

Planning Committee:

Item Number: 12

Application No: [W 15 / 1335](#)

Town/Parish Council: Kenilworth
Case Officer: Sarah Willetts
01926 456521 sarah.willetts@warwickdc.gov.uk

Registration Date: 19/08/15
Expiry Date: 14/10/15

45 Abbey End, Kenilworth, CV8 1QJ

Erection of single storey rear extension FOR Mr Kullar

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 the application, subject to conditions.

DETAILS OF THE DEVELOPMENT

Erection of a single storey rear extension, 2.5m deep and 3.5m wide which is in line and adjoins with the existing store to the full width of the property which is 5.4m. The overall height will be 2.6m.

THE SITE AND ITS LOCATION

The application site relates to a shop which forms part of a modern parade of shops at the ground floor of a three storey building with residential use on the upper floors. The site is located within the Kenilworth Town Centre. The building is constructed of dark brick with white cladding detailing. The blocks have a shallow pitched roof. To the frontage of the shops is a small market area.

To the rear of the shops is a raised platform which allows access and open space for the residential units above. Below this is a rear access door to the unit and a flat roof store. To the rear of this there is bin storage, a narrow area marked for parking and a hatched area. The road to the rear of the shops provides access for servicing of these units and access to the large Abbey End public car park.

The shop is currently being used as an ice cream parlour for which planning permission has not been obtained. The LPA are advised that a retrospective application is to be submitted for the retention of the A3 use.

PLANNING HISTORY

W/15/1410 - Change of Use from A1 to A3 applied for under Prior Notification - Planning permission required.

W/01 /0144 - Amendment to units approved - Granted

W/99/0396 - Retail and residential units - Granted

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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (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)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Kenilworth Design Advice (Shops, Warwick Road area)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - Object on grounds that the proposed extension extends beyond the established building line into an area designated for parking and unloading in the approved plans for Abbey End. Members felt that this fails to enhance the area in the way that was intended.

Assessment

The main considerations in the determination of this application are:

Design / Amenity
Parking/ Access
Energy efficiency
Health and wellbeing

Design/ Amenity

The proposed extension will provide some additional space for preparation to serve the existing use as an ice cream parlour. It is a modest single storey

addition of brick construction with a flat roof and the appearance will follow the same depth and height as the existing store.

Kenilworth Town Council's objection on grounds that proposal fails to enhance the area in the way that was intended is noted. However, the extension will visually remain wholly subordinate to the existing unit having a similar roof line and would not detract from the visual appearance of the building. The proposal also includes a storage area for bins which will remain enclosed for both general waste and recycling rather than the ad-hoc approach of other units in the area.

The proposal is therefore considered to accord with Policy DP1 of the Local Plan.

Given the extension is single storey there would be no adverse impacts on the residential units above the extension proposed and amenity levels would not be compromised in any way and therefore the proposal is considered to comply with Policy DP2 of the Local Plan.

Parking/ Access

Kenilworth Town Council's concern that the proposed structure extends beyond the established building line into an area designated for parking and unloading is noted. The parking area is shown in a linear format and parking to the units appears to be mainly at right angles to the units over the hatched area. In this instance the bins will be contained out of full view and whilst it is accepted there will be some encroachment onto the service area, the general approach to parking and servicing of these units appears more informal as bins and stores are already encroaching onto these areas and the situation. Consequently it is considered that there would be no material impact harm on the effective operation of the servicing / parking area.

Energy Efficiency

Given the limited scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables would not be appropriate.

Health and Wellbeing

There would be no impact on health or wellbeing caused by the development.

Summary/Conclusion

The size and design of the extension complies with Policy DP1 of the WDLP. There are no adverse amenity issues caused by the extension and there is sufficient space to take into account both parking requirements and the requirements for servicing of the unit. The proposed extension is therefore considered acceptable.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with

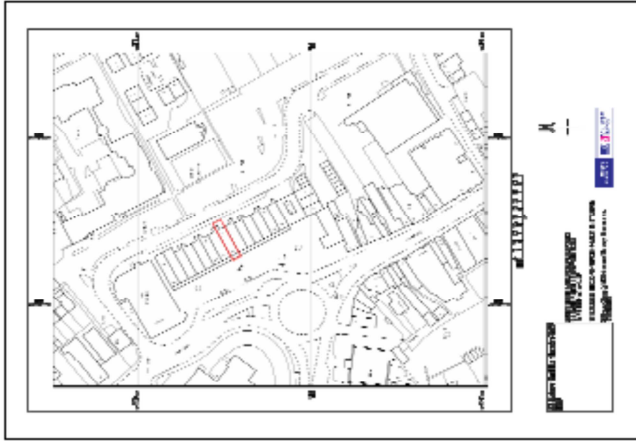
Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 6061 01, and specification contained therein, submitted on 19.8.15. **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.

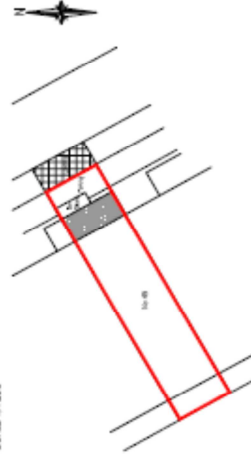
- 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

It is hereby certified that the information contained in this report is true and correct to the best of the knowledge and belief of the engineer and architect, and that they are duly licensed and qualified to perform the services herein.

DATE: 10/27/2011



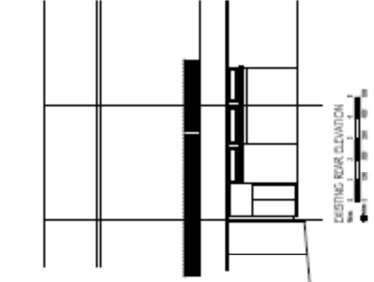
LOCATION PLAN
SCALE 1/1250



BLOCK PLAN
SCALE 1/600

No.	Date	Description	By	Check
1	10/27/2011	FOR APPROVAL		
2		FOR CONSTRUCTION		
3		FOR RECORD		

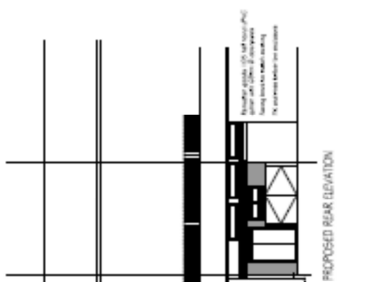
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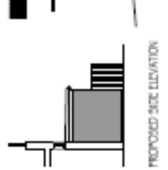
EXISTING REAR ELEVATION



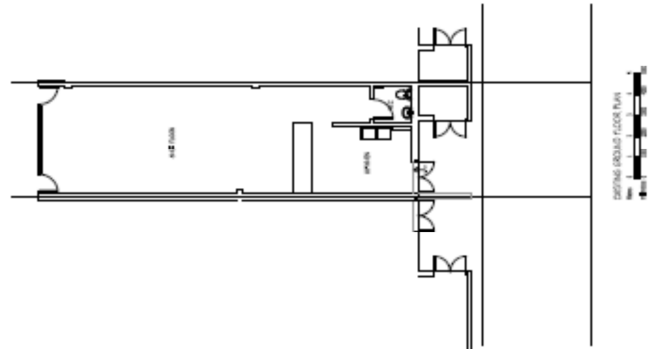
EXISTING SIDE ELEVATION



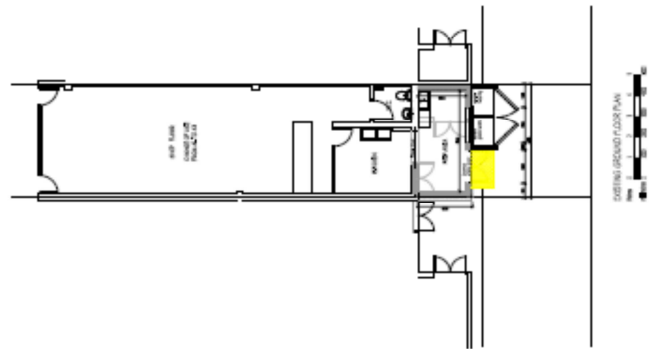
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN