Planning Committee: 15 October 2013 **Item Number:** 14

Application No: W 13 / 1165

Registration Date: 06/09/13
Town/Parish Council: Kenilworth **Expiry Date:** 01/11/13
Case Officer: Penny Butler
01926 456544 penny.butler@warwickdc.gov.uk

57 Roseland Road, Kenilworth, CV8 1GA
Single and two storey front, side and rear extensions to provide enlarged ground floor shop and two additional dwellings on the upper floors (making three dwellings in total). FOR Mr Sidhu

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Single and two storey front, side and rear extensions to provide enlarged ground floor shop and two additional dwellings on the upper floors (making three dwellings in total).

The first floor of the building would be extended to the side and rear. Single storey extensions are also proposed at the front, side and rear. On the front and side the single storey additions will add a lean to roof, whilst at the rear there would be a flat roofed single storey extension adjoining the boundary with the neighbour, and a dual pitched roof single storey extension adjacent to the public foot way. The first floor side extension would continue the roof line of the original building, whilst at the rear there would be two new gable ends, the largest of which would have its ridge at main roof height. The currently open front corner of the site will therefore be infilled by the extensions proposed. At ground floor the gross retail floor space would increase from 70sq.m to 211sq.m and would include a small office. At first floor there would be two 2 bedroomed flats, and in the roof space there would be a further 2 bedroomed flat, whereas there is currently one 4 bedroomed flat existing.

The proposed site layout has been amended since submission to remove an area of land in Council ownership at the rear boundary. The amended layout shows three parking spaces with turning space in the rear garden, accessed off the existing access from Mortimer Road, and three parking spaces on the frontage.

THE SITE AND ITS LOCATION

The application site is located at the junction of Roseland Road and Mortimer Road, on a corner plot at the end of a row of terraced dwellings fronting Roseland Road. This property is a larger version of the other houses in the terrace, as it is about half a storey higher. The building has been extended by a single storey side and rear extension with a flat roof, and an infill extension between this wing and the side boundary with a low lean to roof. The ground floor retail unit has a shop frontage at the side and rear.

On the opposite side of Mortimer Road is St Johns Middle School, with its sole vehicular access opposite the vehicular access into the rear garden of the application site. The applicants rear vehicular access is currently gated and located behind the end of the long rear wing. To the rear of the site is a shared private vehicular access to dwellings on Roseland Road and Council garage blocks, whilst the residential property on the other side of this access has a side gable facing the site and a tall conifer hedge along their side boundary. The adjoining neighbour (no.55) has an existing rear conservatory close to the side boundary with a pergola behind this.

The permission granted in 2013 is currently under construction. If this application is granted then the works will be completed in accordance with the current proposals.

PLANNING HISTORY

Permission was granted in 2009 (W/09/1502) for one and two storey extensions to increase the floor area of the shop to 180 sq.m and to create three flats (two 1 bedroom and one 2 bedroom), along with the provision of six parking spaces. This permission was renewed in May 2013 by Planning Committee (W/13/1165). In 1973 a single storey flat roofed rear extension was added forming a long rear wing adjacent to the public footway, and at this time a single storey very low mono pitch roofed rear extension already existed.

RELEVANT POLICIES

- National Planning Policy Framework
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- Open Space (Supplementary Planning Document - June 2009)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (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)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Raise objection on the grounds of overdevelopment. Members also expressed concerns about the proximity of the dwellings to St John's Primary School, the already congested crossroad and related parking difficulties. Members considered that adding additional dwellings to this site would exacerbate the situation.

Public response: Two letters of objection received from no.s 53 and 55 Roseland Road raising the following concerns:

- Loss of light and overbearing effect of further first floor extension on patio, conservatory, kitchen and dining room of no.55
- Roof height has increased from the previous approval so it is no longer subservient to the original roof
- Breach of 45 degree guideline from original rear kitchen window of house inside conservatory
- Potential infringement of the boundary from overhanging gutters/fascias/eaves
- Overdevelopment of site
- Plans include land in Council ownership
- Insufficient parking for shops and flats, at a busy crossroads with a primary school opposite

Waste Management: No objection provided the bin store is large enough to accommodate 3x 180lt and 3x 240lt wheeled bins and recycling containers for the 3 flats. There should be no steps between the store and collection point and a doorway wide enough to ensure ease of passage with the wheeled bins.

WCC Highways: No objection to amended plans subject to condition requiring the existing vehicular access on Roseland Road to the front of the site, including dropped kerb, to be widened to 7m.

WCC Ecology: Recommend a bat note.

Cultural Services (Open Space): The additional residents will put extra pressure on existing public open space in the vicinity therefore a contribution is required to mitigate this impact. There are plans for improvements at St. John's open space therefore the contribution would contribute towards these.

ASSESSMENT

Visual impact and design

The proposals do not change the front elevation of the building significantly from the previous approval, aside from the introduction of an additional door. The side elevation facing Mortimer Road which is prominent in the street scene, on this corner plot, would be changed through the extension to the proposed rear wing to the ridge height of the original building. The proposed rear wing will not therefore appear subservient to the main building as it will be at the same height, with a subsequent drop at its rear end. A previously approved external metal staircase and walkway leading to the first floor has been removed, and the approved flat roof of the single storey rear wing has been replaced with a traditional pitched roof. The removal of the staircase and use of a pitched roof to replace flat will improve the design and appearance of the building, and have a positive impact on the street scene. The increase in roof height of the two storey rear wing will increase the dominance of this building on the corner, but the design is still traditional , and as a corner building of it is not considered harmful to be of an individual design. The lack of subservience in the design of the approved extensions was considered acceptable as this building is already larger than those in the adjoining terrace forms a landmark in the street scene. The entire building will be rendered which will ensure the extensions blend in successfully, and there are examples of rendering nearby including the corner plot opposite. Overall, the proposals have an acceptable impact on the external appearance of the premises and the street scene as a whole, and comply with Policy DP1 and the NPPF by achieving good design.

Impact on neighbouring amenity

In terms of neighbour impact, this would focuses upon the adjoining dwelling (no.55) who has an existing rear conservatory adjoining the boundary, and at first floor, their nearest window is to a bathroom. The current proposals increase the impact on the light and outlook of this neighbouring dwelling by introducing an additional first floor extension directly adjacent to the boundary which will project 3.6m, and from the increase in the roof height to main ridge level, by 1m. The guidance within the 45 degree guideline states that this will normally be taken from the nearest window in the original face of the building, but that individual site circumstances will continue to be taken into account. In practice where properties have been extended, including by way of fully glazed extensions, the 45 degree line is taken from the face of the extension, therefore in this case there is no 45 degree breach as the neighbours nearest window is to a bathroom. The neighbours conservatory, and therefore their internal (original) openings into the house, will suffer a further loss of light and outlook, particularly as the proposals are sited on the western side of this neighbour and will therefore affect afternoon sun light. However, it is not considered that the impact of the proposals would be so harmful as to justify refusal on the grounds of harm to neighbouring amenity.

A further ground floor extension proposed to the end of the wing close to the side boundary with this neighbour would be excavated below ground level to

ensure that the flat roof is no higher than 2m, the height of a permitted development boundary wall. This is the same treatment as the approved ground floor extension. No side facing windows are proposed to overlook this neighbour on the amended plans. On the opposite side of the road is the school which will not be affected by the additional side windows. The proposal is therefore considered to comply with Policy DP2 and the Residential Design Guide.

Impact on highway safety and car parking

The Highway Authority have commented on the amended plans which omit land at the rear of the garden where parking and a new access were proposed. They raise no objection subject to conditions, and this is the same layout as the previous permission. The change to the number of bedrooms in the flats increases the parking demand by one space, and the increase in the shop floor space increases the demand by one space. The concerns raised regarding parking are noted, but it is not considered that the proposals would lead to a material worsening of the existing parking situation which is exacerbated by the school, and on the junction is controlled by double yellow lines. The shop is also of a size that will mainly attract pedestrian customers. For these reasons it is considered that the proposals will not conflict with Policies DP6 or DP8.

Other matters

The plans have been amended to provide a box gutter adjacent to the boundary with the neighbour so there would be no overhanging gutters or roof. An air source heat pump will generate the required renewable energy for the proposals, and is to be sited in the bin store, separated from the neighbouring property by the rear office extension. Severn Trent Water previously requested a condition requiring the details of the disposal of surface water to be agreed. A contribution towards improvements to public open space can be required by condition.

SUMMARY/CONCLUSION

In the opinion of the District Planning Authority, the development achieves acceptable standards of layout and design and does not give rise to any harmful effects in terms of parking or amenity which would justify a refusal of permission. 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 site location plan and approved drawing(s) (1550-8E and 1550-07C), and specification contained therein, submitted on 3 October 2013. **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 Details of the means of disposal of storm water from the development shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced and the development shall not be carried out other than in strict accordance with such approved details. **REASON** : To ensure satisfactory provision is made for the disposal of storm water and to satisfy Policy DP11 of the Warwick District Local Plan 1996-2011.

4 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.

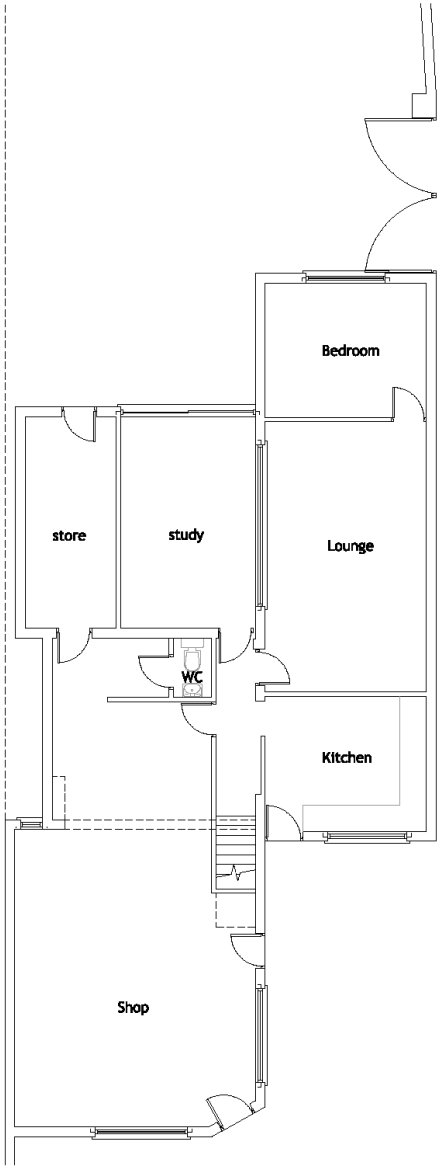
5 The development hereby permitted shall not be occupied until the existing vehicular access to the front of the site from Roseland Road, including dropped kerb has been widened to 7 metres (i.e. to the edge of the applicants boundary, as measured from the near edge of the public highway carriageway). **REASON** : In the interests of highway safety, in accordance with the requirements of Policy DP6 of the Warwick District Local Plan 1996-2011.

6 The parking areas hereby permitted shall be surfaced, with a permeable material and available for use prior to the occupation of the development hereby permitted, in full accordance with the approved plan. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy DP8 of the Warwick District Local Plan 1996-2011.

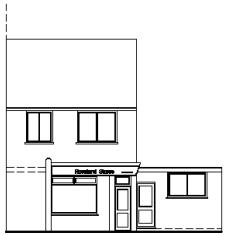
7 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any construction works are commenced. Development shall be carried out in accordance

with the approved details. **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.

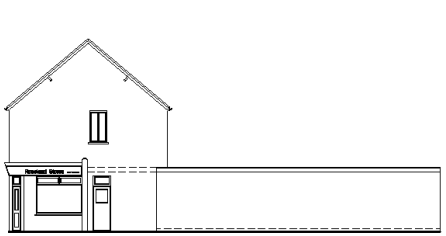
8 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.



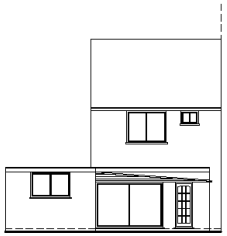
Existing Ground Floor Plan



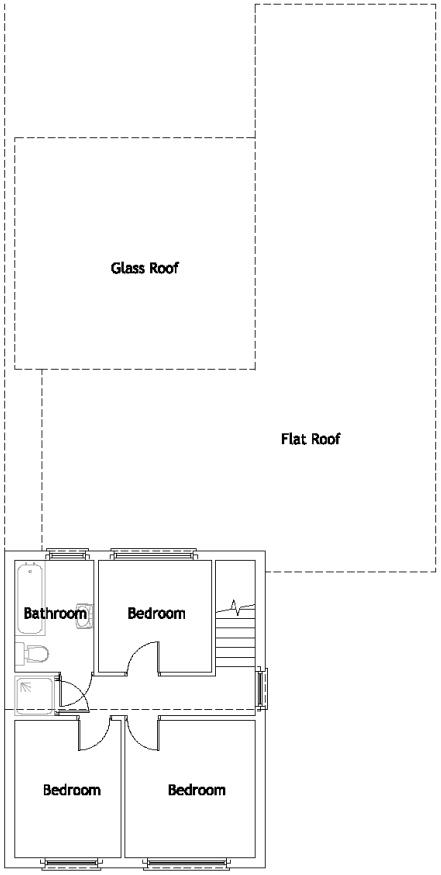
Existing Front Elevation



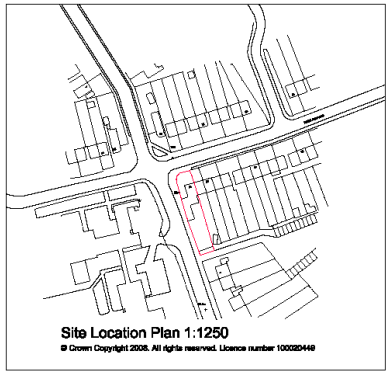
Existing Side Elevation



Existing Rear Elevation



Existing First Floor Plan



Site Location Plan 1:1250

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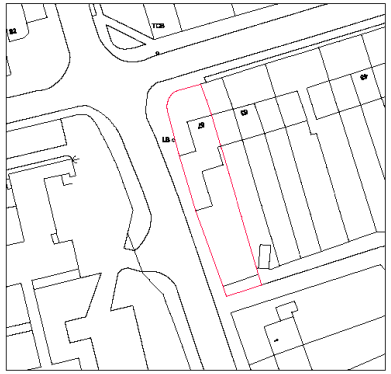

Block Plan 1:500

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Approved Drawings

These drawings have been prepared solely for Planning and Building Regulation Applications only. Any amendments by the contractor to the approved design must be agreed on site with the Local Building Inspector before works are undertaken.

Before works begin

Contractors must verify all dimensions on site before commencing works on site. Any discrepancies must be reported to Easyplan before works are undertaken or materials are ordered.

EasyPlan
Warwick Corner
43 Warwick Road
Kenilworth, CV8 1HE
Telephone 01926 866606

project

Proposed Extension
57 Roseland Road
Kenilworth
CV8 1GA

drawing

Existing Floor Plans & Elevations

scale 1:50/1:100 date July 2009 drawn ajm

Job no 1550-01A

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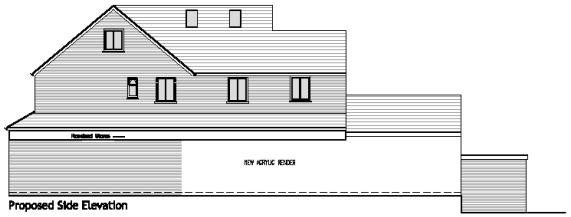
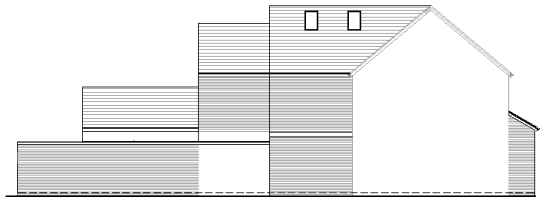
Proposed Front Elevation



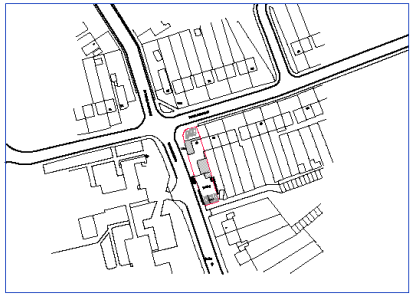
Proposed Side Elevation

Proposed Rear Elevation

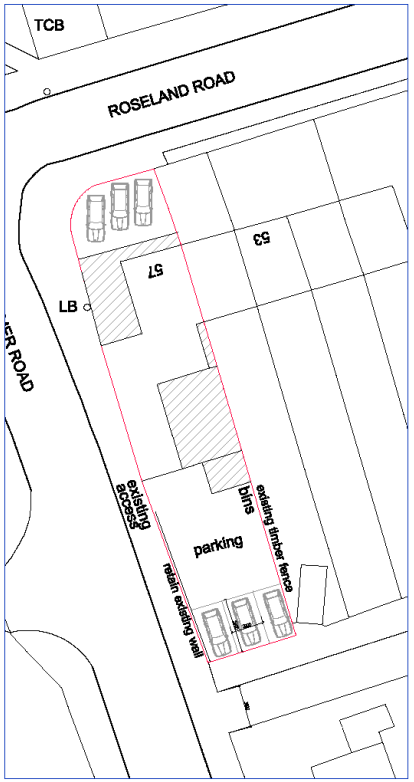


Proposed Side Elevation

NORTH



Site Location Plan 1:1250



Block Plan 1:200

Approved Drawings

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Part 'B' Fire Safety

New walls and ceilings to provide 30min separate to adjoining areas

FD30 fire door with self closing device and fitted with hot activated seals in conjunction with flexible edge seals fitted between garage and dwelling.

All new ceilings to be 12.5mm plasterboard with skim finish to give 30min fire protection.

All new soundwork to be screened in 2 layers of 12.5mm plasterboard to give 30 min fire protection

A Fire Detection and Alarm System designed and installed in accordance with BS 5839part 6:2004 comprising Ceiling mounted smoke alarms provided on each floor to BS 5446part 1:2000, situated max 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together and have a battery back up supply. Provide a Heat detector in kitchen.

New FD30 fire doors to have a minimum 25mm rebate, an additional 12mm plinted step to be screened in the existing door frame/lining if required.

Part 'F' Ventilation

Kitchens and Utility Rooms to be ventilated to provide 60l/s intermittent and operated by an intermittent timer and light switch with a 30 minute overrun.

Bathrooms, Showers and wc to be ventilated to provide 15ltrs/second extraction, operated by an intermittent timer and humidistat. Overrun to be 20 minutes.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom operated by an intermittent timer and also operated by the light switch and over-run for 20 minutes after room has been in use.

Part'H' Drainage

Internal

Showers, bath and sink waste pipes are to be fitted with 40mm MinDia' waste pipes. Wash hand basins to be fitted with 32mm MinDia' waste pipe. WC's to be fitted with 100mm MinDia' waste pipes. Where 40mm dia' wastes exceed 3m in length or 42mm dia' wastes exceed 1.7m in length, anti-syphon traps must be fitted. 40mm and 32mm dia' wates shall be installed at a gradient of between 18-90mm/m run of pipe. WC 100mm dia' pipes shall be installed at a MinI gradient of 18mm/m run. All new showers, baths, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 3m of the pipe.

Below Ground

New drainage to conform with part H of the Building regulations and BS 8301:1985 and to be formed in 100mm dia' pushfit otherwise stated) Hepworth Supersleeve, laid to straight and even falls of MinI 1:40 for foul and 1:60 for surface water, with flexible waste joints.

Drains to have Class 'B' bedding, consisting of 100mm regulating granular material to BS.8301:1985 and MinI' cover of saturated fill free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Where depth of pipe of less than 150mm dia' have less than 450mm of cover the pipes shall be surrounded with concrete with a thickness of at least 5no dia' of the pipe.

Drains under buildings

Drains under buildings to be surrounded with a MinI 100mm granular material. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm MinI' of concrete. 'Spanflo' prestressed concrete lintels to be used above all openings where drains run through a wall or under foundations. Maximum a 50mm clearance around pipes to openings. Openings in walls need to be sealed either side with rigid duct material.

Where a trench containing a drain is within 1m of the building, fill with concrete to the lowest level of the building or where runs does not form the building, fill with concrete to a level equal to the distance from the building but 150mm.

New Manholes are to be constructed in 215mm Class B engineering brickwork to BS.5921, laid in english bond in 1:3 cement:sand mortar flush pointed. Channels base to be 150mm thick in C25 grade concrete. Covers to be heavy duty to BS.497.

Inspection chambers less than 750mm deep to be to proprietary polypropylene construction. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS.497.

Part 'J' Combustion Appliances

Existing central heating system to be extended into new rooms. All new radiators to have TRV's.

Part 'N' Glazing

Windows to contain toughened glass. Fitted with trickle vents to give 8000mm sq ventilation area or 400x8mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to have locking handle. New glazing to have low E coating to give U-value of 1.6W/m2k. New Glazing to be max 25% of floor area. If above this refer calculations for whole house glazing to be supplied. Doors between house and conservation to be external grade with a U Value of 1.8W/m2k.

Part 'L1' Conservation of Fuel and Power

For extensions which create up to 3 new rooms 1 No Energy efficient light fitting which will only take a lamp having a luminous efficiency greater than 40 lumens per circuit-watt must be provided.

New Condensing boiler to have a SEDBUK value of 91% or more

Part 'M' Disabled Access

Switched Socket Outlets to be 450mm above Finished Floor Level. New light switches to be 1200mm above Finished Floor Level. All as outlined in Approved Document M4 chapter 32.

Part 'P' Electrical Installations

All new Electrical work to be design, installed, inspected and tested in accordance with BS 7671:2001,IEE 17 Wiring Regulations 17th Edition).The works are to be undertaken by an Installer registered under a suitable electrical self-certification scheme, with a Certificate of compliance produced to Building Control on completion of the works.

Before works begin

Contractors must verify all dimensions on site before commencing works or shop. Any discrepancies must be reported to Enquire before works are undertaken or materials are ordered.

EasyPlan
Warwick Corner
43 Warwick Road
Kenilworth, CV8 1HE
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project

Proposed Extension
57 Roseland Road
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drawing

Proposed Sections & Elevations

scale 1:50/1:100 date AUGUST 2013 drawn MH

Job no 1550-08E

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