 10/11/06

Case Officer: Sarah Laythorpe

01926 456554 planning_east@warwickdc.gov.uk

15 Greenhill Road, Whitnash, Leamington Spa, CV31 2HG

Erection of a two storey side extension and rear conservatory FOR Mrs D Harris

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

This application was deferred at Planning Committee on the 1st November, 2006, to reconsult the neighbour at no. 17 and for an amended plan to be negotiated on the rear conservatory.

SUMMARY OF REPRESENTATIONS

Town Council: Objects on grounds that the proposal would be overdevelopment and detrimental to street scene.

WCC Ecology: Recommend bat notes.

Neighbours: Any representations received will be reported at the meeting.

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

A previous application (ref: W06/0203) was refused permission under delegated powers for a two storey side extension on grounds that :

" the proposed development which would take a significant proportion of the first floor element right up to the shared boundary with number 13 Greenhill Road, would not comply with the established design practice on household extensions which seeks to set any first floor extension at least 1 metre off the common boundary. In the opinion of the District Planning Authority, the proposed two storey extension would set an unacceptable precedent and would increase the potential of creating a terracing effect in the streetscene. Furthermore, it is considered that the two storey rear extension with its individual pitched roof would appear as an isolated and incongruous feature on the rear of this dwelling and would not be integrated in design with the character and appearance of the existing building."

KEY ISSUES

The Site and its Location

The site relates to one half of a pair of semi-detached dwellings on the west side of Greenhill Road. There is an existing garage to the side of the property which is set back by 3.6 metres from the front face of the building. The design and style of the property is similar to those which surround it.

Details of the Development

The proposal seeks to erect a two storey extension following demolition of the garage together with a rear conservatory in order to provide additional living accommodation for a relative.

Assessment

I consider the main issue in determining this application is whether the reason for refusal of the previous application has been addressed. The design of the extension incorporates a front facing dormer window set in a long sloping roof away from the front of the property in order to reduce the height and mass along the boundary and now, as amended, appears as a more subservient addition to the property. The design of the roof for the rear of the property has a gable which runs into the a-symmetrical roof of the side extension.

Whilst I note the objection from the Town Council, I am of the opinion that this revised proposal now addresses the refusal reason in that the first floor is set back significantly from the main house and has a lower roof line. I am satisfied that this would not cause unreasonable harm to the character and appearance of the streetscene and I am of the view that a refusal would be difficult to sustain.

The scheme has been further amended to reduce the size of the rear conservatory which now meets the 45 Degree Code as taken from the rear facing lounge window of 17 Greenhill Road.

RECOMMENDATION

GRANT, subject to the conditions listed below.

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 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing number 729-01H and specification contained therein, submitted on 2nd November, 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.
