**Planning Committee:** 02 February 2011 **Item Number:**

**Application No:** W 10 / 1584

**Registration Date:** 06/12/10

**Town/Parish Council:** Warwick **Expiry Date:** 31/01/11

**Case Officer:** Penny Butler
01926 456544 planning_west@warwickdc.gov.uk

**Clarence House, 7 The Courtyard, Bridge End, Warwick, CV34 6PD**

Converting part of existing garage into a kitchen area. Two storey extension to the side forming additional kitchen breakfast area at ground floor. At first floor internal alterations to create new bedroom. Insertion of double doors with side glazed panels on north-west elevation. Creation of dormer window on north-west roof slope. FOR Mrs S Simpson

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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

**Warwick Town Council:** The Town Council consider the proposed development is too great in mass to be accommodated on the site, without adversely impacting upon the adjoining residential property and that the proposal does not meet the requirements of LPA Policy DP1 and DP2. Additionally Policy DAP8 requires that a proposal should not only preserve but also enhance the Conservation Area. A site visit is recommended.

**Public Response:** One letter of objection from 61 Bridge End. The Courtyard is already over-developed and congested. The original consent for the development required adequate car parking within the development but several garages are now used for other purposes so cars are parked in Bridge End causing severe congestion and inconvenience. This proposal is not in keeping with the original consent and will be detrimental to the area.

One letter of comment from the owner of the adjoining dwelling no.7a (on the original plans). The proposed extension breaches the 45 degree guideline and would cause loss of light to their kitchen window. The proposed extension is not to be built on the currently existing garden fence line but over 1.5m closer to their window. They do not object to the overall scheme only the proximity and size of the extension to their kitchen window.

**WCC Ecology:** Recommend a bat note.

## RELEVANT POLICIES

- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)

## PLANNING HISTORY

The Courtyard development was approved in the mid 1990s, with a 1.25m high boundary fence approved for this dwelling in 2000. In 2007 consent was given for a kitchen window to be replaced with double doors, and in 2009 the double doors and the conversion of one of the existing two garages into a new kitchen area was approved.

## KEY ISSUES

### The Site and its Location

The application property is a single storey barn conversion style dwelling with accommodation within the roof space. This property is a corner dwelling within a U-shaped block of five dwellings with front courtyard and L shaped rear garden. The Courtyard is accessed off Bridge End, within the Conservation Area, and the rear garden adjoins the Warwick Castle Park.

### Details of the Development

The proposal is to convert one of the existing two garages into a kitchen area (which will create a kitchen at ground floor level with an enlarged bedroom above) (as per the 2009 consent), to add a two storey rear extension on the side elevation, and insert double doors on the side elevation and a dormer window in the roof above. Following neighbour comments, the depth of part of the rear extension has been reduced in order to comply with a 45 degree guideline from the adjacent window of no.7a.

### Assessment

The garage conversion was approved last year and as there has been no change in circumstances since, then I can see no reason not to approve this element of the scheme. The dwelling would retain one garage and has one additional car parking space clearly labelled located nearby in the Courtyard, therefore the property would retain adequate car parking space (two spaces) in line with the Council's Vehicle Parking SPD. The rear glazed doors are considered acceptable as they are similar in style to those elsewhere on the building, whilst the proposed rear dormer is similar to those on the front roof slope.

The two storey proposed rear extension as amended now complies with a 45 degree guideline taken from the neighbours nearest kitchen window, and on this basis I can see no reason for refusal. The extension is well designed and would blend in with the character of the surrounding development, while providing a reasonable level of amenity for the affected neighbour. The 2.1m projection of the extension would project slightly past the taller wing of the dwelling but less than the inglenook chimney, therefore a good sized garden would remain for the

dwelling and the extension would not appear over dominant on the dwelling. The Conservation Officer does not raise objection.

I consider that the limited size of the extension does not justify the provision of 10% renewable energy in accordance with Policy DP13.

**RECOMMENDATION**

GRANT, subject to the conditions listed below.

**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(s) (2565-01D; 2565-02D), and specification contained therein, submitted on 6 January 2011 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.

**INFORMATIVES**

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

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.

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