

Planning Committee: 05 December 2017

Item Number: 14

Application No: [W 17 / 1823](#)

Town/Parish Council: Warwick

Case Officer: Rebecca Compton

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Registration Date: 03/10/17

Expiry Date: 28/11/17

56 Lower Cape, The Cape, Warwick, CV34 5DP

Extension of existing balcony to rear of property FOR Mr Cruikshank

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

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

The proposal is to extend the depth of the existing rear balcony which overlooks the canal side, by a further 1m.

THE SITE AND ITS LOCATION

The application property is a two storey detached dwelling located at the end of Lower Cape, Warwick, along the canal side.

PLANNING HISTORY

W/05/0526 - Erection of dwelling following demolition of garages - Granted.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: Object to this application on grounds that the proposed extension is outside the building line and would spoil the street scene.

Public Response: One objection has been received from a neighbouring property with concerns relating to overlooking and loss of privacy.

ASSESSMENT

Design and impact on the street scene

The property is located on the canal side with a Public House located near to the property on the eastern side and a block of flats to the western side. The proposed balcony is to the rear of the property overlooking the canal and will not be visible from Lower Cape. It is therefore considered that there will be no material effect upon the street scene. The existing balcony does not protrude from the existing building line of the property however, it is considered that as there is no strong building line along this section of the canal a further extension to the balcony protruding further than the existing building will not result in material harm to the character and appearance of the area. The proposed balcony is in keeping with the existing building and will be constructed in black painted steel to match the existing. The balcony will be visible from the opposite side of the canal, however, as this side is a public walkway with industrial buildings, it is considered that the proposed balcony will not be harmful. The proposed balcony is therefore considered to conform with Local Plan Policy BE1 and the Residential Design Guide SPG.

Impact on neighbouring properties

The proposed balcony will only be visible from the Public House to the east, the block of flats to the west and the opposite side of the canal. The proposed balcony will have little impact on the Public House as the existing balcony currently overlooks its rear seating area, and in any case is considered to be a quasi public space.

An objection has been received from a neighbour in the block of flats to the west with concerns regarding overlooking, however, the proposed balcony will be located some 15m away from the block of flats which is considered a reasonable distance to conclude that direct overlooking and loss of privacy loss will not be an issue. There is a public walkway, industrial and commercial buildings on the opposite side of the canal and therefore the proposal is considered to accord with Local Plan Policy BE3.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing Q6717 A, and specification contained therein, submitted on 02/10/2017. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
 - 3 The proposed rear balcony extension hereby permitted shall be constructed of steel and painted black to match the existing rear balcony. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.
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