Planning Committee: 03 February 2015 **Item Number:** **10**

Application No: W 14 / 1807

Registration Date: 02/01/15
Town/Parish Council: Kenilworth **Expiry Date:** 27/02/15
Case Officer: Helena Obremski
01926 456531 Helena.Obremski@warwickdc.gov.uk

1 Lancaster Place, Kenilworth, CV8 1GL
Proposed erection of first floor side extension. FOR Mr Pope

This application has been requested to be presented to Committee by Councillor Vincett.

RECOMMENDATION

Planning Committee are recommended to refuse planning permission.

DETAILS OF THE DEVELOPMENT

The applicant seeks to construct a first floor side extension over the existing single storey side extension which was approved under permission W/00/0404.

THE SITE AND ITS LOCATION

The application property is an end of terrace dwelling, located on a corner plot to the North-West of Lancaster Place. The side of the property abuts Beauchamp Road and the street scene is characterised by rows of similar terraces and some pairs of semi-detached dwellings.

PLANNING HISTORY

W/00/0404 - application granted for a single storey side extension.

RELEVANT POLICIES

- National Planning Policy Framework

Current Local Plan

- 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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: no objection.

Ward Councillor Vincett: supports the proposal and requests that the application be presented to the Planning Committee.

WCC Ecology: no objection, recommends a bat and nesting bird note.

ASSESSMENT

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

- The Impact on the Character and Appearance of the Area
- The Impact on the Living Conditions of Nearby Dwellings
- Parking
- Renewable Energy
- Health and Wellbeing
- Ecological Impact

The Impact on the Character and Appearance of the Area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Emerging Local Plan 2011 - 2029 policy BE1 echoes the existing Local Plan and calls for development to be constructed using the appropriate materials and to enhance the existing settlement. Finally, the Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of

respecting existing importance features; respecting the surrounding buildings and using the right materials.

The proposed development is set down from the main ridge line and is set back from the principal elevation of the property. Furthermore, the proposed extension will be constructed from materials to match those of the existing property in accordance with design guidance.

The proposed development will be highly visible within the street scene as it is located on a prominent corner plot, adjoining Lancaster Place and Beauchamp Road. The existing single storey side extension is built up to and sits on the South Western boundary of the application site which is next to a public footpath. Currently, the single storey element retains the majority of the openness of this corner plot. However, introducing a first floor extension over this existing single storey extension as proposed will remove all of the openness of the corner plot which is against guidance set out in the Residential Design Guide. The street scene is characterised by open corner plots and terraced properties. Furthermore, there are no similar extensions which remove the impression of the corner plot. The addition of a first floor extension over the existing single storey extension would appear incongruous within the street scene and would appear overbearing as it will be positioned directly against the boundary.

The addition of a first floor side extension will substantially alter the scale and character of the original dwelling. The width of the original dwelling was 7.3 metres and can be easily identified as the original property against the existing single storey side extension. The proposed extension will be 5.2 metres in width, and although this does not increase the width of the existing extension, it does increase the bulk and massing of the application property, which is out of scale with the original property and contrary to current Local Plan policy DP1 and emerging Local Plan policy BE1.

The Impact on Living Conditions of Nearby Dwellings

Warwick District Council's adopted Local Plan policy DP2 and emerging Local Plan policy BE3 require all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a requirement for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide SPG provides a framework for policies DP2 and BE3, which stipulates that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property and that development should meet Council's adopted distance separation guidance.

Number 3 is positioned to the North Eastern boundary of the application property. The proposed development will not protrude any further forward or to the rear of the existing dwelling and will be positioned on the other side of the application property to this neighbour. Therefore, there will be no possible breach of the Council's adopted 45 degree guidance and it is considered that there would be no material harm to the living conditions of Number 3 as a result of the proposed development.

Number 56 Beauchamp Road is positioned to the rear of the application site and next to the North Western boundary. The proposed extension will not bring the rear building line of the property any closer to this neighbour and the proposed development meets the Council's adopted distance separation guidance. Therefore, it is considered that there would be no material harm to the living conditions of Number 56 as a result of the proposed development.

Parking

The addition of a bedroom does not create a requirement for increased parking provision in line with the Council's adopted Vehicle Parking Standards. It is considered that there is sufficient off street parking to the front of the property and that the proposal complies with existing Local Plan policy DP8 and emerging Local Plan policy TR4.

Renewable Energy

Due to the scale of the proposed extensions the applicant has submitted a report detailing how 10% of the energy is to be provided by renewables which will be secured by condition. As such, the proposals are considered to be in accordance with current Local Plan policies DP12 and DP13 and the emerging Local Plan policy CC2.

Health and Wellbeing

N/A.

Ecological Impact

WCC Ecology have commented on this application site, however, they consider that a cautionary bat note and nesting bird note would be sufficient and that this application in its present form is acceptable and complies with current Local Plan policy DP3 and emerging Local Plan policy NE2.

CONCLUSION

In conclusion, the proposed first floor side extension is not considered to be of acceptable design by virtue that it will reduce the openness of the corner plot and alter the scale and character of the original dwelling which is contrary to the Residential Design Guide, current Local Plan policy DP1 and emerging Local Plan policy BE1 which would support a reason for refusal.

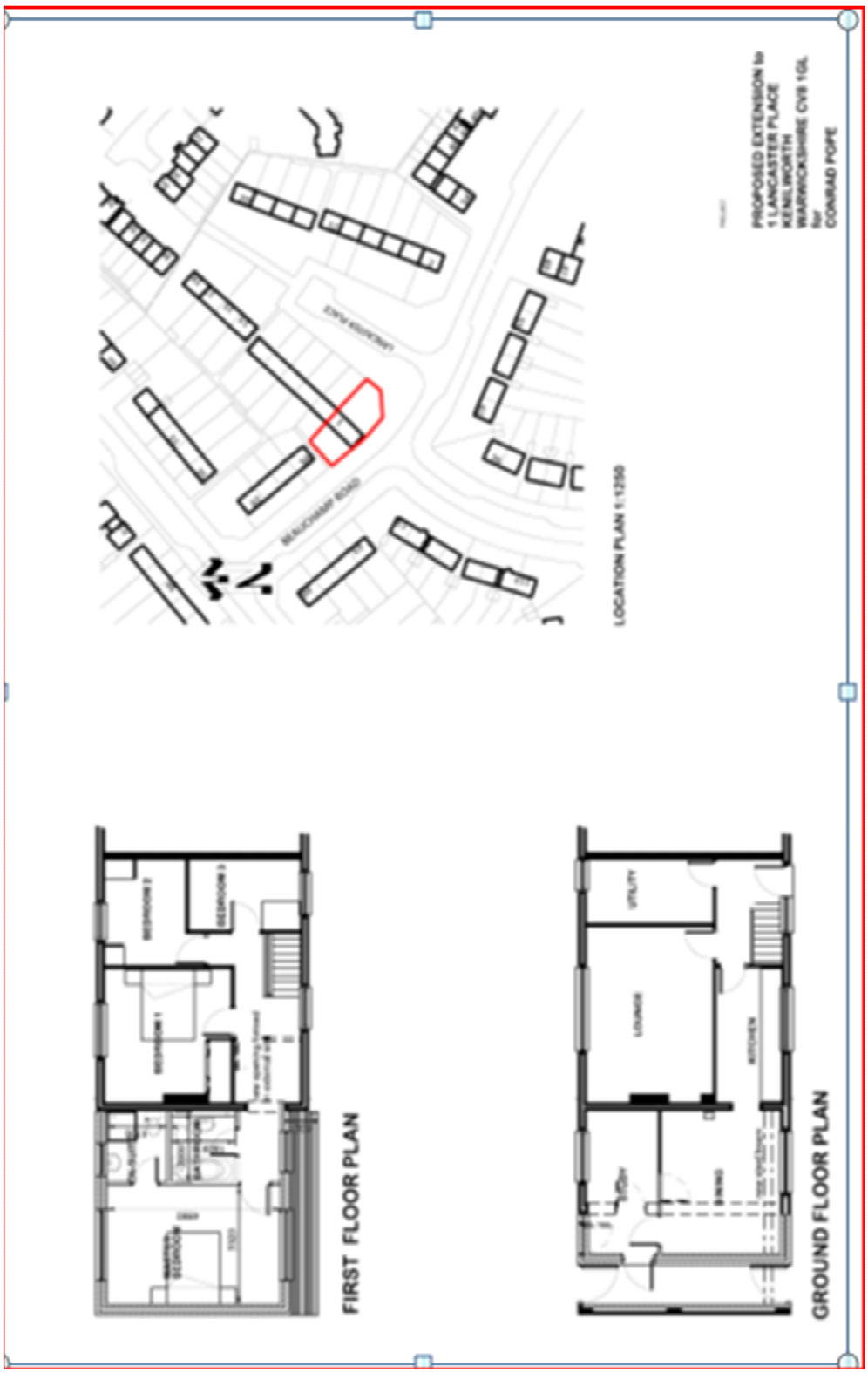
REFUSAL REASONS

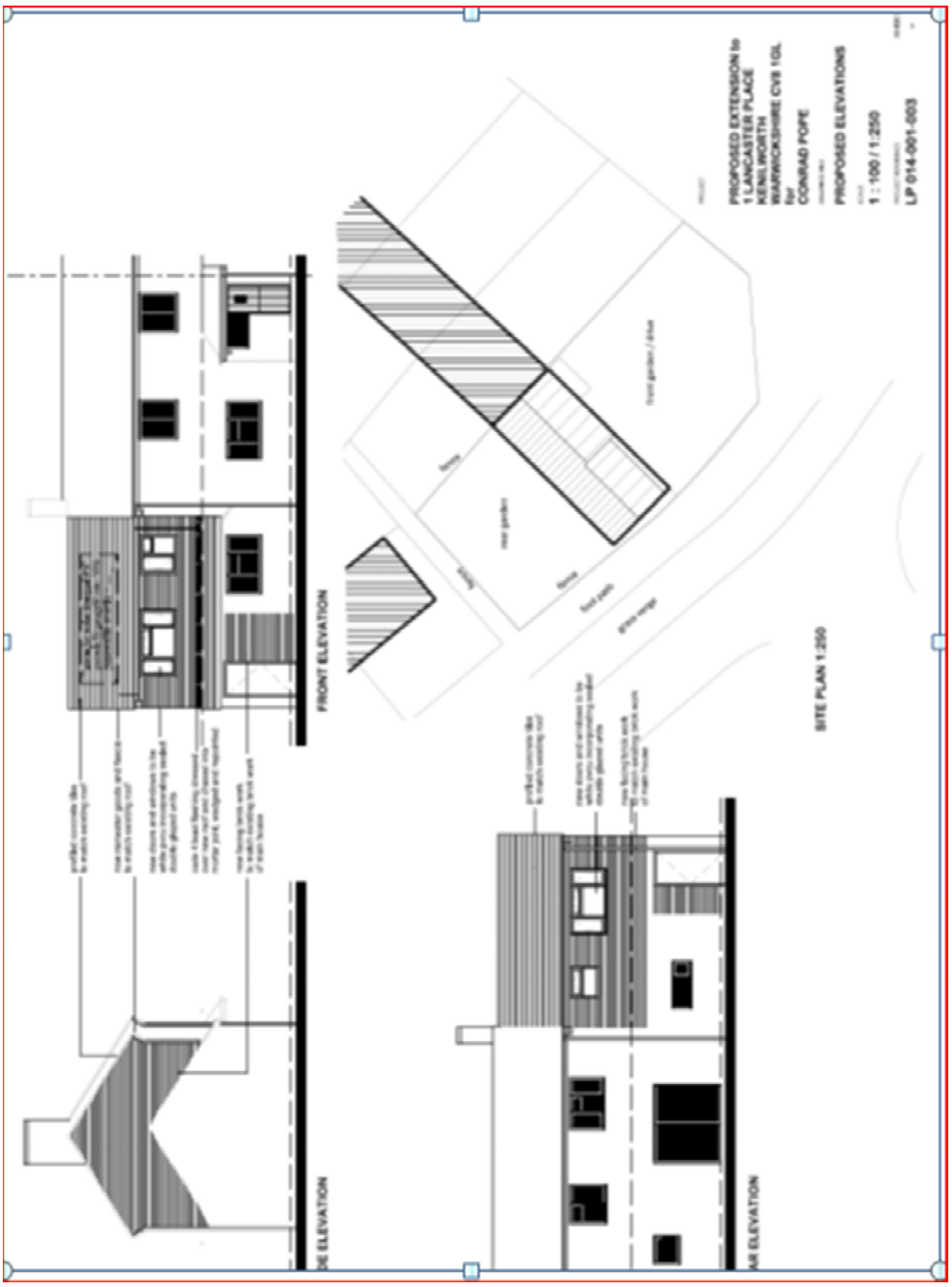
1 Policy DP1 of the current Warwick District Local Plan 1996-2011 and policy BE1 of the emerging Warwick District Local Plan 2011 - 2029 state that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design.

The proposed development would significantly reduce the openness of the corner plot and would appear incongruous within the established street scene, contrary to the Residential Design Guide. The proposed extension would substantially alter the scale and character of the

original dwelling which would be considered as inappropriate development.

The development is thereby considered to be contrary to the aforementioned policies.


PROPOSED EXTENSION to
11 LANCASTER PLACE
KENILWORTH
WARWICKSHIRE CV8 1GL
for
CONRAD POPE
LOCATION PLAN 1:1250
FIRST FLOOR PLAN
GROUND FLOOR PLAN


PROPOSED EXTENSION to
1 LANCASTER PLACE
KENILWORTH
WARWICKSHIRE CV8 1GL
for
CONRAD POPE
PROPOSED ELEVATIONS
1 : 100 / 1:250
LP 914-001-003
FRONT ELEVATION
SITE PLAN 1:250