

Planning Committee: 14 December 2005

Item Number: 04

Application No: W 05 / 1613

Registration Date: 28/09/05

Town/Parish Council: Barford

Expiry Date: 23/11/05

Case Officer: Debbie Prince

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5 Bridge Street, Barford, CV35 8EH

Demolition of existing single storey garage. Proposed 2 storey garage, playroom and bedroom extension. FOR Mr and Mrs Gillitt

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

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne and Wasperton Joint Parish Council raises objection on the following grounds:

Overdevelopment in a conservation area.

Neighbours no views received.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (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 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- DAP11 - Unlisted Buildings in Conservation Areas (Warwick District 1996 - 2011 Revised Deposit Version)
- (DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

PLANNING HISTORY

The property does not have any planning history relevant to the current case.

KEY ISSUES

The Site and its Location

The application property is an attractive, detached, brick built cottage in the built up area of the village and designated Conservation Area of Barford. The property is set at right angles to Bridge Street and the front elevation faces the car park of the Joseph Arch Public House on Mill Street.

Details of the Development

The proposal involves the demolition of a single storey, attached garage and the construction of a two storey side extension. The demolition of the garage does not require Conservation Area Consent.

Assessment

The application property is located well within the built up area of the village and the front elevation is not easily viewed from Bridge Street, the main road through the village. The existing garage has a partial, unusually steep pitched roof which already adds significant bulk to this side of the house.

The proposed extension would still be subservient to the main property and has been sympathetically designed. Therefore, I consider that the additional increase in bulk from the proposed extension does not constitute overdevelopment and would not be detrimental to the appearance of the property or the character of the Conservation Area.

Furthermore, because of the distance (approx 12m) from the nearest windows of the neighbouring property, 3 Bridge Street, the large boundary wall and the provision of roof lights at first floor on the extensions rear elevation, the proposal would also cause no significant loss of light or privacy.

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(s) 04/113-03,04/113-04, and specification contained therein, submitted on 28th September 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.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission, shall be placed at any time at first floor level in the rear elevation of the extension. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.

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 is of an acceptable standard of design which is in keeping with the architectural and historic character of the Conservation Area within which the site is located. The proposal is therefore considered to comply with the policies listed.