Planning Committee: 01 November 2006   **Item Number:**

Application No: W 06 / 1440

                                                                            Registration Date: 14/09/06
Town/Parish Council: Leamington Spa   **Expiry Date:** 09/11/06
Case Officer: Joanne Fitzsimons
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280 Valley Road, Lillington, Leamington Spa, CV32 7UE
Erection of two storey side extension FOR Mr & Mrs T Loveless
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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 - Deleterious effect and possible safety implications of
the very large side elevation particularly to the adjoining public right of way and
massing effect on the neighbouring property at 18 Elan Close.

1 Neighbour: Supports the application

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

In 1977 (ref: W77/315) permission was granted for a car port to be erected to the
front of the property. In 1983 (ref: W83/1104) permission was granted for a first
floor side extension. This permission was never implemented.

KEY ISSUES

The Site and its Location

The site relates to a detached property located at the bottom of the bend as the
road ascends towards Parklands Avenue. To the side of the property (south) is
an adopted 3.5 metre wide passageway which runs between the application side
and number 18 Elan Close. To the rear are back gardens serving properties in
Aintree Drive.

Details of the Development

The proposal seeks to erect a two storey side extension to replace the existing
garage and utility room at ground floor and to provide a new bedroom and en-
suite over.

Assessment

The design of the extension is such that it would be built up to and along the boundary with the adopted passageway and would be set down from the ridgeline of the main roof. No side facing windows are proposed and I am satisfied there would be no harmful impact on number 18 Elan Close. The extension would be in excess of 30 metres from the property to the rear (12 Aintree Drive) and therefore would not breach the Council's adopted Distance Separation Guidance which state 22 metres.

Whilst I note the objection received by the Town Council, I consider the design to be acceptable within the streetscene and would not cause unreasonable harm to nearby residents such that a refusal could be sustained.

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 2626-2B and specification contained therein, submitted on 8 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.