

Planning Committee: 02 November 2005

Item Number: 09

Application No: W 05 / 1472

Registration Date: 20/09/05

Town/Parish Council: Whitnash

Expiry Date: 15/11/05

Case Officer: Sarah Laythorpe

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9 Moorhill Road, Whitnash, Leamington Spa, CV31 2LG
Erection of extensions at ground and first floor. FOR Ms S Eales

This application is being presented to Committee due to an objection from the Town Council having been received.

SUMMARY OF REPRESENTATIONS

Whitnash Town Council: 'Object - overdevelopment of site and unneighbourly'

N.B. These comments relate to the plans as originally submitted.

Neighbours: 11 Moorhill Road - support application

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)

PLANNING HISTORY

There is no significant planning history for this site.

KEY ISSUES

The Site and its Location

The streetscene comprises of 2-storey semi-detached properties, the majority of which are regularly spaced at first floor. There is a variety of single-storey developments at ground floor within the streetscene, including a single-storey attached garage at the application site. The site lies outside the Conservation Area.

Details of the Development

This is an application for a 2-storey side extension, a single storey rear extension and a front porch. The proposal would involve the demolition of the existing garage at the side of the property and replacement with a side

extension along the length of the existing property to form a 'granny annex' which would be used as ancillary accommodation to the main house.

Amended drawings have been received to improve the design of the first floor aspect of the proposal by bringing it in line with our current design guidelines on household extensions. The drawings now show a 1 metre 'set-in' from the side boundary at first floor and a 450mm 'set-back' from the front elevation at first floor which are in compliance with the aforementioned design guidelines.

Assessment

The amended drawings are now in compliance with established design practice on household extensions, therefore, it is considered that the proposal would be acceptable and would not result in the loss of regular spacing at first floor and would not create a terracing effect in the streetscene. The extension would also appear as a subservient element to the original house.

Whilst I note the objection from the Town Council regarding "overdevelopment of the site and unneighbourly", I do not consider that a 2-storey side extension which is in accordance with required design guidelines for householder extensions and a single-storey rear extension which complies with the 45 degree code would be so harmful to the character of the streetscene or the character of the original house to warrant a refusal.

Furthermore, I do not believe that this extension would be so overbearing and have such a detrimental impact on neighbours' amenities to warrant a refusal, particularly as the amended drawings show the side extension as being set in 1 metre from the boundary at both ground and first floor.

Despite the loss of a garage, it is considered that it would still be possible to park a car on the driveway without overhanging the public highway and causing detriment to highway safety.

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 drawing (0518.02A), and specification contained therein, submitted on 4th October, 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.
