

**Planning Committee:** 01 November 2006

**Item Number:**

**Application No:** W 06 / 1460

**Registration Date:** 18/09/06

**Town/Parish Council:** Whitnash

**Expiry Date:** 13/11/06

**Case Officer:** Fiona Blundell  
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**57 Ashford Gardens, Whitnash, Leamington Spa, CV31 2NB**

Erection of rear single storey extension after demolition of garage. FOR Mr D S Uppal

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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**

**Whitnash Town Council:-** Raises objection on the following grounds.

*'Over-development of property and no fire access!'*

**Neighbours:** No representations received.

**RELEVANT POLICIES**

- (DW) ENV3 - Development Principles (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).

**PLANNING HISTORY**

The application site has been subject to two previous planning applications. The first one was for the erection of a side/front ground floor extension to provide a porch and shower room for a disabled person which was granted on 15th August 2005 ref(W20051097). The second application was for the erection of a utility room, front bay window and kitchen after the demolition of the existing garage, ref ( W2005/1947).

**KEY ISSUES**

**The Site and its Location**

The proposal relates to a one half of a pair of semi-detached residential properties which is located on the north side of Ashford Gardens. The property is accessed from the public highway by a tarmac drive and has a rear detached garage. The premises is set back from the adjacent property, No. 55 Ashford Gardens. Due to the topography of the site, the application site is also slightly elevated above the adjacent property. The application site lies within an established residential area where the character of the street scene is defined by properties of differing style, design and external appearance.

## **Details of the Development**

The proposal now seeks to revise the previous planning permission (W2005/1947) by directly linking the front and rear extensions, infilling the area between these two approved extensions with a single storey side extension and omitting the approved lobby.

## **Assessment**

The main issues relevant to the consideration of this application are as follows:

- the impact on the neighbouring amenities; and
- the impact on the character and appearance of the streetscene

### Impact on the neighbouring amenities

The proposed side extension would incorporate a mono pitched roof. Given that the adjacent property is separated by an existing solid brick boundary wall of some 2 metres in height, together with a distance of some 3 metres between the site and the side elevation of No. 55 Ashford Gardens, I consider that the proposal would not result in such significant harm that it would warrant a refusal.

Whilst I note the comments of the Town Council relating to the concerns of overdevelopment and fire access, I am of the view that the site would adequately accommodate the proposed works and that in terms of planning merits there is little difference between the current plans and the previous approval.

### Impact on the character of the streetscene

I consider that in terms of design, the proposed works would read as an ancillary and subordinate element to the original house. I am of the opinion therefore, that the proposal would not have an adverse impact on the character of the streetscene. I am of the view that the proposal would comply with the general development principles of the Warwick District Local Plan.

## **RECOMMENDATION**

GRANT, subject to the following conditions.

## **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 drawings L389/1A and L398-2A, and specification contained therein, submitted on 18th September 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.

### **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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