

Planning Committee: 22 June 2005

Item Number: 05

Application No: W 05 / 0557

Registration Date: 21/04/2005

Town/Parish Council: Leamington Spa

Expiry Date: 16/06/2005

Case Officer: Sarah Laythorpe

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7 Oak Tree Close, Leamington Spa, CV32 5YT
Erection of a two storey extension. FOR Mr P Riman

This application was deferred at Planning Committee on the 26 May 2005, to enable a site visit to take place on 11 June 2005. The report which follows is that which was presented previously.

Furthermore, this application has been requested to be presented to Committee by Councillor Copping.

SUMMARY OF REPRESENTATIONS

Town Council: No objection.

1 neighbour has objected on the grounds of loss of light to the living room, loss of privacy and removal of trees on the boundary of the properties.

Leisure and amenities: no objection

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 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

Since the property was built in the 1960's, an extension was built under Permitted Development in 1973. There have been no previous applications.

KEY ISSUES

The Site and its Location

The application site relates to a detached property located in a private close, outside the Conservation Area. As existing, the property has a car port which abuts the side boundary of No 8 Oak Tree Close. There is also a tall conifer and a number of shrubs along this boundary which obscure the front elevation of No 8 from the application site.

Details of the Development

The proposal seeks to erect a 2-storey side extension and a rear ground floor extension. The scheme complies with the Supplementary Planning Guidance on the 45 Degree Code at the front and at the rear. The first floor aspect of the scheme would be set back from the front of the existing property by 1 metre and would be set in 1 metre from the side boundary of No 8 Oak Tree Close. The proposed 'set-in' would retain the regular spacing in the streetscene at first floor and would prevent a terracing effect, and the proposed 'set-back' would ensure the extension appears subservient to the original dwelling. In this case, a 'set-down' from the roofline of the existing property would not be necessary as the property is detached and of a unique size and style in relation to the other properties in the streetscene.

Assessment

Whilst I note the objection from the neighbour regarding loss of light to the living room window, I consider that the extension at the front would not be so harmful to warrant a refusal. The scheme is in accordance with established practice in terms of the 45 Degree Code and is also in line with the District Council's current approach to achieving a high standard of design for extensions to existing dwellings. With regard to the loss of trees and shrubs, there is no objection to their removal from Leisure and Amenities.

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 drawings (drawing 2 and drawing 3), and specification contained therein, submitted on 7th April, 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.
