

Planning Committee: 22 May 2012

Item Number: 21

Application No: W 12 / 0272

Town/Parish Council: Kenilworth
Case Officer: Heidi Antrobus
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Registration Date: 19/03/12
Expiry Date: 14/05/12

3 Asplen Court, Kenilworth, CV8 2SE
Proposed garage extension FOR Mr S Bedford

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. Gross overdevelopment of the site.

WCC Highways : No Objection

WCC Ecology: No Objection. Require the attachment of a Bat Note to the permission.

Environment Agency : No Objection

Public Response: None Received

RELEVANT POLICIES

- 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)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- National Planning Policy Framework

PLANNING HISTORY

There is no recent planning history on this property.

KEY ISSUES

The Site and its Location

The property is a semi-detached property which has a set back small detached garage located to the east side of the property. The property has a frontage which is 15 metres in front of the house and 21 metres in front of the detached garage. The property has a front block paved drive with parking for at least four

to five vehicles together with a front landscaped area. To the rear of the property is a 16 metre long rear garden. The property is located within an established urban residential area of Kenilworth.

Details of the Development

The proposal seeks to extend and lengthen the current detached garage to form an integral garage with the property. The proposal will have a pitched roof and the materials will match the existing with a garage door on the front elevation.

Assessment

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

- The Design and Layout
- Impact on the living conditions of the neighbouring properties
- Ecology
- Parking
- Renewables

Design and Layout

The proposal will be visible from the street scene of Asplen Court and is in keeping with the street scene as it will be set back 2.1 metres from the front of the main dwelling and will be of matching materials.

It is considered that the proposal will increase the functionality of the property. The proposal meets the requirements of Policy DP1 of the Warwick District Local Plan and the Council's Residential Design Guide.

Impact on the living conditions of the neighbouring properties

The proposal is located within a spacious residential curtilage and is between 10 and 15m from the nearest properties that overlook the site. No neighbour objections have been received. It is therefore considered that the neighbours will not be adversely affected by loss of light, outlook or privacy and does not result in an over-development of the site. I consider that the proposal would be acceptable and meets the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011 and the Council's Residential Design Guide.

Ecology

WCC Ecology have no objection to the proposal and they require the attachment of a Bat Note to the permission.

Parking

There is ample off street parking at the front of the property. WCC Highways were consulted and have no objection to the proposal.

Renewable Energy

The proposal is for a garage and it is therefore not considered appropriate to require the provision of renewable energy. Therefore the proposal is considered

to comply with Policies DP12 and DP13 of the Warwick District Local Plan 1996-2011 and the Sustainable Buildings SPD.

RECOMMENDATION

GRANT, subject to the conditions listed below.

- 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) 11-3586-EX, 11-3586-PL and specification contained therein, submitted on 15th March 2012 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 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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