

Planning Committee: 21 September 2005

Item Number: 01

Application No: W 05 / 0931

Registration Date: 26/07/05

Town/Parish Council: Kenilworth

Expiry Date: 20/09/05

Case Officer: Mandip Sahota

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12 De Montfort Road, Kenilworth, CV8 1DF

Erection of a rear single storey flat roof extension. FOR Mr Dennis Stanley

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

SUMMARY OF REPRESENTATIONS

Town Council : No objection.

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 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
The 45 Degree Guideline (Supplementary Planning Guidance)

PLANNING HISTORY

There is no relevant planning history associated with this application.

KEY ISSUES

The Site and its Location

The application site relates to a large, two-storey detached property on De Montfort Road which backs onto No.35 Malthouse Lane. The site itself is situated between two other similar sized detached properties. The properties within the streetscene are all of a similar size, however, are all aesthetically different.

Details of the Development

The proposal seeks permission to erect a rear single storey flat roof extension.

Assessment

The application relates to a single storey flat roof rear extension which will feature along the entire rear width of the dwelling. The 45 degree code has been met with the adjacent property (no. 10 De Montfort Road).

The extension itself will not be visible within the streetscene, however will be constructed of materials which match the existing dwelling, therefore will appear sympathetic to the original.

Although the proposed extension will feature along the entire width of the dwelling, and therefore may be considered a relatively large extension, I am of the opinion that the extension will sit comfortably in relation to the property, with its large rear garden.

The details submitted do not indicate any windows which will allow adjoining neighbours to be overlooked by 12 De Montfort Road, so that neighbours' privacy is therefore maintained.

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 04A and 08, and specification contained therein, submitted on 22nd June 2005 and 30th August 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.
