

Planning Committee: 11 January 2006

Item Number: 25

Application No: W 05 / 1954

Registration Date: 05/12/05

Town/Parish Council: Leamington Spa
Case Officer: Joanne Fitzsimons

Expiry Date: 30/01/06

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5 Lillington Avenue, Leamington Spa, CV32 5UF

Erection of double storey side extension and rear conservatory (re-submission of W05/1296) FOR Mr K Sahota

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

SUMMARY OF REPRESENTATIONS

Town Council: objects on the following grounds:

- 1."The extension is of a size and scale that fails to respect surrounding buildings and as a result will have a detrimental impact on the built environment."
- 2."The proposal represents over development of the site."

WCC Ecology: Recommend a note relating to protection of bats.

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

In 1980 (reference W80/0408) permission was granted for a single storey side extension to provide a garage and utility room. The garage was subsequently converted into a living room. More recently, permission was refused (reference W05/1296) for a two storey side extension and conservatory to the rear. The reasons for refusal were that the design was such that it extended across the whole width of the site, incorporating a gable and gablet with windows overlooking the neighbouring property at Number 37 Arlington Avenue. This current application seeks to address these reasons for refusal.

KEY ISSUES

The Site and its Location

The site relates to a large detached dwelling set within a substantial frontage on the corner of Lillington Avenue and Arlington Avenue. The site is outside of the Conservation Area with the boundary 'running' between this property and its neighbour at number 3 Lillington Avenue. Due to the orientation, number 37 Arlington Avenue sits at right angles to the application site.

Details of the Development

The proposal is for a two storey side extension and rear conservatory. The side extension is set down from the ridge line of the original house by 0.5 metres and its width has been reduced by 1 metre to allow access to the side of the property. The rear windows serving the first floor bedroom have been omitted together with the gable and gablet to the front elevation. As amended the scheme now incorporates a set back from the front face of the original property by 450mm.

Assessment

As submitted, I am satisfied that the proposal addresses the reasons for refusal of the previous scheme. It no longer appears as a bulky addition to the property, but as a secondary extension. Given its corner location, I am of the opinion that it will 'sit' within the site comfortably and will not cause harm to the character and appearance of the streetscene or adjacent Conservation Area.

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 and specification contained therein on 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.
- 4 The first floor window in the side (north-east) 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.

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.
