

**Planning Committee:** 12 June 2012

**Item Number: 18**

**Application No:** W 12 / 0493

**Town/Parish Council:** Kenilworth  
**Case Officer:** Liam D'Onofrio  
01926 456527 [planning\\_west@warwickdc.gov.uk](mailto:planning_west@warwickdc.gov.uk)

**Registration Date:** 01/05/12  
**Expiry Date:** 26/06/12

**2 Fieldgate Lawn, Fieldgate Lane, Kenilworth, CV8 1RR**

Demolition of existing garage and erection of two-storey side/rear extension.  
FOR Mr Sampson

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

**SUMMARY OF REPRESENTATIONS**

**Kenilworth Town Council** - Objection, this is a distinctive house within the Conservation area and the scheme would result in the loss of symmetry with the neighbouring property, which would deleteriously impact on the streetscene and constitute undesirable development in the Conservation Area.

**Conservation:** No objection

**Public response:**

One letter of support from the adjoining neighbour No.1 Fieldgate Lawn stating that the plans are attractive and suit the property. The neighbours are not keen on the solar panels but appreciate their eco value.

**RELEVANT POLICIES**

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- National Planning Policy Framework
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

**PLANNING HISTORY**

W/12/0052 Erection of first floor side extension: Withdrawn 20<sup>th</sup> April 2012

## **KEY ISSUES**

### **The Site and its Location**

The application site relates to a semi-detached property located on the southeast side of Fieldgate Lawn, just east of the junction with Fieldgate Lane. The property is set within a mature plot surrounded by residential properties and is located within the Kenilworth Conservation Area, but is not a listed building.

### **Details of the Development**

Planning permission is sought to erect a two-storey side and rear extension, which will be partly located over existing single storey elements. The extension will measure 10.4 metres wide by up to 10 metres deep and will have subordinate eaves and ridge lines. The existing garage will be demolished and re-built to a similar footprint but the front elevation will be set back a further 350mm from the existing front elevation.

The application is accompanied by a Design and Access Statement incorporating an energy statement.

### **Assessment**

The main considerations in assessing this scheme are: siting and design, neighbour amenity and sustainability.

### **Siting and Design**

The concerns of the Town Council are noted, however in terms of symmetry the property was never built as a 'pair' and was sub-divided into two properties at a later date. No.1 has an existing first floor side extension, albeit set further back from the front main wall and the chimneys are focussed to the left hand side of the building. The extensions have been amended following officer advice provided under W/12/0052 and will be set lower and back from the front main elevation and broken into two tiers, effectively reducing the bulk and mass of the extensions and preserving the proportions of the main house. The extensions will be sympathetic to the style and character of the host building and will retain the existing curved parapet brick detail.

The extensions will be set back from Fieldgate Lane and will not appear obtrusive or prominent within the Fieldgate Lawn streetscene. An adequate gap of over 3 metres will be retained between the proposed extension and the side boundary to ensure that the dwelling does not appear cramped within its plot. Conservation has raised no objection to the scheme.

The proposals are not therefore considered to harm the character of the host dwellinghouse, the visual amenity of the streetscene or the appearance of the Conservation Area.

### **Neighbouring amenity**

The extensions will be set commensurate to the existing development on the southeast side of Fieldgate Lawn and will be set well away from adjacent

property boundaries. The scheme will not breach minimum separation distances or 45-degree sightlines as set within the SPG. First floor side-facing windows will be set 9 metres from the common boundary and the rear balcony will be a Juliet style with no external platform.

The scheme is not therefore considered to result in any significant impact upon the amenities of the occupiers of surrounding properties.

### **Sustainability**

In addition to sustainable construction techniques, solar panels will be provided to the rear roof plane meeting the necessary 10% renewable energy requirement set within SPD Sustainable Buildings.

### **CONCLUSION/SUMMARY OF DECISION**

In the opinion of the District Planning Authority, the development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.

### **RECOMMENDATION**

GRANT, subject to the following conditions.

### **CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing(s) 028/PL.01 Revision B; 028/PL.02 Revision A; 028/PL.03 Revision A; 028/PL.04 Revision A; 028/PL.05 Revision B; and specification contained therein, unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1, DP2 and DAP8 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 Policies DP1 and DAP8 of the Warwick District Local Plan 1996-2011.
- 4 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all

times thereafter and shall be maintained strictly in accordance with manufacturers specifications. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

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