

**Planning Committee:** 23 May 2006

**Item Number:** 14

**Application No:** W 06 / 0512

**Registration Date:** 03/04/06

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 29/05/06

**Case Officer:** Sarah Laythorpe

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**116 Villiers Street, Leamington Spa, CV32 5YE**  
Erection of two storey side extension FOR Mr M S Bansal

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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**

**Town Council:** raises objection on the following grounds:

"The submitted plans are unsatisfactory and are not drawn to scale"

### **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**

W051683 - Planning permission granted under delegated powers for a single-storey ground floor rear extension. This scheme is an amendment which was not classed as a minor change and therefore required a fresh application.

### **KEY ISSUES**

#### **The Site and its Location**

The application site is a 2-storey semi-detached dwellinghouse located on the east side of Villiers Street. The property has a first floor extension at the side which extends along approximately half the length of the property. The property has previously been extended by a conservatory which projects along the entire width of the rear property.

#### **Details of the Development**

The scheme proposes a first floor side extension which would extend across the remainder of the side of the property. The extension would retain a 'set-in' of 1 metre from the side shared boundary with 118 Villiers Street. The

ridge line of the roof would not extend higher than the ridge line of the existing roof and would retain a 'set-down' from the existing ridge line height.

### **Assessment**

It is considered that the extension would not result in any detrimental impact on neighbouring properties. Due to the relative positions of 116 and 118 Villiers Street, the extension would comply with the Council's Supplementary Planning Guidance on the 45 Degree Code. The extension is also acceptable in terms of size and scale and is not considered to result in an overdevelopment of the site.

It is also in compliance with design guidelines for householder extensions as it retains a 1 metre set-in at first floor along the boundary of 118 Villiers Street and it also retains a set-down in the roofline of the existing property.

With regard to the Town Council's objection, I do not consider that the comments are justified as the plans are to scale and they are satisfactory in showing the proposed extension.

### **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 (116 Villiers 04), and specification contained therein, submitted on 4th April, 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.