

Planning Committee: 15 January 2013

Item Number: 9

Application No: W 12 / 1455

Town/Parish Council: Warwick

Registration Date: 26/11/12

Case Officer: Penny Butler

Expiry Date: 21/01/13

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18 Mill Street, Warwick, CV34 4HB

Erection of a first floor rear bedroom extension on the footprint of existing balcony over existing ground floor kitchen FOR Mr & Mrs A Doherty

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

It is proposed to add a first floor extension in place of an existing balcony on the rear of the house, following the line of the ground floor extension below. This would project a further 1.5m to the rear than the existing rear gable, be the full width of the gable and provide a bedroom extension. The roof would be lead and hipped each side to tuck under the existing barge boards of the gable end. Walls would be rendered to match the recent extensions. It is proposed to re-use the existing painted wooden doors and side windows in the extension, and new metal guard railings would be provided to the depth of the ground floor bay window below.

THE SITE AND ITS LOCATION

This is a Grade II Listed house in Warwick Conservation Area. The property backs onto Warwick Castle grounds and forms the end of a terrace of attached listed dwellings of different periods. The rear garden of the property is in two parts. There is a small paved courtyard area adjacent to the dwelling, from which steps lead to a raised grassed lawn. Both neighbouring plots are screened by side boundary hedges and fences. The original 18th century house has been extended three times. A large two storey rear gable ended extension was added during the 19th century, a single storey side extension and the detached garage was added in the 1960s, and a replacement for this garage with glazed covered area linking to the house was added in 2011.

PLANNING HISTORY

A single storey side extension replacing an existing garage was approved in 2008. A glazed extension to infill the courtyard area created by the 2008 extension was allowed at appeal in 2010.

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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection.

Public response: One objection received from no.14 raising the following:

- Harm to Conservation Area and Listed Building
- Loss of light to no.14, due to orientation of properties.
- The existing set back of the first floor of the extension was intended to minimise overlooking and loss of light, but the proposal would remove these concessions
- The application property has already been allowed to extend closer to the Castle, and the proposal would create a dangerous precedent.
- The extension would be finished in render, where all other gable ends on this side of the street are brick.
- A new lead roof would be required over the extension

One petition received containing six signatures from residents of Mill Street and Bridge End. The petition supports 14 Mill Street in their objections.

ASSESSMENT

Impact on Listed Building and Conservation Area

Policy DAP4 of the Local Plan states that consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting, and development will not be permitted where it will adversely affect the setting of a Listed Building. Policy DAP8 of the Local Plan requires development to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas.

The proposal would add a further extension to the rear of this much altered Listed Building, and would be attached to an existing extension. The extension has been designed to appear as a subservient addition to the house, by maintaining the existing gable end behind and having a lower roof line. The roof would mimic the recent additions at the rear in style and materials so would not appear out of character, and by extending no further than the ground floor projection would not be a wholly new addition that extends the current footprint of development on site. The existing balcony created by the projecting flat roofed ground floor extension is somewhat incongruous and the proposal would remove this. The re-use of the existing timber doors and windows is welcomed, and the use of render is not felt objectionable given the subservient nature of

the extension and the retention of brick work on the remaining gable above, below and at the sides. It is not therefore considered that the proposal would significantly harm the integrity of the Listed Building. The building has been substantially altered at the rear following the works approved at appeal, and as noted by the Inspector at that time, it is considered that the proposal would have no impact on the building's setting, and the property's principal importance being its contribution to the eclectic and tightly-knit street scene of Mill Street. The extension would not be visible publicly within the Conservation Area, and it is not considered that the projection closer to the Castle would harm this setting as the building footprint would not extend closer and the extension will not be overbearing at a distance of 18m from the boundary.

In summary therefore it is considered that the proposal would not harm the Listed Building or the Conservation Area, and would not conflict with Policies DAP4 or DAP8.

Impact on neighbouring amenity

Policy DP2 ensures that development does not have an unacceptable adverse impact on the amenity of nearby residents. The Residential Design Guide also requires development to take account of the impact on neighbouring properties, and in particular sets out the 45 Degree Guideline for assessing loss of privacy and dominance over adjoining dwellings, and to secure reasonable standards of outlook and amenity.

The adjoining neighbour at no.20 has a three storey gable end adjacent to the proposal, with bedroom windows at first and second floor set back slightly from the proposed extension. There is an existing tall willow screen fence on the boundary between the houses which extends up to the eaves level of the applicants gable. This is the same height as the bottom of this neighbours second floor window. The proposed extension has been designed with its roof tucked under the barge boards of this gable end with a low roof, so the main bulk of the extension is no higher than the existing willow fence, with the roof hipped down at the corner. Since two of the neighbours windows are below the height of the willow fence, and the other window has its lowest part above the main part of the extension, it is considered that this impact would be acceptable. The extension is also sited to the north of this property therefore there would be no impact on direct sun light reaching this neighbour. It should also be noted that the proposed extension would remove the existing balcony which arguably has an unneighbourly impact on this neighbour's privacy.

The other neighbour at no.14 is not attached to the application property, and is sited to the north so the proposal would be on their southern side. The proposed extension is sited 10.6m away from this neighbour's boundary, who also has a rear garden at two levels. They have patio doors and windows to habitable rooms in their rear elevation which receive light from the south due to a gap between a tall boundary hedge, tree and their rear wall. The proposal would extend the existing gable which is visible from this neighbours windows at an oblique angle by 1.5m. It is not considered that the proposal would lead to sufficient harm to this neighbour in terms of loss of light, increased mass or overbearing impact to warrant refusal. The proposal is therefore considered to comply with Policy DP2 and the Residential Design Guide.

Other matters

Having regard to the small nature of the proposed extension, it is not considered appropriate to require 10% of the predicted energy requirement to be produced from renewable energy resources.

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the proposed development does not adversely affect the historic integrity, character or setting of the listed building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated. It is also considered to not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.

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 application form, site location plan and approved drawing(s) (2012-1469-2, 2012-1469-3), and specification contained therein, submitted on 19 November 2012. **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 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, railings, eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON :** To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
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