

**Planning Committee:**

**Item Number: 18**

**Application No:** W 13 / 1136

**Town/Parish Council:** Warwick  
**Case Officer:** Emma Spandley  
01926 456533 emma.spandley@warwickdc.gov.uk

**Registration Date:** 12/08/13

**Expiry Date:** 07/10/13

**4 Castle Lane, Warwick, CV34 4BU**

Demolish existing conservatory and dwarf garden wall. The erection of a single storey rear extension; insertion of 3 no dormers to front elevation, new pitch roof to existing dormer; erection of a bay window and erection of a 2m high garden wall and gate. FOR Mr & Mrs Vincent

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

**RECOMMENDATION**

Planning Committee are recommended to GRANT planning permission, subject to conditions.

**DETAILS OF THE DEVELOPMENT**

The proposal seeks to insert a bay window at ground floor; a pitched roof over the existing front dormer; two dormers to the front roof slope; erection of a single storey rear extension and the erection of a two metre high brick wall and gate.

**THE SITE AND ITS LOCATION**

The application property is a dormer bungalow located on the corner of Castle Lane. The property currently benefits from a side garden which is enclosed by a dwarf brick wall and low wooden slats, further into the garden is a 2 metre high brick wall which attaches to the rear boundary wall of the neighbouring property No.16 Castle Street (A Grade II Listed Building). The eastern boundary is side onto a public footpath called Castle Street. The neighbouring property on the other side of Castle Street, No.2 Castle Lane benefits from a 2 metre high brick wall.

The application property benefits from the a flat roofed dormer within the front roof slope and a brick built rear extension along the shared boundary with No.2.

**PLANNING HISTORY**

There is no planning history for the site.

## **RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- National Planning Policy Framework
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

## **SUMMARY OF REPRESENTATIONS**

**Warwick Town Council** - Object on the grounds that the development will have an adverse impact on the amenity of nearby residents and the 2 metre high wall will cause a loss of outlook in the street scene.

**Police** - The 2 metre boundary wall will not only improve the privacy to the open garden but it will also improve the security. No objections.

**Ecology (WCC)** - Bat note.

**Public Response** - One objection has been received regarding the height of the wall and gate on the safety of the area.

## **ASSESSMENT**

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

- The impact on the amenity of the area and neighbouring properties;
- The impact on the character and appearance of the Conservation Area, and
- the inclusion of renewables.

### The impact on the amenity of the area and neighbouring properties

Paragraph 17 of the National Planning Policy Framework (NPPF) states the planning system should always seek to secure high quality design and good standards of amenity for all existing and future occupants of land and buildings. Paragraphs 58 and 69 are concerned with creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

The Town Council's objections are noted.

Warwickshire Police have not objected to the 2 metre high boundary wall and have stated that the provision of a 2 metre high wall will improve the security of the area in accordance with the NPPF.

It is considered that the proposed 2 metre boundary brick wall will not have an adverse impact on the accessibility of the area or to the amenity of the neighbouring residents through the fear of crime.

Turning to the proposed dormers and bay window, due to the existence of a the high wall to Warwick Castle there will be no overlooking issues.

The proposed rear extension will not project any further than the existing structure therefore there will be no additional impact on the neighbouring property No.6 Castle Lane through visual intrusion or loss of light.

#### The impact on the character and appearance of the Conservation Area.

Policy DP1 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Policy DAP8 of the Warwick District Local Plan 1996-2011 requires development to preserve or enhance the special architectural and historic interest of the Districts Conservation Areas, meanwhile Policy DAP9 states that alterations or extensions to unlisted buildings which will adversely affect the character, appearance and setting of a Conservation Area will not be permitted.

The area is characterised by 1, 2 and 3 storey buildings built up to the edge of road and walkway's. The Castle wall is a predominant feature within the street scene. No.2 Castle Lane benefits from a 2 metre high brick wall along its boundary with Castle Street. It is considered that the proposed brick wall will not have an unacceptable impact on the character and appearance of the Conservation Area.

The neighbouring property No.6 benefits from dormer windows to the front elevation. The inclusion of the front dormers and the redesign of the roof on the existing dormer will not be viewed as an incongruous feature within the street scene. The proposed rear extension will not be highly visible within the immediate area. It is considered that the proposals will not have a detrimental impact on the character and appearance of the Conservation Area.

#### Renewables

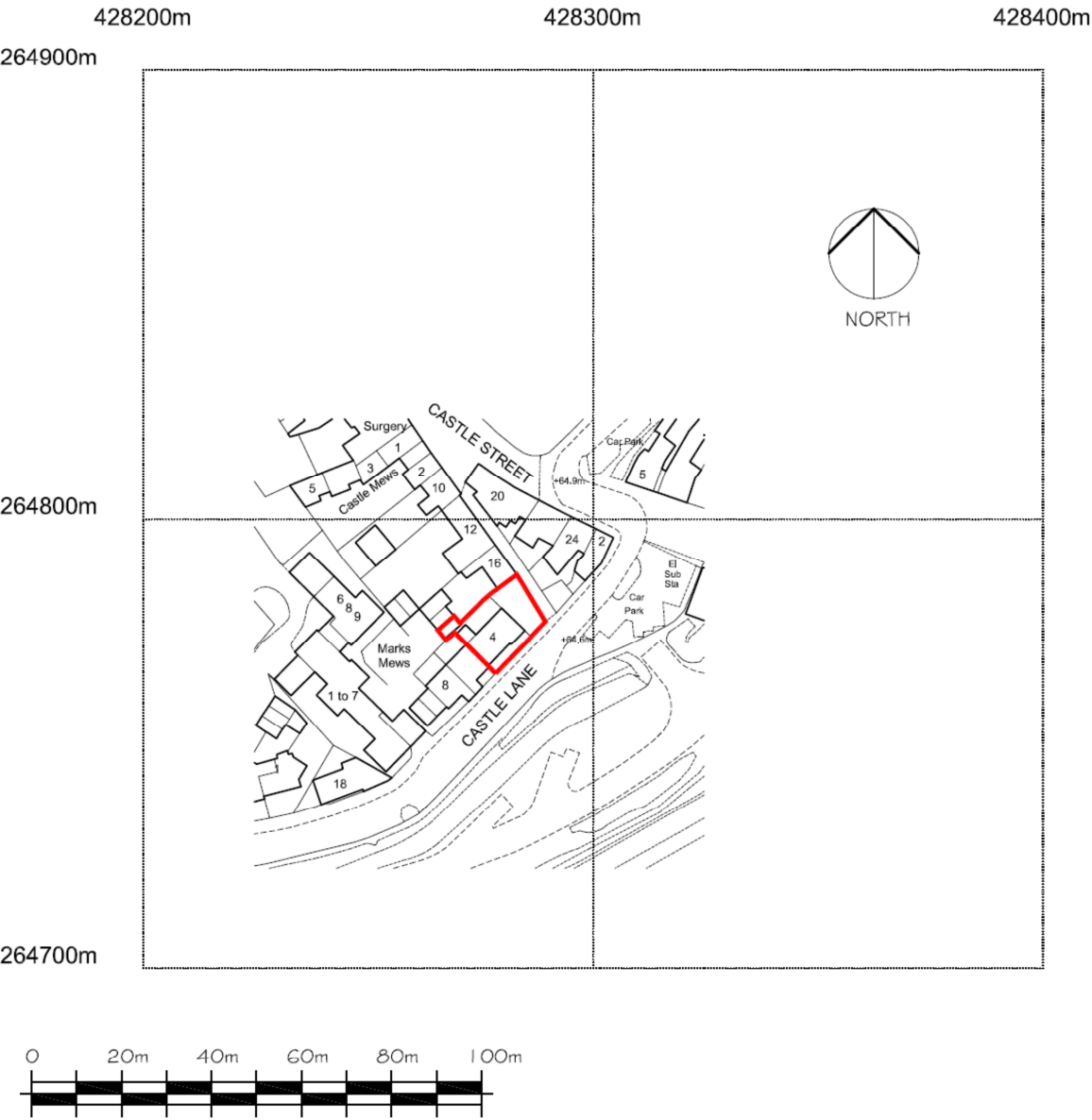
The proposed extension will add an additional 13 square metres of additional floor space. As this is below the threshold of 35 square metres it is considered that the proposal would not result in a significant increase in the energy requirements of the application property and therefore it is considered that it would not be appropriate to require on site renewable energy production as part of these proposals, in accordance with Local Plan Policy DP13.

## **SUMMARY/CONCLUSION**

The proposal will not have an impact on the safety of the area or on the amenity of the neighbouring residents. It is further considered that the proposal will not restrict the outlook or light to adjoining properties. The design of the proposals will not introduce an incongruous feature within the street scene and is in accordance with the aforementioned policies.

## **CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
  - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 866-04; 866-05 & 866-06, and specification contained therein, submitted on 12th August 2013.  
**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.
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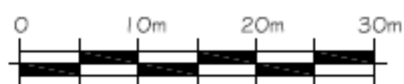
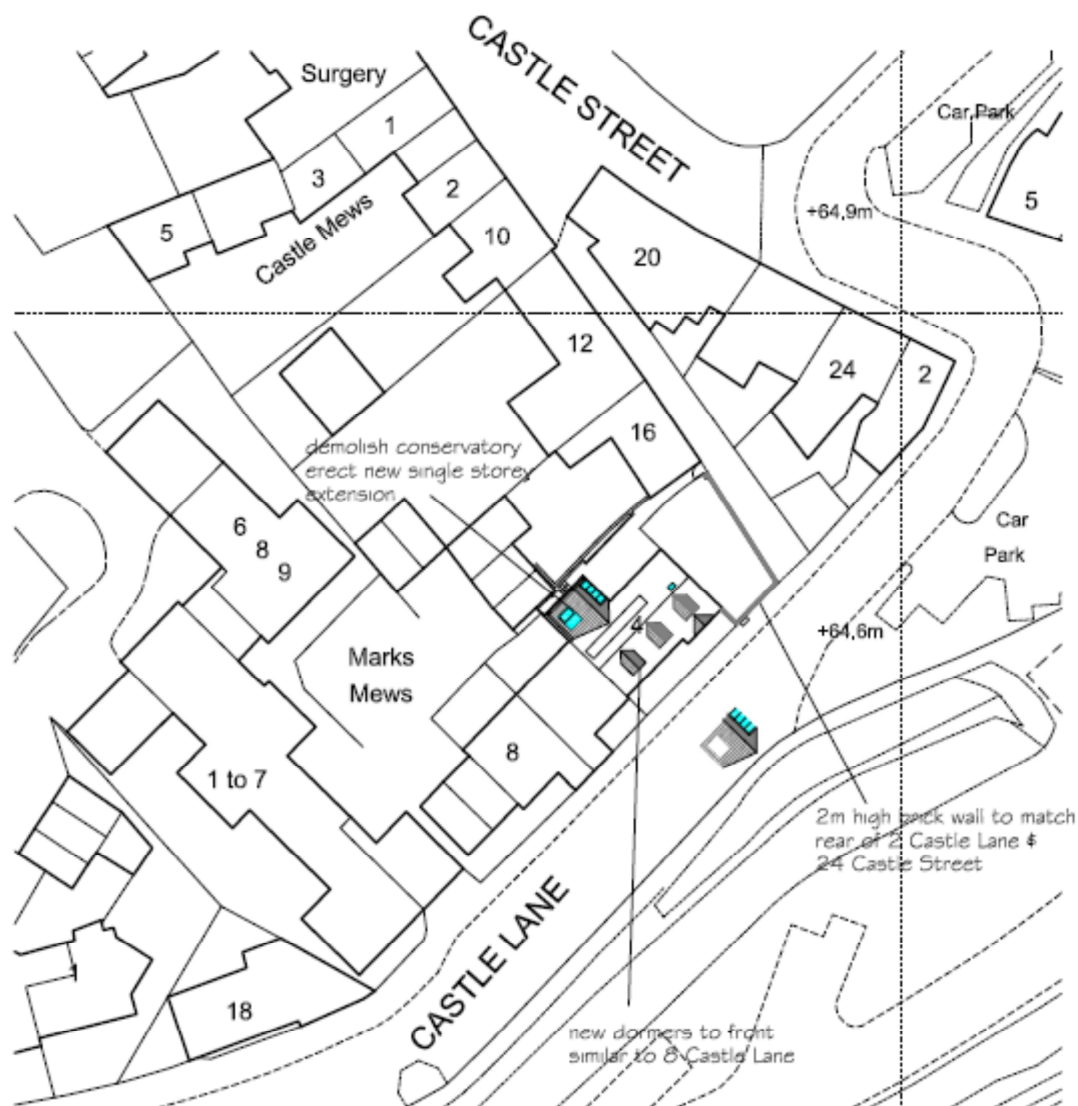
client : **Mr & Mrs Vincent**

project : **Proposed Extension, Dormers & Garden Wall**  
**4 Castle Lane, Warwick, CV34 4BU**

title : **Location Plan 1:1250**

**866 - 01**

A4 original



A : 09,08,13 LAYOUT UPDATED.



client : Mr & Mrs Vincent

project : Proposed Extension, Dormers & Garden Wall  
4 Castle Lane, Warwick, CV34 4BU

title : Block Plan 1:500

866 - 02A

A4 original



