

Planning Committee: 25 February 2014

Item Number: 15

Application No: W 13 / 1699

Town/Parish Council: Burton Green
Case Officer: Liz Galloway

Registration Date: 03/01/14

Expiry Date: 28/02/14

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374 Cromwell Lane, Burton Green, Kenilworth, CV8 1PL

Raising of existing roof by 0.6 metres including two front and one rear dormer window and erection of a single storey side link extension. FOR Mr Taylor

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

RECOMMENDATION

Planning Committee are recommend to GRANT planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The applicant seeks to remodel and increase the height of the roof of the original bungalow including the insertion of two front and one rear dormer window. The roof design will contain hipped roof ends to create a loft conversion to provide two bedrooms and a bathroom. The proposal also includes the erection of a single storey side extension to link the existing garage to create a study, kitchen, utility room and garage.

The Site and its Location

The site is situated within a row of similar 1950's houses within a stretch of ribbon development close to the edge of Coventry. This established residential area is characterised by large detached properties on the south-eastern side of Cromwell Lane and on the north east side by a mix of one storey, two storey, semi-detached, detached and terraced properties. The properties are of various architectural styles with large sized frontages including ample space for off road parking and this property has a large wide rear back garden.

The adjacent property 376 Cromwell Lane is located to the north west of the site and is of a bungalow style. The other adjacent property, 372 Cromwell Lane was granted permission in 2009 to create a loft extension with front dormer. The application property is of substantial width including high boundary walls and shrub/tree screening.

Cromwell Lane is an established residential road which leads from the centre of Burton Green into Coventry. The site is located within the Green Belt.

PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- 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)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Burton Green Parish Council: Objects on grounds of over-development, size of extension and out of character with the rest of the properties in the vicinity.

1 public response (376 Cromwell Lane): Objects on grounds of loss of privacy from side facing bedroom and rear facing stairway windows.

WCC Ecology: Following the submission and assessment of the bat survey, ecology recommend a bat and bird note.

ASSESSMENT

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

- The impact on the street scene
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Parking
- Ecology Issues
- The impact on the Green Belt

The impact on the street scene

The proposed alterations will be highly visible within the street scene, however, as Cromwell Lane contains various designs and types of dwellings including two storey houses and bungalows, it is considered that there would not be a

significant impact on the street scene in compliance with Warwick District Council Local Plan Policy DP1.

The impact on the living conditions of nearby dwellings

Policy DP2 requires that development does not lead to an unacceptable adverse impact on the amenity or nearby users or residents, and to provide acceptable standards of amenity for future users/occupiers of the development. The proposals will not harm adjoining uses and would therefore comply with this Policy.

Number 376 lies adjacent the northern boundary of the application site and has no side facing windows. This neighbour also has a rear single detached garage and an approximate 6 metre combined boundary gap with the application property. Furthermore, it is considered that in relation to windows belonging to habitable rooms at 376 Cromwell Lane, the proposal would meet the Council's adopted 45 degree guideline and would comply with Warwick District Local Plan Policy DP2.

Number 372 lies adjacent the southern boundary of the application site and as no extensions or alterations will lie immediately adjacent to this property, it is considered that this neighbour will not adversely suffer from loss of light, outlook or privacy. Furthermore, it is considered that in relation to windows belonging to habitable rooms at 372 Cromwell Lane, the proposal would meet the Council's adopted 45 degree guideline and would comply with Warwick District Local Plan Policy DP2.

The proposed extensions will have no material impact on any rear neighbours and the proposal meets the requirements set out in the Council's adopted Distance Separation Guidelines.

Renewable Energy

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables in accordance with Policy DP13 and the associated SPD would not be appropriate.

Parking

It is considered that there is sufficient off-street parking to the front of the property and that the proposed development would comply with Warwick District Council Local Plan Policy DP8 and the Council's adopted Vehicle Parking Standards.

Ecology issues

WCC Ecology have commented on this application site and the submitted bat survey, however, they consider that a cautionary bat and bird note would be

sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

The Impact on the Green Belt

The application site contains a dormer bungalow with existing ground and first floors, including an existing detached garage. The proposed roof extensions and single storey side link extension do not represent an increase of more than 30% of the gross floor space of the original dwelling and it is considered that the development is a proportionate addition by reason of its scale, design and character. Furthermore, notwithstanding the proposed remodelling and increased height of the roof, the alterations are not considered to significantly harm the openness or character of the Green Belt. Therefore, the proposed alterations including the single storey extension are considered to comprise appropriate development in compliance with Warwick District Local Plan Policy RAP2 and the National Planning Policy Framework.

SUMMARY/CONCLUSION

In conclusion, it is considered that roof alterations and single storey side extension are acceptable in terms of their effect within the Green Belt; the character and appearance within the street scene and do not significantly impact on the amenities of surrounding neighbours such as would support a reason for refusal.

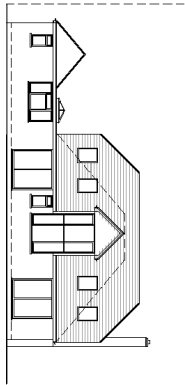
Conditions

- 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 amended drawing 2348-03H and specification contained therein, submitted on 14th February, 2014. **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.

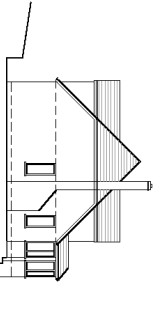


Site Location Plan 1:1250

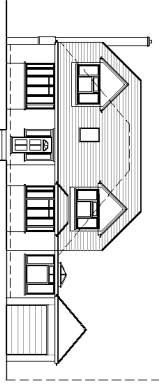




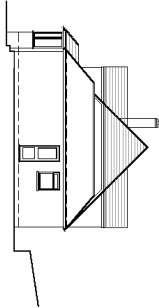
Proposed Rear Elevation



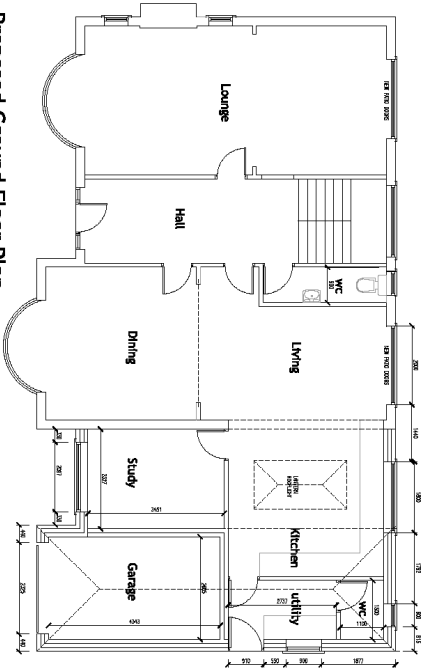
Proposed Side Elevation



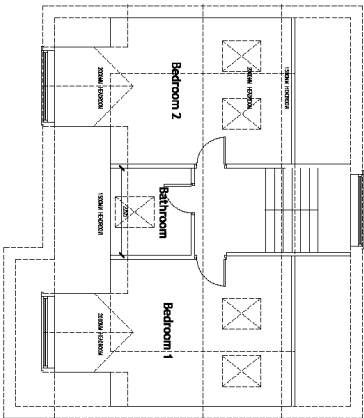
Proposed Front Elevation



Proposed Side Elevation



Proposed Ground Floor Plan
permitted development



Proposed First Floor Plan 51.24 sqm

Approved Plans

The drawings have been prepared under the supervision of the Architect and shall be taken to be the work of the Architect. The Architect shall be responsible for the design and construction of the works shown on the drawings. The Architect shall not be responsible for the design and construction of any works not shown on the drawings.

Part 1: Planning

The drawings are prepared in accordance with the requirements of the Planning Act 2008 and the Planning (Listed Buildings and Conservation Areas) Act 1967. The drawings are intended to be used for the purpose of applying for a planning permission for the proposed development.

Part 2: Building

The drawings are prepared in accordance with the requirements of the Building Regulations 2010. The drawings are intended to be used for the purpose of applying for a building warrant for the proposed development.

Part 3: Other

The drawings are prepared in accordance with the requirements of the other relevant legislation. The drawings are intended to be used for the purpose of applying for the other relevant permissions for the proposed development.

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