

**Planning Committee:** 11 July 2006

**Item Number:**

**Application No:** W 06 / 0751

**Registration Date:** 16/05/06

**Town/Parish Council:** Warwick

**Expiry Date:** 11/07/06

**Case Officer:** Sarah Laythorpe

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**11 Prospero Drive, Heathcote, Warwick, CV34 6FF**  
Erection of second storey front extension FOR Mr J S Mann

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

### **SUMMARY OF REPRESENTATIONS**

**Town Council:** "The Town Council considers that the proposal represents an unneighbourly form of development which will detract from the street scene & visual amenity of the area & request a site visit"

#### **Neighbours:**

9 Prospero Drive - objects on the grounds of impact on parking provision and highway safety

### **RELEVANT POLICIES**

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- 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**

No relevant planning history.

### **KEY ISSUES**

#### **The Site and its Location**

The application site comprises a detached 2-storey property located on a private driveway within an established residential area of the Warwick Gates development that comprises dwellings of varying size and design. The property adjoins No.9 Prospero Drive to the west and No.15 Prospero Drive to the east. The property has a single-storey projecting gable at the front which projects out 4 metres and is used as a double garage, and a 2-storey projecting gable on the west side of the front elevation.

## **Details of the Development**

The proposal is to construct a first floor front extension above the existing single-storey projecting garage and to extend the length of the garage and proposed first floor element by a further 1.8 metres. This would create a 2-storey projecting front gable of 6.8 metres from the front of the property.

## **Assessment**

As submitted, I am satisfied that the proposals are acceptable in terms of design and appearance and would not be out of keeping with the varying size and style of the properties in Othello Avenue. I also consider the site has sufficient capacity to accommodate the development without causing an unacceptable degree of harm.

With regard to the impact on the neighbouring residents at No.15 Prospero Drive, given the main elevation of the existing dwelling of the application site is set back behind No.15, there would be no breach of the 45 Degree Code and I therefore consider its effect would not be unneighbourly such as to justify refusal.

I note the Town Council concerns regarding an unneighbourly form of development which would detract from the streetscene and the visual amenity of the area. However, I consider that this area incorporates properties of varying sizes, styles and designs and this proposal would be acceptable in this streetscene.

Whilst I also note the objection from the neighbour at No.9 Prospero Drive regarding the loss of space in front of the existing garage which will reduce the available parking area, I consider that in addition to the double garage there would be sufficient space to park two cars in front of the garage without impeding the shared driveway to No.9's garage.

## **RECOMMENDATION**

GRANT subject to the following 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 (06-041-1 Rev A), and specification contained therein, submitted on 16th May, 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.

- 4 The first floor bedroom window in the proposed side elevation of the extension hereby permitted shall be obscure glazed and retained as such at all times thereafter.

**REASON** : To protect the amenity of the occupiers of nearby properties.

### **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.

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