Planning Committee: 21 July 2021 **Item Number: 10**

Application No: W 21 / 0255

Registration Date: 09/02/21
Town/Parish Council: Kenilworth **Expiry Date:** 06/04/21
Case Officer: Jonathan Gentry
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24 Rounds Hill, Kenilworth, CV8 1DU
Application for variation of condition 2 (approved plans) of application W/19/0239, for erection of a first floor front extension and single storey rear extension. The application relates to the application of render (Retrospective).
FOR Mr. Boon

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

RECOMMENDATION

Planning Committee is recommended to grant planning permission for the reason set out at the end of this report.

DETAILS OF THE DEVELOPMENT

This application is made under section 73 of the Town and Country Planning Act 1990 that relates to the determination of applications to develop land without compliance with conditions subject to which a previous planning permission was granted.

This proposal seeks minor alterations to the allowed scheme, through retrospective regularisation of a rendered finish to the primary elevation of the property, contrary to the approved drawings outlined under condition 2 of the previous consent. Condition 2 would therefore be varied to accommodate plans illustrating render.

THE SITE AND ITS LOCATION

The application site relates to a typical two storey semi-detached dwelling positioned to the northeast of Rounds Hill, Kenilworth.

PLANNING HISTORY

W/15/1063 - Granted to bring forward the existing front door, level with the porch external wall, including the conversion of flat porch roof into pitch/hip.

W/19/0239 – Allowed at appeal for erection of a first-floor front extension and single storey rear extension.

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan 2011-2029

- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets

Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Kenilworth Neighbourhood Plan (2017-2019)
- KP13 - General Design Principles

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - Members raise no objection, but draw attention to previous appeal decision at the application site.

Public Response -

12 Support letters have been received on the following grounds:
-Render adds a contemporary feel to the property and wider street scene.
-Finish improves the appearance of application dwelling and street.
-Many other examples of rendered properties within Kenilworth Area.
-Examples of other alterations to properties on Rounds Hill.
-Scheme avoids miss-match of bricks on extension area against the original 1950's dwelling.

6 Objection letters have been received on the following grounds:
-Not in keeping with other houses on the road.
-No other house of this type has been rendered across its frontage.
-Other instances where render has been rejected.
-Not a subordinate form of development, changing character of original dwelling.

ASSESSMENT

Design and impact on the street scene

Local Plan Policy BE1 and Kenilworth Neighbourhood Plan Policy KP13 state that development will be permitted where it harmonises with and improves the character of the surrounding area. The adopted WDC Residential Design Guide SPD

also sets out design principles which development proposals will be expected to comply with.

A 'chalk white' coloured render has been applied to the front elevation of the property as extended, the applicant noting that due to material constraints it was not possible to achieve a matching material finish as designated within the approved scheme, thus electing this finish as a preferable option.

Rounds Hill is characterised by two distinct sections. The southern section of the road is distinguished by detached properties of highly varied design and detailing. The larger northern stretch of the road is characterised by a run of semi-detached dwellings to both aspects. Within this area, dwellings to the northeast of the road are of typical gabled design, while those to the southeast feature somewhat more distinctive gable frontages.

All properties within the more uniform section of the street scene feature a facing brickwork finish, although recent consents have permitted the application of alternative materials including render (W/20/1773). In addition, numerous properties within the immediate vicinity of the run of semi-detached properties, particularly to the more varied area to the south feature rendered finishes. The application site subject to this application is positioned centrally on Rounds Hill, inside the uniform run of semi-detached properties but within the immediate context of the more varied detached sites to the south.

Public representations received highlight both the negative visual impact of the rendered finish in the context of surrounding brick properties, and the positive modernising impact of this design, creating distinctiveness within the street scene.

The visual harmony achieved through matching brick finishes is acknowledged and considered. However, Officers note that the semi-detached dwellings to this section of Rounds Hill are of no special architectural or historic merit and are not designated as such. While pleasant dwellings, preservation of their current form and appearance is not considered paramount. Further to this, Officers generally agree that the application of render modernises the appearance of the site without resulting in an incongruous or low-quality appearance. As a result, it is viewed that the application of render to this site does not represent a development harmful to the overall visual character of the area. The proximity of other rendered dwellings contributes to this assessment.

Therefore, while all submitted representations have been considered, Officers have come to an assessment that the scheme may be considered acceptable in design terms.
The development is therefore viewed to accord with the guidance set out in the Council's Residential Design Guide SPD, Policy BE1 of the Local Plan and Neighbourhood Plan Policy KP13.

Impact on the amenity of neighbouring uses

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of neighbouring residents, in terms of light, outlook and privacy.

Furthermore, the District Council has also adopted Supplementary Planning Guidance on the 45 Degree Guideline which aims to prevent harm to neighbouring properties by reason of loss of light or outlook.

As the retrospective development outlined relates solely to the application of revised facing materials, no material amenity impacts on adjacent or neighbouring properties has been identified. It is therefore considered that the proposals are acceptable in this regard, in accordance with Local Plan Policy BE3.

Assessment of previously imposed conditions

The granting of a Section 73 application grants a new planning permission for the development. Therefore, an assessment of previously imposed conditions is required to determine if still relevant to the application. Any conditions considered still relevant shall be carried forward and amended if necessary to reflect the updated planning permission.

As a retrospective application, condition 1 in relation to the commencement of development within three years of the grant of consent shall be omitted.

It is considered that the proposed revision to approved plans and details condition (2) is reasonable in line with the above assessment.

Condition 3 of the previous application states that materials to be used in the construction of the external surfaces of the development permitted shall match those used in the existing building. With mind to the above noted assessment that the applied render finish is acceptable in design terms, it is necessary to omit this condition from a subsequent grant of consent.

SUMMARY/CONCLUSION

The original planning permission was granted under application reference W/19/0239. The policies and material considerations that are relevant to that decision are set out in the associated officer report.

The variation of condition 2 to allow revisions to the applied facing material to the front elevation of the property have been brought forward retrospectively following the application of white render.

With mind to the above noted assessment that the rendered frontage will not result in visual harm to the wider street scene, Members are recommended to grant the retrospective scheme.

CONDITIONS

1 The development hereby permitted shall remain strictly in accordance with the details shown on the approved drawing 'IDA-003 P2' submitted on the 9th February 2021, and specification contained therein.

REASON: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.