

Planning Committee: 18 October 2011

Item Number: 12

Application No: W 11 / 1125

Town/Parish Council: Leamington Spa
Case Officer: Jo Hogarth

Registration Date: 02/09/11

Expiry Date: 28/10/11

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58 Princes Drive, Leamington Spa, CV32 6AF

Erection of single storey side and rear extension together with new canopy over front porch FOR Mr Makasis

This application is being presented to Members of the Planning Committee as the applicant is an employee of Warwick District Council.

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council: No objection.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

PLANNING HISTORY

In 2002 (ref: W/02/0904) planning permission was granted for a first floor side extension, single storey rear extension and pitched roof over porch. This has not been implemented.

KEY ISSUES

The Site and its Location

The site relates to one half of a pair of semi-detached properties located on the south west side of the road. The surrounding properties are similar in character and design with many of them having been altered and extended in some form. The site is outside of the Conservation Area with Warwickshire College and the railway track on the opposite side of the road.

Details of the Development

The proposal seeks to construct a single storey rear extension, infill to the side together with canopy over the front porch.

Assessment

I consider the key issues relating to this proposal to be the impact on neighbours and impact on the streetscene.

Impact on neighbours

The adjoining half of the semi (number 60 Princes Drive) has built a rear conservatory which has a solid brick wall along the shared boundary with the application site. I am satisfied that there would be no breach of the 45 degree line as the proposed extension would not project out any further than this wall. Equally, there would be no breach when taken from the nearest habitable room window serving number 56 Princes Drive. The infill would be between the existing garage and downstairs toilet and measures approximately 2m x 2m. A new back door would be installed in this part and I am satisfied that this extension would not result in harm to residential amenity. In terms of design I do not consider the proposal would result in unacceptable harm to either neighbour and would not result in overlooking or a loss of privacy such that would warrant refusal of permission.

Impact on the streetscene

The alterations to the front porch through the introduction of a canopy would not in my view cause unacceptable harm to the character or visual appearance of the streetscene. Nearby properties have constructed a similar front porch canopy running from the garage across the frontage. As such I consider this element of the proposal to be acceptable and would not result in an incongruous feature.

Other matters

A 1 metre walkway would be retained between the application site and the boundary with number 56 Princes Drive thereby allowing access between the front and rear of the property for wheelie bins and recycling boxes to be stored. No alterations are proposed to the parking arrangements and therefore there would be no conflict with the Council's adopted parking standards. In this instance, given the small nature of the proposed extension (circa 19.5 square metres) I do not consider that the requirement for 10% of the predicted energy requirements to be from renewable energy sources to be feasible. I consider the proposal therefore to be acceptable.

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 number 3625/SK01, and specification contained therein, submitted on 2 September 2011 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 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 DP1 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.
