

**Planning Committee:** 23 April 2019

**Item Number:** 14

**Application No:** [W 19 / 0183](#)

**Town/Parish Council:** Kenilworth

**Case Officer:**

George Whitehouse

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**Registration Date:** 06/02/19

**Expiry Date:** 03/04/19

**1 Convent Close, Kenilworth, CV8 2FQ**

Demolition of existing car port and erection of single storey rear and side and two storey rear extension. FOR Mr L Barr

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

**RECOMMENDATION**

**Grant**

**DETAILS OF THE DEVELOPMENT**

Planning permission is sought for the erection of a two storey rear and single storey rear and side extension.

**THE SITE AND ITS LOCATION**

1 Convent Close is a corner plot which faces the access road off Coventry road. The site has a side garden and backs on to the side of number 3. The Eastern side of Convent Close is characterised by detached properties with single storey flat roofed side extensions.

**PLANNING HISTORY**

None relevant

**RELEVANT POLICIES**

- National Planning Policy Framework
- [The Current Local Plan](#)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- [Guidance Documents](#)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document)

- Neighbourhood Plan
- Kenilworth Neighbourhood Plan

## **SUMMARY OF REPRESENTATIONS**

**Kenilworth Town Council** - Objects based on the proposals being contrary to KNP 13 general design principles.

**Warwickshire County Council Ecology** - Recommended notes relating to protected species.

**Public** - 4 Public objections based on harm to the street scene and loss of amenity.

- 1 Public letter of support.

## **ASSESSMENT**

### Design and Impact on the street scene

Local Plan Policy BE1 states that development will be permitted where it positively contributes to the character and quality of its environment.

Kenilworth neighbourhood plan policy KP13 B (general design principles) state that development should demonstrate regard for the site characteristics and surroundings.

The design was amended from the original submission which was not considered to be an appropriate design in the context of the street scene. The primary amendment between the two submissions was that the single storey rear extension is now flat roofed and the gable wall of the two storey rear extension is set 1m from the boundary.

Since the rear of 1 Convent Close backs onto the side of 3 Convent close it is appropriate to consider guidance which relates to side extensions in order to protect the street scene character of detached dwellings. Warwick District council's residential design guide page 41 details that all two storey side extensions should maintain a minimum separation gap of 1m from the gable wall to the common boundary. The guidance also states that ground floor extensions can be erected up to the common boundary. This would mean a minimum gap of 2m between neighbouring dwellings at first floor would be maintained which is considered to protect the character of the area and protect against any future terracing effect. As amended the proposals comply with these requirements. In addition to this, while some properties along Convent Close do have significant gaps to the boundaries, there is not considered to be a uniform rhythm or size which is the prevailing distance between developments.

The amended proposals will be situated on the rear of the property and will be visible within the street scene, however, the extension will be subordinate to the existing property being set down from the dominant roof level and set back from the front elevation, thus creating a subservient form of extension which respects the character of the existing dwelling. It can be said that the replacement of the

delapidated car port and erection of a modern subservient extension is an improvement to the overall street scene.

It is therefore considered that the amended proposals are compliant with Local Plan Policy BE1, the Kenilworth Neighbourhood Plan Policy KP13B (general design principles) and Warwick District Council's adopted Residential Design Guide.

#### Impact on the amenity of Neighbouring uses.

Local plan policy BE3 states that development that has an unacceptable adverse impact on the amenity of neighbouring uses will not be permitted.

Kenilworth neighbourhood plan policy KP13 B & C (general design principles) state that development should demonstrate regard for the amenity of existing and future residents.

The proposals maintain a reasonable space between the neighbouring dwellings. The subservient design will not significantly affect the levels of daylight to the neighbouring properties. In addition to this, the site is on a lower ground level than the neighbour and there is no breach of the 45 degree guideline in relation to any neighbouring window.

It is not considered that an unacceptable loss of amenity will be the result of this application. The proposals therefore comply with Local Plan Policy BE3 and Kenilworth Neighbourhood Plan Policy KP13 B & C (general design principles).

#### Parking

The proposal would increase the number of bedrooms from 3 to 4 however there is room for 3 cars on the site and therefore the proposal complies with Warwick District Council's adopted Parking Standards.

#### **Summary**

It is considered that the proposed development complies fully with the Kenilworth Neighbourhood Plan policy KP13 B & C (general design principles), the Warwick District Council Local Plan Policies BE1 and BE3 and The Warwick District Council's adopted Parking Standards and Residential Design Guide. It is therefore recommended that Planning Committee approve this application.

## **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 1836/P/01C, 1836/P/02A, 1836/P/03B and 1836/P/04A and specification contained therein, submitted on 19/03/2019. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
  - 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 BE1 of the Warwick District Local Plan 2011-2029.
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