
Appeal Decision

Site visit made on 30 November 2021 by G Sibley MPLAN MRTPI

Decision by L McKay MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 January 2022

Appeal Ref: APP/T3725/D/21/3281959

3 Strachey Avenue, Leamington Spa CV32 6SS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Dr Chris and Laura Kennard and Facey against the decision of Warwick District Council.
 - The application Ref W/21/0279, dated 11 February 2021, was refused by notice dated 22 July 2021.
 - The development proposed is two storey extension to the front of the house.
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Decision

1. The appeal is allowed and planning permission is granted for two storey extension to the front of the house at 3 Strachey Avenue, Leamington Spa CV32 6SS in accordance with the terms of the application, Ref W/21/0279, dated 11 February 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans, including the materials shown: Proposed Site and Block Plan Ref: 2104/P/03 Amendment C; Proposed Elevations 2104/P/02 Amendment B; and Proposed Floor Plans Ref: 2104/P/01 Amendment A.
 - 3) The extension hereby permitted shall not be occupied until the window on the flank wall of the dwelling shown on Plan Ref: Proposed Elevations 2104/P/02 Amendment B has been fitted with obscured glazing, and the window shall only open as shown on the approved plans. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposed extension upon the character and appearance of the host dwelling and the street scene.

Reasons for the Recommendation

4. The dwellings within the wider estate appear to have been constructed at the same time, as part of a larger development. As a result, whilst there is some variation in the appearance of the dwellings, there is a consistent character across the wider area. This is seen in the consistent use of materials as well as the two-storey gable projections typically located to one side of the staggered front elevations. Given the pattern of development, in particular the siting of 1 Enright Close, close to the road, No 3 and the adjacent dwelling are visually disconnected from the surrounding dwellings. While the two dwellings share many of the same characteristics identified above, they vary in appearance from each other.
5. The proposal would introduce a second first-floor gable addition that would extend beyond the primary gable projection, with a lower ridge. The gable would be constructed from similar materials to the house and would include detailed additions including the use of exposed timbers which would replicate those on the main gable. Whilst the front elevation would be set forward of the main gable, due to the scale and appearance of the proposal it would still appear subordinate to the host dwelling.
6. Close to the site is 8 College Drive that has a similar front extension and as a result, the introduction of a second front gable would not be completely alien within the estate. Additionally, the site is not within a prominent location within the wider estate, with limited locations from which the dwelling can be seen. Furthermore, given the variation in house types, in particular the existing differences between No 3 and its neighbours, the introduction of a second front gable would not harm the appearance of the two dwellings when viewed together or the character of the already varied estate.
7. Therefore, the proposed extension would not harm the character and appearance of the host dwelling or the street scene. Consequently, it would comply with Policy BE1 of the Warwick District Local Plan 2011 – 2029 (adopted 2017) as well as Policy RLS2 of the Royal Leamington Spa Neighbourhood Development Plan 2020 – 2029 (made 2021). These policies expect development proposals to positively contribute to the character and quality of its environment through good layout and design.
8. Additionally, whilst the Residential Design Guide Supplementary Planning Document (SPD) (2018) does not provide specific advice on two storey front extensions the proposal would comply with the SPD insofar as it advises that extensions should be subordinate in scale and appearance and should seek to enhance the overall design unity. There would also be no conflict with the Framework policies requiring good design.

Conditions

9. Further to the statutory commencement condition, in the interest of certainty it would be necessary to include a condition requiring the development to be carried out in accordance with the approved plans. Given the detail shown on the approved plans which sets out the proposed materials, it would not be necessary to include a separate materials condition, as this would preserve the character and appearance of the dwelling and the street scene.

10. A condition requiring the window on the flank wall of the dwelling to be installed using obscure glazing is necessary in the interests of safeguarding the neighbouring occupants living conditions from loss of privacy.

Conclusion and Recommendation

11. The appeal proposal would accord with the development plan as a whole and for the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

G Sibley

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and, on that basis, I agree with the recommendation and shall allow the appeal.

L McKay

INSPECTOR