

**Planning Committee:** 22 November 2006

**Item Number:**

**Application No:** W 06 / 1490

**Registration Date:** 21/09/06

**Town/Parish Council:** Whitnash

**Expiry Date:** 16/11/06

**Case Officer:** Fiona Blundell

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**71 Franklin Road, Whitnash, Leamington Spa, CV31 2JW**

Erection of two storey extensions and alterations to house FOR Mr S Hayer

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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:** objection - over development and building up to boundary line.

**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 property has been altered previously by the conversion of the existing garage and the erection of an attached carport, together with a rear single storey extension.

**KEY ISSUES**

**The Site and its Location**

The application site comprises one half of a pair of semi-detached properties which is located on the corner of Franklin Road and Moorhill Road. The property is sited towards the rear of the plot and is accessed from the public highway by a paved driveway. The application site is situated in an established residential area, where the pattern of development is characterised by properties which are broadly similar in style, design and external appearance.

**Details of the Development**

The proposal seeks permission to erect a two storey side extension to provide additional living accommodation for disabled relatives.

**Assessment**

The main issues relevant to this application are as follows

- impact on the street scene and the character of this residential area
- impact on the neighbouring amenities.

#### impact on the street scene and the character of this residential area

Following negotiations, the proposal has been amended to reduce the size of the extension and to incorporate a set down from the ridge height, and a set in from the front face of the original building by 450mm. As such, I am satisfied that the amended proposal responds the Town Council's concerns and would read as an ancillary and subordinate element from the main house, sitting comfortably within the street scene.

#### impact on the neighbouring amenities.

The proposed works would not breach the 45 degree code. Following amendments, I consider that the scheme would not have an adverse impact on the neighbouring amenities. I note the existing conservatory on the side of the adjacent neighbouring property, No. 69 Franklin Road, and I consider that given the orientation of the application site, the proposed works would not result in such significant harm that it would warrant a refusal.

### **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(s) 001, and specification contained therein, submitted on 21st 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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