

**Planning Committee:** 22 May 2012

**Item Number:** 20

**Application No:** W 12 / 0234

**Town/Parish Council:** Kenilworth  
**Case Officer:** Heidi Antrobus  
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**Registration Date:** 09/03/12  
**Expiry Date:** 04/05/12

**3 Trentham Gardens, Kenilworth, CV8 2NW**

Conversion of existing garage to create a single storey side/ front extension incorporating front porch FOR Mr S Warnke

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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**

**Kenilworth Town Council :** Objection to the proposal because the on-street parking along this narrow road was already an issue of much concern.

**WCC Ecology :** No Objection. Require the attachment of a Bat Note.

**Public Response :** None Received.

**RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (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)
- National Planning Policy Framework
- Vehicle Parking Standards (Supplementary Planning Document)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

**PLANNING HISTORY**

There is no recent planning history on this site.

**KEY ISSUES**

**The Site and its Location**

The property is a modern semi detached property with an integral garage located to the west side of the property. The property is located within the established urban residential area of Kenilworth.

**Details of the Development**

The proposal involves the conversion of the existing garage with a small single storey extension to the front and rear to create a ground floor bedroom and ensuite shower. The garage would be converted into a ground floor bedroom and this on its own would be permitted development. The proposal is to create living accommodation on the ground floor due to the health condition of the occupant. The garage is currently used for storage which is an ancillary use to the main property.

## **Assessment**

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

- Design and Layout
- Impact on the living conditions of the neighbouring properties
- Car Parking
- Ecology
- Renewables

### Design and Layout

The single storey extension is subservient to the main property, of appropriate matching materials, and only marginally forward of the existing building line, and is therefore considered to enhance the street scene of Trentham Gardens by replacing the existing flat roofed garage. It is considered that the proposal will enhance and increase the functionality of the property by creating additional ground floorspace. The proposal meets the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011 and the Council's Residential Design Guide.

### Impact on the living conditions of the neighbouring properties

The small extension to the front and rear of the garage and the provision of a pitched roof to the existing garage will not extend beyond the building line of the neighbouring properties or include any side facing windows. It is therefore considered that the neighbours will not be adversely affected by loss of light, outlook or privacy. I consider that the proposal would be acceptable and meets the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011 and the Council's Residential Design Guide.

### Car Parking

The objection of Kenilworth Town Council is noted regarding the loss of parking. In the Council's Parking Standards SPD, a garage is not classified as a car parking space and therefore the proposal does not in theory result in any greater loss of car parking on the site. Furthermore, the current garage is used as associated storage to the main dwelling and could be converted to residential use without requiring permission. The proposal does not therefore result in any change to the existing parking provision of one off street car parking space serving the property. Therefore it is considered that the proposal will have no impact on the existing car parking provision on the street, and refusal on these grounds would be unreasonable.

## Ecology

WCC Ecology have no objections to this application and due to records in the surrounding area they require the attachment of a Bat Note.

## Renewable Energy

The proposal is of a minimal scale and therefore is not considered appropriate to require the provision of renewable energy. Therefore the proposal is considered to comply with Policies DP12 and DP13 of the Warwick District Local Plan 1996-2011 and the Sustainable Buildings SPD.

## **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, site location plan and approved drawing(s) 7371-01, 7371-02 and specification contained therein, submitted on 9th March 2012 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no windows shall be placed at any time in the south western facing elevation of the extension. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected and to help meet the objectives of 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.

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