

Planning Committee: 23 August 2005

Item Number: 22

Application No: W 05 / 1045

Registration Date: 27/06/05

Town/Parish Council: Old Milverton

Expiry Date: 22/08/05

Case Officer: Fiona Blundell

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Oak Bank House, Kenilworth Road, Leamington Spa, CV32 6RG

Erection of 2 storey side extension FOR Mr & Mrs T Singh

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

SUMMARY OF REPRESENTATIONS

Parish Council: Raise direct objection was expressed on the following grounds:

- 1. The proposed development appears to be excessive in comparison to the original house, within this 'Green Belt'.*
- 2. The extension to the right of Oak Bank House significantly diminished the smaller neighbouring property, Oldways, as does the extension to Oak Priory, to the right to Oldways.*

Neighbours: No representations received.

Ecological Unit (W.C.C): Recommendation to apply bats notes.

RELEVANT POLICIES

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

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (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)

RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

The property has been previously extended. In 1987 (reference W870310) planning permission was granted on for the erection of a double garage, conservatory and first floor extension. A further permission was granted in 1988 (reference W880112) for the erection of a conservatory and a swimming pool. A

further extension was refused in 1998 (reference W981261) for a rear single storey extension to form a sun lounge and hobbies room on the grounds that by reason of its size and scale of previous extensions would significantly alter the character of the property and its setting. A further application (reference W05/041) for a two storey extension was refused permission on 29th April 2005. The refusal was issued on the grounds that the proposal would substantially alter the scale and character of the original building and would have an unacceptable impact on the neighbouring property, Oldways, by reason of both overlooking from a proposed first floor window and its mass and scale.

KEY ISSUES

The Site and its Location

The proposal relates to large dwelling house which is located on the west side of Kenilworth Road and is sited within the Green Belt. The property is set in a large plot, with a substantial sized mature and landscaped rear garden, which provides dense screening and affords the occupants a considerable degree of privacy. The dwelling house is set back behind dense planting which encloses the brick paved driveway. The properties are of a unique style, design and external appearance along this side of Kenilworth Road.

Details of the Development

This application is a revised scheme which seeks permission to erect a two storey side extension. The proposal would infill the gap between the side elevation of the main house and the side elevation of the pool room extension.

Assessment

The applicant has sought to address the reasons for the previous planning permission (Reference W05/0416) by omitting the rear extension so that there would be no adverse impact on the occupants of the neighbouring property, Oldways. The scale and mass of the extension has been significantly reduced so that there would be no increase in the foot print of the original building. I am of the opinion that the proposal would be a well designed extension which would respect the character of the original house, by incorporating a roofline that steps down from the main house, thereby reading an ancillary element to the host property.

Whilst I note the Parish Council's concerns, I consider that the omission of the rear extension remedies any issues of overlooking or overshadowing of the neighbouring property, Oldways and that the amended scheme would not significantly alter the character of the original house. Furthermore, I am of the opinion that this application would comply with (DW) Policies ENV1 and H14 of the Warwick District Council 1995 and Policy RAP3 of the emerging Local Plan

1996-2011 in that it would not harm the openness and character of the Green Belt.

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 Nos 1164SK102A and 1164SK103A, and specification contained therein, submitted on 27th 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.
