

Planning Committee: 05 April 2006

Item Number: 20

Application No: W 06 / 0293

Registration Date: 23/02/06

Town/Parish Council: Whitnash

Expiry Date: 20/04/06

Case Officer: Sarah Laythorpe

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15 Armstrong Close, Whitnash, Leamington Spa, CV31 2RA

Erection of a single storey front and side extension with new pitched roof FOR
Mr and Mrs McCutcheon

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 grounds of 'overdevelopment of the site and unneighbourly.'

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

It appears that a rear, single-storey flat-roofed extension was built under 'Permitted Development' in 1988.

KEY ISSUES

The Site and its Location

The application site relates to a 2-storey semi-detached property located on the west side of Armstrong Close. Due to the arrangement of properties in the streetscene, the application site is set back from 16 Armstrong Close by approximately 6 metres. The rear, flat-roofed extension runs along the shared boundary of the two properties into the rear garden of the application site.

Details of the Development

This proposal is for an extension to the front of the existing garage which runs along the shared boundary of the property. The extension would project out to be in line with the front of 16 Armstrong Close which projects forward of the building line of the application site.

The second part of the application proposes a pitched roof onto the existing single-storey flat-roofed extension at the rear of the property.

Assessment

It is considered that this application would be acceptable in terms of size and scale. It complies with the 45 degree code from the front of 14 Armstrong Close and it is considered that it would not result in an overbearing impact on this property.

Whilst I note the Town Council's comments regarding the extension being an overdevelopment of the site, the extension is single-storey and the majority of it is there as existing. The front projecting element of the extension would not, in my opinion, result in an incongruous, overbearing element which would warrant a refusal.

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 (10/12/05), and specification contained therein, submitted on 23rd February, 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.