

Planning Committee: 20 October 2020

Item Number: 7

Application No: [W 20 / 1068](#)

Town/Parish Council: Kenilworth

Case Officer: Thomas Fojut

01926 456539 thomas.fojut@warwickdc.gov.uk

38 Rawnsley Drive, Kenilworth, CV8 2NX

Rendering of front, side and rear elevations of the dwellinghouse and erection of single storey wrap -around extension with rendered side elevations (extension previously approved with matching materials under planning permission ref: W/20/0093) FOR Mr & Mrs Hales

This application is being presented to Planning Committee as the applicant is an elected member of Warwick District Council.

Recommendation

Planning Committee is recommended to refuse planning permission for the reason set out at the end of this report.

Details of the Development

Rendering of front, side and rear elevations of the dwellinghouse and erection of single storey wrap -around extension with rendered side elevations. The proposed extension was previously approved with matching materials under planning permission ref: W/20/0093.

The Site and its Location

The application site relates to a two storey detached dwellinghouse, located on the east side of Rawnsley Drive, Kenilworth. The character of the area is one of similar properties of brick and tile construction. Render does not form part of the character of the streetscene. The houses are set back from the road behind hard surfacing for off-street parking.

Planning History

W/20/0093 - Erection of single storey rear wrap-around extension - Granted March 2020.

Relevant Policies

- National Planning Policy Framework
- **The Current Local Plan**
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- **Guidance Documents**
- Residential Design Guide (Supplementary Planning Document- May 2018)
- **Kenilworth Neighbourhood Plan**
- General Design Principles

Summary of Representations

Kenilworth Town Council - No objection.

WCC Ecology - Recommend that notes relating to bats and nesting birds, as protected species, are attached to any approval granted.

Assessment

The main issue relevant to the consideration of this application is the impact of the proposal on the character and appearance of the area.

The wrap-around extension was granted planning permission in March 2020, albeit with matching materials rather than rendered side walls as proposed in the current application. As such the principle of the extension and its impact on neighbouring properties has already been assessed and found to be acceptable and therefore the assessment under the current application will be limited to the proposed rendering of the side elevations, together with the rendering of the existing house as proposed.

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design. It goes on to add that development proposals will be expected to demonstrate that they (inter alia) adopt appropriate materials and details.

In addition, paragraph 130 of the National Planning Policy Framework (NPPF) states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The streetscene is strongly characterised through the use of brick and tile construction and there is a notable absence of render as a facing material. As a result, the proposal would result in an alien and incongruous feature in the streetscene which would be out of keeping and harmful to the character and appearance of the streetscene.

The proposals are therefore considered to conflict with Local Plan Policy BE1 and paragraph 130 of the NPPF.

Refusal Reason

- 1 Policy BE1 of the Warwick District Local Plan 2011-2029 states that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. It goes on to add that development proposals will be expected to demonstrate that they (inter alia) adopt appropriate materials and details.

The streetscene is strongly characterised through the use of brick and tile construction and there is a notable absence of render as a facing material. As a result, and in the opinion of the LPA, the proposal would result in an alien and incongruous feature in the streetscene which would be out of keeping and harmful to the character and appearance of the streetscene.

The proposals are therefore considered to conflict with Local Plan Policy BE1 and paragraph 130 of the NPPF.
