Planning Committee: 10 November 2010 **Item Number:**

Application No: W 10 / 1222

Registration Date: 21/09/10

Town/Parish Council: Warwick **Expiry Date:** 16/11/10

Case Officer: Steven Wallsgrove
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75 Bridge End, Warwick, CV34 6PD

Erection of rear kitchen extension and front porch FOR Mrs S Rhodes

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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

Warwick Town Council : Object - "LPA Policy DAP8 requires that development should preserve or enhance the special architectural and historic interest and appearance of the Conservation Area. In the opinion of the Town Council the materials and design of the conservatory do not meet this policy, and indeed, adversely affects the visual appearance of the Conservation Area. Traditional materials and a design more sympathetic to the existing structure should be required."

Conservation: No objection.

CAAF: No comment.

WCC (Archaeology): Request an archaeology watching brief condition.

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)

PLANNING HISTORY

There is no planning history.

KEY ISSUES

The Site and its Location

The property is an end-terrace house of the early twentieth century all of which have single storey rear projections as part of the original design. The block of four properties stands back from the road behind a shallow garden, the adjoining property stands on the back of the highway. The site lies within the Conservation Area.

Details of the Development

The proposal is to erect a single storey rear kitchen extension in the corner between the main house and the wing. It would be built in brick with a flat lead roof. A side passage would be retained into the back garden.

The proposal also includes a front porch which is similar in design to other porches.

Assessment

The principal issue in this case is the impact on the character of the Conservation Area, with the secondary issue being the impact on the neighbour. In the case of the second issue, the extension is set at an angle to the neighbour, due to the boundary being at an angle, and the flat roofed design minimises the impact since the boundary is a 1.8m high brick wall with the nearest part of the neighbour's property being a conservatory. It is considered that the extension, therefore, will have little impact on this neighbour, and no objections have been received.

The use of a flat lead roof on the extension rather than a pitched tiled roof or a glazed roof is dictated by the shape of the space and the roof design over the rear 'out-shut', which is a fairly steep 'cat-slide' roof as a continuation of the main roof. Since this extension is off the back of the property, and is screened by the boundary wall on one side and the rear wing on the other, it is considered that the impact on the character of the Conservation Area is minimal and, therefore, the general character will be protected.

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(s) AD03c and AD04c, and specification contained therein, submitted on 17th September 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 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 DP1 of the Warwick District Local Plan 1996-2011.

4 The development hereby permitted shall not commence unless and until two weeks notice in writing of the start of the works shall have been given to the Warwickshire Museum as the nominated representative of the District Planning Authority. During the construction period the developer shall afford access at all reasonable times to representatives of the Museum and shall allow them to observe the excavations and record items of interest and finds. **REASON** : To ensure any items of archaeological interest are adequately investigated, recorded and if

necessary, protected, in order to satisfy the requirements of Policy DP4 of the Warwick District Council 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.