

Planning Committee: 11 July 2006

Item Number:

Application No: W 06 / 0627

Registration Date: 25/04/06

Town/Parish Council: Warwick

Expiry Date: 20/06/06

Case Officer: Martin Haslett

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95 Stratford Road, Warwick, CV34 6BG

Erection of a two storey side extension FOR Mr S Edwards

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

SUMMARY OF REPRESENTATIONS

Warwick Town Council: consider that ' the proposed development is disproportionate to the existing property and would be visually unacceptable in relation to the adjoining house, the mass representing an un-neighbourly form of development and detracting from the visual amenity of the area.'
(Comments on original scheme- comments on amended scheme awaited.)

Neighbours: one objection, on grounds of overshadowing, loss of light, loss of privacy, overlooking.

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 is no significant planning history to this site, but the attached house has had a similar extension. This was granted permission in April 1999 (Ref. W990245).

KEY ISSUES

The Site and its Location

The house is the right-hand half of a semi-detached pair of houses (when viewed from the road), on the eastern side of Stratford Road, opposite Fisher's Court. The other neighbour to the proposal is a bungalow, which is situated to the south of the application site. The two properties are currently separated by an interwoven fence and the bungalow has a side window.

The application property currently has a side garage which would be replaced by the proposed extension.

Details of the Development

The flat-roofed garage would be demolished and replaced by a two-storey extension consisting of a living room, utility and extended kitchen at ground floor and a bedroom, en-suite and shower room at first floor. This development would take the form of a single storey side extension, with projecting front element, which would come 2.26m in front of the existing house, and in the roofspace above this, the first floor accommodation would be formed.

Assessment

The amended plans, as described above, would result in a ridge line 0.7m below the existing and a hipped roof to the neighbouring bungalow. The extension would be at least 1.5m from the boundary with the neighbour and in these circumstances I do not consider that there would be an unreasonable impact on the neighbour, particularly as the neighbour is to the south of the application site.

The plans have been amended since originally submitted, following advice from the Planning Department, in order to reduce the size of the proposals and to ensure that they 'balance' with the adjoining attached property. The plans as now submitted quite closely follow the design of the adjoining extension and would therefore protect the street scene.

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 drawings 302.1R and 302.2R and specification contained therein, submitted on 31 May 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 This permission authorises the erection of an extension to the existing dwelling and shall not be construed as permitting the erection of a separate dwelling unit. **REASON** : Since there is insufficient parking and amenity space for a separate dwelling.

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.
