

Application No: W 11 / 0887

Town/Parish Council: Leamington Spa
Case Officer: Sunita Burke

Registration Date: 19/07/11

Expiry Date: 13/09/11

01926 456555 planning_east@warwickdc.gov.uk

6 Kelvin Road, Lillington, Leamington Spa, CV32 7TE

Erection of two storey side and rear extension and single storey rear extension to enlarge the existing kitchen and provide a utility room and further bedroom.

FOR Mr & Mrs Glassborow

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

SUMMARY OF REPRESENTATIONS

Royal Leamington Spa Town Council: Object for the following reason:

"The proposed extension is an overdevelopment of the site".

Ecology: Recommend a note relating to bats, as protected species, is attached to any approval granted by the planning officer.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)

PLANNING HISTORY

Planning permission was granted for the erection of a car port in 1986. Loft conversion and conservatory were built implemented under The Town and Country Planning (General Permitted Development) Order 1995.

KEY ISSUES

The Site and its Location

The application site forms part of a row of two storey semi-detached properties with hipped roof and a central chimney. These were built in the 1950's. They are typically red brick, with interlocking concrete roof tiles. The application site has a glazed front porch and a front bay window, which covers the width of the front elevation. This pattern is repeated on No 4 Kelvin Road. There is an open car port on the side and the front garden is paved with a low wall and a hedge forming the front boundary.

The front garden of the application site is approximately 6 metres long and the rear garden is approximately 27 metres deep.

Details of the Development

The applicant seeks permission for the demolition of the existing single storey conservatory and its replacement with a new single and 2 storey extension from side to rear. On the ground floor the extension and conversion would provide a toilet, utility with side access and a large kitchen/dining room. On the first floor, bathroom is enlarged to provide a bath and a shower and a new ensuite bedroom would be built over the new kitchen/dining room.

Externally the extension would be constructed of red facing brick, roof would remain as interlocking concrete tiles. The bulk of the main extension wraps round the side and rear ending in a hip, to match the existing hip on No 6 Kelvin Road. The car port remains as existing. The extension is set away from the boundary by 1 metre.

Assessment

Impact on the character of the area

The application site is located within a residential area, predominantly urban in character. The character of this area is defined by its block structure where the properties laid out in a traditional pattern of backs to backs and front onto the street providing a consistent street scene. These semi-detached properties are designed with sufficient space on the side either for a car port or a garage. No 8 has a similar car port adjacent to the application site.

The proposed extension would be partly visible from the street scene as it extends behind the existing carport. As the extension is set away from the boundary by 1 metre, it is hipped and set below the ridge line. It is considered to be subservient and not detract from the street scene. As such is considered in accordance with the guidance set out in the policies of the Warwick District Local Plan 1996 - 2011 and Residential Design Guide.

Impact on neighbouring amenities

The proposed side extension is set 1 metre away from the boundary with No 8 Kelvin Road. There are three windows and a door proposed on the southeast elevation adjacent to No 8 Kelvin Road. Two windows proposed on the first floor are for the bathroom and ensuite bathroom. As these windows are the only windows and are required to provide light into the bathrooms. They would need to be obscure glazed and top opening only to avoid overlooking and to protect residential amenity of the adjacent property. As such an appropriate condition is recommended as part of this recommendation.

There is one door and a window proposed for the utility and toilet on the ground floor. These are considered acceptable as there is a tall fence separating the two properties and is unlikely have a detrimental impact on the neighbouring property.

No 6 Kelvin Road would extend to the rear by 4.7 metres both on the ground and first floor. No 8 Kelvin Road has a two storey rear extension which extends

to the rear by approximately 1.5 metres. No 4 Kelvin has a single storey rear extension but not a two storey rear extension. The proposed rear extension is not considered to have any impact by the way of overbearing or overshadowing on both adjacent properties and levels of sunlight and daylight will not be unreasonably prejudiced. The design of the proposed development is considered acceptable as it does not breach the 45° Guide for rear extensions.

Given that the extension is of the size and scale that is similar in design, bulk and is set back from the boundary. The extension are not considered to overshadow or overhang the adjacent property. As such, the proposed development is considered that the proposal would not cause harm to the residential amenity of the surrounding area and considered in accordance with the policies set out in the Local Plan.

Renewables

Based on the guidance provided in the Sustainable Building Statement and Local Plan Policy DP13, the size and scale of the extension and conversion would result in a high energy consumption, as such, would warrant an energy assessment and on site renewables if approved by the Committee. As such, an appropriate condition is proposed as part of this recommendation.

Parking

The proposed development would result in a five bedroom property, as such, it is required to provide approximately 2 car parking spaces on site. This can be easily achieved, as the front garden is 7 meters deep and 7 metres wide, in addition to that there is a car port on the side, which is considered as sufficient space to accommodate up to two cars on site. This proposal is considered to comply with the required standard set out in the Council's 'Vehicle Parking Standards'.

Ecology

The Ecology officer recommends that a note relating to nesting birds, as protected species, is attached to any approval granted, as some vegetation is likely to be impacted on by the proposed works. Therefore, a note is attached to that effect as part of this recommendation.

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 application form and approved drawing(s) 11/40-02, and 11/40-03 specification contained therein,

submitted on 19th July 2011 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 Prior to the occupation of the development hereby permitted, the two windows in the southeast elevation on the first floor shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed windows shall be retained and maintained in that condition at all times. **REASON** : To protect the privacy of users and occupiers of nearby properties and or the privacy of future users and occupiers of the development hereby permitted and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.

- 4 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on site, or in the locality, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development respects surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.
