

Planning Committee: 21 July 2015

Item Number: 11

Application No: [W 15 / 0936](#)

Town/Parish Council: Kenilworth

Case Officer: Helena Obremski

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Registration Date: 12/06/15

Expiry Date: 07/08/15

1 Lancaster Place, Kenilworth, CV8 1GL

Erection of first floor side extension with render to the front elevation and hipped roof (amendment to W/14/1807) FOR Mr POPE

This application has been requested to be presented to Committee by Councillor Davies.

RECOMMENDATION

Planning Committee are recommended to refuse planning permission.

DETAILS OF THE DEVELOPMENT

The application is a resubmission of application W/14/1807 which was approved by Planning Committee in February 2015, contrary to officer recommendation, for the erection of a first floor side extension. The applicant now seeks to construct the front elevation of the approved extension in white render rather than in brick and to incorporate a hipped roof in lieu of the gable end as approved.

THE SITE AND ITS LOCATION

The application property is an end of terrace dwelling, located on a corner plot to the North-West of Lancaster Place. The side of the property abuts Beauchamp Road and the street scene is characterised by rows of similar terraces and some pairs of semi-detached dwellings, all of brick and tile construction with pitched roofs. All of the corner plots within the nearby vicinity are open and properties all have gable ends. There are no rendered properties within the street scene. The street scene is characterised by open corner plots and terraced properties

PLANNING HISTORY

W/00/0404 - application granted for a single storey side extension.

W/14/1807 - application granted for the erection of a first floor side extension.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Councillor Davies: Requested that the application be referred to planning committee.

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 nearby dwellings
- Parking
- Sustainability
- Health and wellbeing
- Ecological impact

The impact on the character and appearance of the area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF

states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 reinforces the importance of good design stipulated by the NPPF as it requires all development to harmonise with and enhance the existing settlement, to respect surrounding buildings in terms of scale, height, form and massing and adopt appropriate materials and details. The Emerging Local Plan 2011 - 2029 policy BE1 echoes the existing Local Plan and calls for development to be constructed using the appropriate materials and to enhance the existing settlement. Finally, the Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

In respect of the proposed amendments to the approved scheme, it is considered that the construction of a hipped roof would introduce an alien and incongruous feature to the established streetscene which is characterised wholly by pitched roofs and gable ends. Councillor Davies has commented that a hipped roof would increase the openness of the corner plot and reduce the impact on the street scene. In isolation, the hipped roof would reduce the impact that this first floor side extension has. However, when taken in context, as the hipped roof is totally out of keeping within the street scene and wider area, it is considered that it would harm the character and appearance of the area.

The use of render to the first floor would also appear incongruous within the street scene as there is no render within the street scene of Lancaster Place and none within the wider area which can be seen in the context of the application site. Councillor Davies has commented that the render and hipped roof would enhance and add character to the street scene. However, it is considered that the render and hipped roof would introduce alien and incongruous features which would detract from the strong established character.

The proposed amendments to the approved scheme are therefore considered to be contrary to the aforementioned policies.

The Impact on Living Conditions of Nearby Dwellings

Warwick District Council's adopted Local Plan policy DP2 and emerging Local Plan policy BE3 require all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a requirement for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide SPG provides a framework for policies DP2 and BE3, which stipulates that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property and that development should meet Council's adopted distance separation guidance.

Number 3 is positioned to the North Eastern boundary of the application property. The proposed development will not protrude any further forward or to the rear of the existing dwelling and will be positioned on the other side of the

application property to this neighbour. Therefore, there will be no possible breach of the Council's adopted 45 degree guidance and it is considered that there would be no material harm to the living conditions of Number 3 as a result of the proposed development.

Number 56 Beauchamp Road is positioned to the rear of the application site and next to the North Western boundary. The proposed extension will not bring the rear building line of the property any closer to this neighbour and the proposed development meets the Council's adopted distance separation guidance. Therefore, it is considered that there would be no material harm to the living conditions of Number 56 as a result of the proposed development.

Parking

The addition of a bedroom does not create a requirement for increased parking provision in line with the Council's adopted Vehicle Parking Standards. It is considered that there is sufficient off street parking to the front of the property and that the proposal complies with existing Local Plan policy DP8 and emerging Local Plan policy TR4.

Renewable Energy

Due to the scale of the proposed extensions the applicant has submitted a report detailing how 10% of the energy is to be provided by renewables which will be secured by condition. As such, the proposals are considered to be in accordance with current Local Plan policies DP12 and DP13 and the emerging Local Plan policy CC2.

Health and Wellbeing

N/A.

Ecological Impact

WCC Ecology have not yet commented on this application site, however, previous comments for a similar application were that they considered a cautionary bat note and nesting bird note to be sufficient. It is considered appropriate to apply the same notes to the current application as it does not significantly differ from the previous recent application and the alterations are not likely to have an impact on any protected species. The application is therefore considered to comply with current Local Plan policy DP3 and emerging Local Plan policy NE2.

CONCLUSION

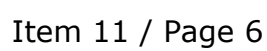
In conclusion, the proposed first floor side extension is not considered to be of acceptable design by virtue that it will reduce the openness of the corner plot and alter the scale and character of the original dwelling. Furthermore, the proposed render and hipped roof will add alien and incongruous features to the established street scene which is contrary to the Residential Design Guide, current Local Plan policy DP1 and emerging Local Plan policy BE1 which would support a reason for refusal.

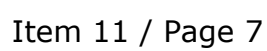
REFUSAL REASONS

- 1 Policy DP1 of the Warwick District Local Plan 1996-2011 and policy BE1 of the emerging Warwick District Local Plan 2011-2029 state that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. The Council has also adopted The Residential Design Guide as Supplementary Planning Guidance.

The proposed development would introduce alien and incongruous features within the established street scene which would be out of keeping and result in material harm to the character and appearance of the area.

The development is thereby considered to be contrary to the aforementioned policies.







PROPOSED EXTENSION to
1 LANCASTER PLACE
NSAILWORTH
NORTHWICHSHIRE CV8 1GL
for
CONRAD POPE

PROPOSED PLANS AND SITE PLANS
SCALE
1:100 / 1:1250
PROJECT NUMBER
LP 014-001-002
DATE
A

