

**Planning Committee:** 21 September 2005

**Item Number:** 13

**Application No:** W 05 / 1200

**Registration Date:** 20/07/05

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 14/09/05

**Case Officer:** Sarah Laythorpe

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**65 Kingsway, Leamington Spa, CV31 3LE**

Proposed 2 storey extension to side and rear of existing building FOR Mr & Mrs Chima

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**SUMMARY OF REPRESENTATIONS**

**Town Council:** objects on the grounds 'the proposal represents development of a size and scale that fails to harmonise with, or enhance, the existing settlement and neighbouring dwellings.'

**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**

No relevant planning history.

**KEY ISSUES**

**The Site and its Location**

The application site relates to a 2-storey semi-detached property which is situated on the south side of Kingsway. The side of the property faces towards the rear elevation of No 36 Queensway and is separated from this property by an alleyway and No 36's rear garden, at a distance of 16 metres.

**Details of the Development**

The proposal includes the demolition of the existing single-storey side extension and replacement with a 2-storey side and rear extension. Visually, the extension would appear as a subservient element to the original property as there is a 'set-back' of 450mm from the front of the property and subsequent 'set-down' from the original roofline.

At the rear, the extension comprises of two projecting gables. At ground floor the extension would project out a further 2.045 metres than the existing rear

elevation and a further 1.575 metres than the existing rear elevation at first floor.

At the front it is proposed to extend the garage out in front of the existing building line by 1.012 metres and to erect a canopy along the width of the front elevation.

### **Assessment**

Whilst the concerns of the Town Council are noted, it is considered that the proposed extensions to the property would be acceptable in terms of size and scale. The side extension is designed to respect the character of the original dwelling and appear as an ancillary element by the 'set-back' and 'set-down'. Due to the position of the dwelling in the streetscene, it would not be necessary to set the extension in off the side boundary at first floor.

With regard to the effect of the extension on neighbouring dwellings, I do not consider that this extension would be so harmful to warrant a refusal.

At the rear, the extension complies with the 45 degree code from No 63 Kingsway therefore I do not consider the proposal would have so serious an impact on light as to warrant refusal. The extension also complies with Warwick District Council's Supplementary Planning Guidance on Distance Separation as taken from No. 36 Queensway. The scheme proposes a blank side elevation to prevent any overlooking or loss of privacy to No 36 Queensway.

### **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 drawings (04/114-02A, 04/114-03), and specification contained therein, submitted on 20th July, 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.

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