

Planning Committee: 23 August 2005

Item Number: 11

Application No: W 05 / 0898

Registration Date: 01/06/05

Town/Parish Council: Stoneleigh

Expiry Date: 27/07/05

Case Officer: Debbie Prince

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135 Cromwell Lane, Burton Green, Kenilworth, CV4 8AN

Alterations to roof line to provide additional rooms in roof space FOR Mr P V &
Mrs S E Bishop

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

This application was deferred at Planning Committee on the 4th August 2005, to enable a site visit to take place on 20th August 2005. The report which follows is that which was presented previously.

SUMMARY OF REPRESENTATIONS

Stoneleigh and Ashow Parish Council object to the proposal on the grounds of the loft conversion is out of character with the surrounding buildings. The third floor as identified in the plans gives the appearance of a "portakabin" placed on top of the house and is totally inconsistent with the roof design of neighbouring houses. The property has also been significantly extended and the Parish Council would question whether this current application is in accordance with Green belt policy. The inclusion of the numerous roof lights to the side and fire escape windows front and rear are an intrusion to the privacy of the adjacent properties.

Neighbours- one neighbour has objected to the proposal on the grounds that the extensions already permitted have reduced light to windows on the side elevation to their dining room and lounge and this would further exacerbate the problem. They also consider that there would be a gross infringement of their privacy from the new window and rooflights. Furthermore, the proposed extension would not be in keeping with nearby properties and it is too large for the width of the plot.

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)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

The application property has been previously extended (W900451,W990972) and has also had permission for a rear conservatory (W20001179).

KEY ISSUES

The Site and its Location

The application property is a traditional style detached house on the east side of Cromwell Lane where the rear gardens back on to open countryside.

Details of the Development

The proposal involves the replacement of the hipped roofs with gable ends, together with the insertion of roof lights to the rear, front and side elevations and a window to the rear at second floor level to facilitate the conversion of the roof space.

Assessment

The previous extensions to the property would mean that the 50% policy limit for extensions in the Green Belt would be exceeded by this proposal. Nevertheless, the property is situated in a 'suburban' area and the proposed roof alterations, although increasing the floor area of the house, would not significantly increase the scale and bulk of the house as viewed from the front elevation. Neither would the alterations have any detrimental impact on the openness of the Green Belt or the visual amenities of the area as Cromwell Lane has a mixed character with many different styles of dwelling.

The neighbouring property 133 Cromwell Lane has secondary stained glass windows to the lounge and dining room on the side elevation and has expressed concern over a potential loss of light and privacy. However, the proposed rooflights would be set high in the roof plane and it is considered that there would be no significant overlooking of the neighbouring properties or significant loss of light to this property. The second floor window on the rear elevation is positioned well off the boundary and it is considered that this would not cause any additional loss of privacy to the next door neighbours sufficient to warrant refusal.

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 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.

 - 3 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 010-02, 010-03, 010-04, 010-05 and specification contained therein, submitted on 1st June 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.
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