

Application No: W 11 / 0493

Town/Parish Council: Kenilworth
Case Officer: Alex Smith

Registration Date: 11/04/11

Expiry Date: 06/06/11

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64 Birches Lane, Kenilworth, CV8 2AG

Remove existing conservatory and replace with a single storey rear extension.
FOR Mr N Vincett

This application is being presented to Committee due to the applicant being a Councillor for Warwick District Council.

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: No reason to object.

Public Response: None received.

Please note all comments are accurate up to 27th May 2011. As the public consultation closes on 3rd June, any additional comments received after this date will be added to the addendum for planning committee on Tuesday 14th June 2011.

RELEVANT POLICIES

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- 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)

PLANNING HISTORY

W/94/0271 - Conversion of garage to form a guest suite and erection of a single storey rear extension.

KEY ISSUES

The Site and its Location

The application relates to a two storey detached dwelling located on the southern side of Birches Lane. The dwelling is set back from the highway by an area of hardstanding with chipped stone which acts a driveway and parking area. On the front boundary line the property has a number on conifer trees which largely obscure the view of the principal elevation from the public domain.

The property is situated in a primarily residential area which is composed of large detached and semi detached properties of varying architectural designs. To the west of the applicant's curtilage lies the rear gardens of properties on Thickthorn Close, with these dwellings set between 20 and 25 metres back from the shared boundary line. To the east, the applicant property shares a boundary

line with 66 Birches Lane, with a veterinary clinic and vacant post office straddling the T-junction opposite the applicant property to the North.

Details of the Development

The application is for the demolition of the conservatory at the rear of the premises to be replaced by a single storey rear extension. This pitched roof extension would project 3.8 metres from the rear elevation, with a maximum height above ground level of 4.25 metres and height to the eaves of 2.7 metres.

This compares with the existing conservatory which currently projects 2.8 metres from the rear elevation, with a maximum height of 2.7 metres and height to the eaves of 2.15 metres.

Assessment

The main issues relevant to the consideration of this application are as follows:

- The impact on the character and appearance of the area.
- The impact on the living conditions of the neighbouring dwellings.
- Provision of renewable energy requirement

The impact on the character and appearance of the area.

As the property is not a listed building and sits outside of a conservation area, it is required to meet Policy DP1 of the Warwick District Local Plan, namely, that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

The proposed design would incorporate a gap between the roof of the extension and the roof of the original house, with an incorporated hip which slopes away from the rear elevation of the property. It is assumed that the proposed gap has been included to prevent the extension being constructed into the existing dormer window in the rear roofslope of the dwelling. Whilst this roof design is not often seen in residential extensions, it would not be so incongruous to the appearance of the existing property to contravene the aforementioned policy. The use of oak cladding, oak post framework and rosemary clay tiles would be considered in keeping with the character of the existing dwelling and would be acceptable on this extension, which is not visible from the public domain.

The impact on the living conditions of the neighbouring dwellings.

Policy DP2 of the Warwick District Local Plan states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents. It must therefore be considered if this application is contrary to this policy.

The boundary treatment on the western side elevation is a 1.8 metre high fence which is constructed on top of a stone platform which is a further 450mm above the applicant's ground level. The proposed extension would be 23.5 metres from the rear elevation of the nearest dwelling on Thickthorn Avenue. This, combined with the height of the boundary treatment, ensures that the proposed extension would have no impact to the amenity of any neighbouring dwelling to the west.

The eastern side elevation of the proposed extension would be set 10 metres away from the side boundary line shared with 66 Birches Lane. The boundary treatment between these dwellings is a 1.8 high metre fence which, combined with the distance separation, ensures no impact to the amenity of this neighbouring dwelling.

Whilst the proposed extension would project 1.1 metres further from the rear elevation and would be 1.55 metres higher above ground level. The dwelling has sufficient boundary treatments and distance separation to neighbouring dwellings to ensure it complies with Policy DP2 of the Warwick District Local Plan.

Provision of renewable energy requirement

I am of the opinion that the scale of the extension would create a low level of additional energy consumption for the applicant property. At this level of energy consumption it would not be feasible to ask the applicant to meet the 10% renewable energy requirement detailed under Policy DP13 of the Warwick District Local Plan.

RECOMMENDATION

GRANT, subject to the conditions 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 Vincett 01 A, and specification contained therein, submitted on 11th April 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.

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.
