

Planning Committee: 03 August 2005

Item Number: 18

Application No: W 05 / 0932

Registration Date: 22/06/05

Town/Parish Council: Leamington Spa

Expiry Date: 17/08/05

Case Officer: Fiona Blundell

01926 456545 planning_east@warwickdc.gov.uk

10 Swadling Street, Leamington Spa, CV31 3JA

Erection of a rear two storey extension FOR Mr & Mrs P Murphy

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

SUMMARY OF REPRESENTATIONS

Town Council: *' The council is concerned with the size of the extension and considers that the application constitutes overdevelopment of the site.*

Neighbours: One objection (from No 12) was received on the grounds that the proposal would result in loss of sunlight to their kitchen and patio area.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

No relevant planning history related to this planning application.

KEY ISSUES

The Site and its Location

The application relates to a one half of two storey semi-detached linked property which is located on the north side of Swadling Street. The property is situated in a well established residential area, where the street scene is characterised by properties which are broadly similar in design, style and external appearance.

Details of the Development

The proposal seeks permission to erect a two storey rear extension to provide additional living accommodation. The extension would be set in by one metre off the eastern boundary with obscure glazed windows set in this side elevation. The extension has been designed to comply with the 45 code,

extending by 1.5m, and then stepping out by further 3.0 metres on the boundary adjoining No.12.

Assessment

I consider that the application is acceptable in terms of its design and appearance, using materials which are appropriate to the character of the locality and that of the dwelling house. Whilst I note the concerns of the Town Council and neighbour in the adjoining property, I consider that as the rear extension would be located to the north east of the neighbours property and would comply with the Council's adopted Supplementary Planning Guidance 45^ocode, it would not result in such harm that it would warrant a refusal.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following 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(s) (Ref Drawing No. 1592/2, and specification contained therein, submitted on 22nd June 2005) 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.