

**Planning Committee:** 02 November 2005

**Item Number:** 16

**Application No:** W 05 / 1558

**Registration Date:** 13/09/05

**Town/Parish Council:** Kenilworth

**Expiry Date:** 08/11/05

**Case Officer:** Steven Wallsgrove

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**2b Bertie Road, Kenilworth, CV8 1JP**

Erection of two storey front extension and porch FOR Mr & Mrs Skinner

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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**Kenilworth Town Council:** "Despite a number of revisions from the earlier (withdrawn) application, Members OBJECTED to this submission because:

1. The proposed front extension creates an imbalance with the neighbouring semi, thereby compromising the street scene.
2. The glass bricked en-suite facilities on the first floor overlook the neighbouring property.
3. The design appears contrary to DP1 of the Emerging Local Plan in that it does not harmonise with its surrounds. Particular attention is drawn to the dominating size of the house number."

**Neighbours:** 1 neighbour (2a Bertie Road) supports the proposal.

**RELEVANT POLICIES**

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)  
The 45 Degree Guideline (Supplementary Planning Guidance)

**PLANNING HISTORY**

There has only been one previous planning application, since the pair of semi-detached houses was built. This was for a similar extension, but with a different roof design which would have radically altered the character of the building. The application was withdrawn in September 2005.

**KEY ISSUES**

**The Site and its Location**

The property forms one of a pair of semi-detached houses built in a yellow brick in the mid 1960's. They lie at the south end of the road between a row

of red brick houses of inter war date and old garages/stables/coachhouses at the back of houses in Waverley Road.

### **Details of the Development**

The proposal is to clad the existing front projection with timber boarding (which, in itself, does not require planning permission), to erect a two storey flat roofed bay 0.5 m deep on the front, a front porch, and a flat roofed 'roof extension' to replace the existing, original, flat roofed wide dormer.

### **Assessment**

The principal issue in this case is whether those elements which need planning permission seriously detract from the character of the area, bearing in mind that some parts do not need consent and that the site does not lie in a Conservation Area.

In that context, the existing design and brick colour is seriously out of character with the other dwellings in the street in that the pair are of yellow brick with large, flat roofed, dormers over the front projections. The proposed bay is relatively modest in size (0.5 metres deep) and is set well back from the road compared with the older houses, almost all of which have projecting bay windows.

The roof alterations now respect the flat roofed character of the existing large dormer and, therefore, more truly reflects the character of this pair of semi-detached houses, and, as such, would not constitute such an alien feature as the previously proposed pitched roof.

Although the timber cladding is an alien feature, this is being applied to the existing building and, therefore, does not need consent. Similarly, the glass bricks to be installed in the existing side gable of the house do not need permission. The extensions themselves are relatively small and reflect the character of the street scene (i.e. bay windows) and the existing pair of semis (i.e. the flat roofed dormers). It is considered, therefore, that the alterations over which there is control are relatively small and respect the existing character, although in a modern form and, therefore, do not warrant refusal.

### **REASON FOR RECOMMENDATION**

The proposal is considered to comply with the policies listed above.

### **RECOMMENDATION**

GRANT subject to the following 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 approved drawing no. 05/Skinner/06 Revised, and specification contained therein, received on 10th October 2005 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 Local Plan Policy ENV3.

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