

Planning Committee: 11 January 2006

Item Number: 23

Application No: W 05 / 1942 LB

Registration Date: 24/11/05

Town/Parish Council: Kenilworth

Expiry Date: 19/01/06

Case Officer: Steven Wallsgrove
01926 456527 planning_west@warwickdc.gov.uk

40 New Street, Kenilworth, CV8 2EZ

Erection of a privacy screen wall at rear of property (retrospective application) FOR
Mr J Monks

This application is being presented to Committee at the request of Councillor Blacklock.

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: "Members expressed CONCERN that although this appeared at first only a minor application it had possible implications relating to various other permissions granted on this sensitive site in the curtilage of a listed building. Despite Condition 2 to W04/1239, the sketch provided only limited information and was not to scale so the effect was difficult to interpret.

They therefore ask the officers to clarify the situation and to confirm that:-

1. The new position of the wall does not compromise the implementation of the permissions granted under W01/1242 and W01/1243LB and also under a modified application W04/1190 and W04/1191LB for the demolition of part of the rear wing.
2. In particular that the Highway Authority are satisfied that the new position of the wall and any possible future effects on the demolition of the rear wing does not affect the various conditions requested for adequate turning space to be provided in this congested area to enable a car to leave and re-enter the public highway (which is an A road) in a forward gear, and imposed when granted W04/1239."

Councillor Blacklock: Has requested this report because:-

"If you are not minded to REFUSE, I wish Planning Committee to discuss this because:-

1. Complex planning history.
2. Previously granted permission not fully implemented.
3. The site has been subject to more than one Enforcement action.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)

PLANNING HISTORY

This property has been the subject of 4 planning applications and 3 listed building applications since 2001, excluding the present planning and listed building

applications. These have been for various extensions and alterations and a detached garage.

KEY ISSUES

The Site and its Location

The property consists of a 'listed' house in the Conservation Area which has been extended. Access to the recently built garage is down a private access road which also serves other properties, including a recently converted (but unoccupied) bungalow.

Details of the Development

The present application is for the erection of a link wall, with a gate opening, between the rear, single storey, wing and the detached garage. The wall is a little over 2 metres in height, in part, as it continues over the door opening, and has been built in brickwork to match the existing.

Assessment

The wall is set back from the line of the rear wing and, as such, cannot be seen from the road. It has been provided to create a privacy screen into the back garden which would otherwise be open to the driveway and the bungalow opposite (which is owned by the applicant). It is considered that the wall does not unreasonably affect the character of the listed building and, in fact, is an expected feature which replaces an original boundary wall.

The position of the wall does not affect access to the garaging, or the turning space in front of these garages, and, in effect, satisfies condition 2 on application W04/1239 which required details of a means of enclosure to be submitted in order to integrate the garage into the garden.

RECOMMENDATION

GRANT, subject to the conditions listed below:

CONDITIONS

- 1 No development shall be carried out on the site which is the subject of this permission, until details of a timber door to fit the opening have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details.
REASON : To protect and enhance the character and setting of this listed building in accordance with Policy (DW) ENV11 of the Warwick District Local Plan 1995.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.

Planning Committee: 11 January 2006

Item Number: 24

Application No: W 05 / 1944

Registration Date: 02/12/05

Town/Parish Council: Whitnash

Expiry Date: 27/01/06

Case Officer: Sarah Laythorpe

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10 The Seekings, Whitnash, Leamington Spa, CV31 2SH

Retrospective application to retain dormer type roof over window to approved extension as built FOR Mr S Simmons

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

SUMMARY OF REPRESENTATIONS

Town Council: Objection- "Roof tiles do not match existing tiles on building"

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING HISTORY

Planning Application W20031727 - Permission was granted for a 2-storey side extension. The proposal was not constructed in accordance with the approved plan and it was decided that the alterations to the extension could not be dealt with as a minor amendment as the addition of a dormer to the front elevation materially altered the design originally submitted and approved.

KEY ISSUES

The Site and its Location

The application site relates to a detached property located in a small housing development. The original property has a 2-storey front projecting gable. As extended, the property has a first floor side extension with a first floor window in the front elevation with a dormer style roof over to match the projecting gable element of the original house.

Details of the Development

This is a retrospective application to retain the dormer type roof over the approved first floor window in the approved 2-storey side extension. This element of the proposal was not built in accordance with the submitted plans and it was considered that the works were significant enough to require a separate application as it materially altered the front elevation of the property.

Assessment

I consider that the dormer style roof over the first floor window would be acceptable in terms of design and impact on the streetscene. The property is not listed and lies outside of a Conservation Area. The gable-style window matches that of the projecting front gable feature of the original house.

With regard to the objection from the Town Council regarding non-matching roof tiles, I do not consider that the difference in appearance of the roof tiles would be so significant to warrant a refusal.

RECOMMENDATION

GRANT

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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.
