

Planning Committee: 22 June 2005

Item Number: 34

Application No: W 05 / 0794

Registration Date: 09/05/2005

Town/Parish Council: Leamington Spa

Expiry Date: 04/07/2005

Case Officer:

Alan Coleman

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Variation of Condition 4 of planning permission W05/117 to permit the use of double glazed uPVC wood grain windows in approved extension to match existing windows FOR Mr D Whitley

SUMMARY OF REPRESENTATIONS

Town Council: *"The proposed variation is considered inappropriate to the Conservation Area."*

RELEVANT POLICIES

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

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV8 - New Development within Conservation Areas (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)

DP8 - Parking (Warwick District Local Plan 1996 - 2011 First Deposit Version)

UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP7 - Changes of Use of Listed Buildings (Warwick District 1996 - 2011 First Deposit Version)

DAP10 - Protection of Conservation Areas (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

Planning permission for the erection of single and two storey extensions to the front, rear and north-eastern side elevations of the dwelling and a conservatory was granted by this 'Committee on 4 April 2005 under application W05/0117, subject to the following condition:

"All conservatory and window frames shall be constructed in timber, painted and not stained.

REASON : *To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy (DW) ENV8 of the Warwick District Local Plan 1995."*

The development is currently under construction and includes planning permission for a forward garage extension that was granted under delegated powers on 23 May 2005 (WDC Ref: W05/0590).

KEY ISSUES

The Site and its Location

The premises comprise a two-storey detached dwelling that stands on the western side of Northumberland Road within an established residential part of the recently extended Leamington Conservation Area. The property is unique in original design and appearance to the neighbouring dwellings, which are equally diverse in size and style.

Details of the Development

Prior to the determination of application W05/0117, double glazed uPVC wood grain effect windows were installed to all non-affected window openings in the extant main dwelling. These works are 'permitted development' under the provisions of Schedule 2, Part 1, Class A (d) of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The report on W05/0117, however, recommended that planning permission be granted, subject to the above condition, in accordance with the standard practice of this Authority for development in Conservation Areas.

The proposal therefore seeks to vary this condition to allow the use of matching frames for all windows in the approved extensions, apart from the proposed conservatory.

Assessment

I acknowledge the concerns of the Town Council regarding the impact of the proposal on the Conservation Area and, to a certain extent, I share them. However, I consider that a common sense approach should prevail in these particular circumstances to ensure that all window frames in the property match.

REASON FOR RECOMMENDATION

The proposal is not considered to materially conflict with the policies listed above.

RECOMMENDATION

GRANT subject to no further objections being received up to the expiry of the statutory period of publicity (site notice) on 26 June 2005.
