

**Planning Committee:** 23 August 2005

**Item Number:** 12

**Application No:** W 05 / 0911

**Registration Date:** 03/06/05

**Town/Parish Council:** Leamington Spa

**Expiry Date:** 29/07/05

**Case Officer:** Fiona Blundell

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**1 The Close, Leamington Spa, CV31 2BL**

Erection of a two storey side extension to create a new dwelling FOR Mrs A Underhill

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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:** An objection has been received as follows:

*'The proposal is considered an inappropriate form of development, by virtue of creating a terracing effect within the existing street scene.'*

**Neighbours:** One neighbour objection from a resident of The Close on the grounds that the proposed development will lead to an exacerbation of the current parking problems.

One objection from a Llewelyn Road resident on grounds of overshadowing, overlooking, out of keeping appearance and exacerbation of parking problems

**Ecological Unit (W.C.C):** recommendation to apply bat notes.

**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**

A previous application to erect a detached dwelling at the side of the host property was refused in march 2005 (W05/0170) due to its narrow and cramped appearance and harm to the street scene.

**KEY ISSUES**

## **The Site and its Location**

The proposal relates to one half of a pair of semi-detached properties which is located on east side of The Close, near the entrance to the cul-de-sac. The property is set back behind a dwarf brick wall and has a detached garage to the side of the property. The pattern of development within the street scene comprises residential properties of similar design, style and external appearance.

## **Details of the Development**

The proposal is a revised scheme to the previously refused proposals contained in W05/0170 which now seeks permission to erect a two storey side extension to provide an additional dwelling.

## **Assessment**

Following negotiations, the scheme has been amended to omit the alleyway between the two properties, thereby reducing the width of the proposed extension by approximately 0.9 metres, to maintain a distance of one metre from the boundary. The proposed front door has been repositioned to the side elevation and the extension has been set back by 450 mm from the front face of the original building.

In relation to parking issues, although the scheme results in the loss of the existing garage, there is space on the remaining block paved driveway to park two vehicles and I do not consider an objection on parking grounds could be sustained.

Whilst I note the Town Council's concerns about appearance, I consider that the amended scheme would now read as an ancillary element to the original house and would sit comfortably within the street scene. I am of the opinion that the proposal would accord with the general development principles of the Local Plan and would comply with the Council's distance separation guidance. I consider therefore that the proposal would not have a detrimental impact on the neighbouring amenities, streetscene or the character of the residential area.

## **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 (Ref Drawing No. 1B, and specification contained therein, submitted on 22nd 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.