

Planning Committee: 03 August 2005

Item Number: 25

Application No: W 05 / 0992

Registration Date: 20/06/05

Town/Parish Council: Whitnash

Expiry Date: 15/08/05

Case Officer: Fiona Blundell

01926 456545 planning_east@warwickdc.gov.uk

1 Mollington Road, Whitnash, Leamington Spa, CV31 2JR

Erection of a two storey side extension with single storey rear and side extensions. FOR Mr D G Smith

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

SUMMARY OF REPRESENTATIONS

Town Council: An objection has been received on the grounds that the development would be '*overdevelopment of the property and detrimental to the street scene*'

Neighbour: No representations received.

WCC (Ecology): Bats and Birds Notes recommendation.

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

There have been no specifically relevant planning permissions in relation to this application on this site.

KEY ISSUES

The Site and its Location

The application relates to a one half of a pair of semi-detached properties which is located on the corner of Mollington Road and Whitmore Road. The property is set back behind low front boundary walls that enclose the front and side gardens. The street scene is characterised by properties which are broadly similar in design, style and external appearance, one of which, No. 2

Mollington Road has been significantly extended with a two storey side extension.

Details of the Development

The proposal seeks permission to erect a two storey side extension with single storey rear and side extensions.

Assessment

Following negotiations, the scheme has been amended to include a 450 mm set back at the first floor on the front elevation in accordance with established design practice. I consider that the design would be acceptable, using appropriate materials to the dwelling house and locality. The scheme has been designed to address its corner position and to align with the neighbouring property, No.3. I also consider that the proposal would comply with the 45 degree code and would therefore not result in any unreasonable degree of overlooking, overshadowing or dominance.

Whilst I note the concerns of the Town Council regarding overdevelopment of the site, I am of the view that the site is large enough to accommodate the development and that the extension would sit comfortably within the street scene. I consider that the proposal would not create such harm as to warrant a refusal.

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 No.1855/1 and 1855/2 and specification contained therein, submitted on 20th 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.

