

**Planning Committee:** 20 February 2007

**Item Number: 21**

**Application No:** W 07 / 0082

**Registration Date:** 18/01/07

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 15/03/07

**Case Officer:** Jo Fitzsimons

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**42 Rawlinson Road, Lillington, Leamington Spa, CV32 7QS**

Erection of a single storey extension to rear FOR Mr C Haynes

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### **SUMMARY OF REPRESENTATIONS**

**Town Council:** Raise objection as the proposal is overlarge resulting in overdevelopment of the site.

**WCC Ecology:** Recommend bat notes if the proposal will affect the roof space.

### **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).
- The 45 Degree Guideline (Supplementary Planning Guidance)

### **PLANNING HISTORY**

There have been no relevant planning applications for this site.

### **KEY ISSUES**

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

The site relates to one half of a pair of semi-detached properties, located on the south side of the road which is similar in design and character as those surrounding it. This part of Rawlinson Road is on a slight hill as the road climbs to the junction with Haddon Road and as such the application property is at a slightly lower level than its adjoining half, number 44 Rawlinson Road.

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

The proposal seeks to erect a single storey rear extension to provide an enlarged family/dining room.

## **Assessment**

I consider the main issue relating to this proposal is the impact on neighbours.

### Impact on neighbours

There is an existing attached rear outbuilding along the boundary with the adjoining half of the semi -number 44 Rawlinson Road and this is mirrored by their outbuilding along the boundary. The proposal seeks to 'infill' this area along the back of the house. I am satisfied that there is no breach of the Council's adopted 45 degree line from either neighbour and whilst I note the objection from the Town Council that the proposal would result in over-development, I am of the opinion that the extension would have a minimal impact on the outlook from neighbours and as such there would be no sustainable reason for a refusal of planning permission.

## **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 number 01 and specification contained therein, submitted on 18 January 2007 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 proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.