Planning Committee: 09 June 2010 **Item Number:**

Application No: W 09 / 1375

Registration Date: 19/11/09
Town/Parish Council: Leamington Spa **Expiry Date:** 14/01/10
Case Officer: Jo Hogarth
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11 St Marys Crescent, Leamington Spa, CV31 1JL
Erection of a two storey side extension to form garage with en-suite and dressing room above (after demolition of existing garage) together with rear facing dormer windows FOR Mr DH Treharne

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

SUMMARY OF REPRESENTATIONS

The following representations were made in relation to the original plans:

Royal Leamington Spa Town Council: Objection on the following grounds - "The Street forms a harmonious pattern of Victorian development with no buildings between the pairs of houses except for the garages this proposal would break the pattern of the street frontage and would set a precedent for future development of similar undesirable designs."

CAAF: It was generally felt that this was not an appropriate way to extend the building; concern was expressed as the crescent was formed of striking pairs of semis and filling in the gap between these two houses would break up the rhythm. It was also considered that the new gable to the rear was inappropriate in the Conservation Area.

WCC Ecology: Bat survey to be carried out of number 11 St. Mary's Crescent. Notes on nesting birds and in view of the canal nearby a note on amphibians during ground clearance.

Public Response:

Cllr Richard Edwards (Leamington Willes Ward): Object as the development would fail to meet Policy DP1 as it would not enhance the existing settlement in terms of physical form, patterns of movement or land use. It would result in a terracing effect and would adversely impact on the harmony of the distinctive pairs of Victorian houses. It is within the Conservation Area and would not respect the setting, it is contrary to Policies DAP8 and DAP9; therefore ask the committee to refuse the application.

9 St. Mary's Crescent:

Object as it will destroy the balance of the houses in the crescent and the gap between number 9 and 11 will be too narrow. It will destroy the visual setting and this pattern must be preserved. Concern that the floor space would be too

large for the land area and if sold may be too large for a single occupancy with pressure to be converted into multi-occupation with would be highly undesirable. It would seem that the extension would be brick rather than render and this would look unsightly and odd.

7 St. Mary's Crescent:

The proposal threatens to alter permanently the architectural integrity of the street which is made up of semi-detached properties none of which has a side extension. The street is in danger of becoming a terrace.

14 St. Mary's Crescent:

No objection to extend the loft space but do object to the plan to build over the garage for the same reasons as those expressed by other objectors.

15 St. Mary's Crescent:

Any development for changing the front appearance of one half of a pair would destroy not only the symmetry but also the balance and compromise what essentially retains the grace and charm of the original Victorian crescent.

2 St. Mary's Crescent:

The facade would be brick work and not stucco - all facades in the street are stucco and brick would look odd and out of keeping.

Flat 1, 16 St. Mary's Crescent:

The extension would not be in keeping with the rest of the properties and have never been designed to have a garage. The charm and character of the crescent would be harmed not only by the extensive building works but the limited parking being taken up by construction plant.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

There have been no recent planning applications submitted for this site.

KEY ISSUES

The Site and its Location

The site relates to one half of a pair of semi-detached properties located within the Conservation Area on the north side of the road crescent, which is a no through road onto Radford Road. There is an existing single garage located to the side of the house which forms the boundary with number 9 St. Mary's Crescent. To the rear of the property are rear gardens serving properties which front onto St. Mary's Road.

Details of the Development

The proposal seeks to construct a one and a half storey side extension following demolition of the existing garage, together with the conversion of the loft space to create habitable accommodation through the introduction of dormer windows in the rear roof slope.

The proposal has since been amended to seek to address the objections received as originally the plans showed a full two storey side extension and alterations to part of the roof to construct a gable.

Assessment

I consider the key issues relating to this proposal to be the impact on the streetscene and wider Conservation Area and impact on neighbours.

Impact on the Conservation Area and streetscene

St. Mary's Crescent comprises of a mix of properties, yet most are matched pairs of semi-detached houses which on the north side of the road have regular 'gaps' between the pairs. Unusually, due to the curve in the road, the application property has a wider gap separating it from number 9 and has a single garage attached to the side of the house. The proposal would replace the existing garage, having a pitched roof running front to back which would allow for some accommodation with the roof space. It would be set down from the ridge of the main house by 2.5 metres so that its ridge would be set back from the front face of the property by 4 metres. I am satisfied that this will ensure that the extension appears as an ancillary addition to the main house and would appear as a subservient element between the adjoining properties such that it would not be out of keeping with the streetscene or indeed wider Conservation Area.

A dormer window is proposed in the rear roof slope over the garage and this would provide head room into this space. In the rear roof slope of the main house, two dormer windows are proposed in lieu of the original scheme which was to create a gable; I am of the opinion that this addresses the concerns raised by the Conservation Area Advisory Forum and I am of the view that there would be no harm to the visual character or appearance of the streetscene such that would justify a refusal of consent.

Impact on neighbours

There are no windows in the side elevation of number 9 St. Mary's Crescent and I am satisfied that there would be no overlooking; the dormer window within the roof slope over the garage is not to a habitable room such as a bedroom, but to an en-suite area where on the plans it is shown to have obscure glass. Therefore

I am satisfied that this would not result in an increase in overlooking. In relation to the dormers in the main roof slope of the house, these are at such a high level that due to the angle, unlimited views into gardens would not be afforded. I consider the scheme to be acceptable as amended.

Other matters

I am satisfied that there would be adequate parking; this would remain unaltered to that which is available now, a garage with parking in front. Wheelie bins and recycling is stored in the rear garden. With regard to there being potential for bats due to a bat record nearby, I am of the opinion that a condition requiring a survey to be carried out prior to commencement would be acceptable.

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 N20091030A, sheets 2 and 3, and specification contained therein, submitted on 12 May 2010 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges construction of dormer windows and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : For the avoidance of doubt, and to ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.

4 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual

amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

5 Before any works for demolition are first commenced, a survey of the premises by a qualified bat surveyor shall be undertaken to demonstrate the presence, absence or usage of the premises by bats. In the event that the survey demonstrates the presence or usage of the premises by bats, a report recommending mitigation measures to ensure any bats will be protected during the demolition works shall be submitted to and approved in writing by the District Planning Authority before the demolition works are commenced. The approved mitigation measures shall be wholly implemented strictly as approved. **REASON**: To ensure the protection of bats and compliance with Policy DP3 of the Warwick District Local Plan 1996-2011.

6 All rainwater goods for the development hereby permitted shall be metal. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.

7 All window frames shall be constructed in timber and shall be painted and not stained. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy DAP8 of the Warwick District Local Plan 1996-2011.

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 would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.