Planning Committee: 20 July 2021 **Item Number: 8**

Application No: W 21 / 0084

Registration Date: 18/01/21
Town/Parish Council: Kenilworth **Expiry Date:** 15/03/21
Case Officer: Lakeisha Peacock
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17 Birches Lane, Kenilworth, CV8 2AB
Erection of oak framed/glazed enclosed front porch and application of render to front elevation of property FOR Mr G Gowing

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This application is being presented to Planning Committee due to the applicant being related to an employee of Warwick District Council.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

The application seeks planning permission for the erection of a front porch and application of render to the front elevation of the dwelling.

THE SITE AND ITS LOCATION

The application site is located on the north side of Birches Lane. The site contains a single storey dwelling with front driveway providing off street parking for at least three vehicles.

Residential dwellings are located to the immediate east and west of the site, with residential gardens associated with further residential dwellings located to the north. The dwellings located on Birches Lane are a mix of single and two storey dwellings of various scale, design and character. The streetscene contains a mixed palette of materials including brick, timber cladding and render.

PLANNING HISTORY

W/19/0649 - Erection of two storey rear extension - Granted by Planning Committee

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- TR3 - Parking
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets

- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document- June 2018)
- Royal Leamington Spa Neighbourhood Plan 2019-2029
- RLS2 - Housing Design

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: No objection.

WCC Ecology: Recommend that a pre-determinative bat survey is carried out.

ASSESSMENT

Design and Impact on the Character of the Local Area

Policy BE1 of the Warwick District Local Plan seeks to ensure that development proposals are of a high quality and contribute positively to the character of the local area. This is also reflected in guidance within the Residential Design Guide SPD.

The application seeks planning permission for the demolition of the existing porch and the erection of a replacement front porch together with the application of render to the front elevation of the existing dwelling.

In respect of the proposed porch, this is proposed to be a small-scale addition to the front elevation of the main dwelling. This element of the proposal is designed with a pitched roof and oak frame, with full height glazing also proposed. The development is also designed with a pitched roof, which is of a pitch that matches that of the existing gable feature to the main dwelling. This element of the proposed is considered to be of a suitable scale in relation to the existing dwelling, providing a small addition to the front elevation of the dwelling. The proposed materials will provide a contrast to the existing dwelling; however, the proposal is considered to provide a high-quality addition to the main dwelling. While the proposal contrasts the existing dwelling in respect of material finishes, this element of the proposal is considered to be of a high architectural and material design and is therefore in accordance with the principles of Policy BE1 of the Local Plan.

With regard to the proposed render to the front elevation of the main dwelling, this will result in a render finish to the full front elevation of the dwelling. As existing, render is only featured on the right-hand side of the front elevation, with the gable feature to the left being of a brick finish currently. The street scene of Birches Lane is of a varied character, with dwellings of single and two storey designs being present within the street scene. The dwellings within the local area are of a mixed finish, with brick, render and timber cladding present within the immediate local area. The addition of render to a partial area of the front elevation, resulting in a full render elevation, is considered overall not to result in an adverse impact on the character of the local area. The proposed render finish is considered to incorporate and existing feature within the local area further, and as such is in

accordance with the principles of Policy BE1 of the Local Plan and Policy RLS2 of the Royal Leamington Spa Neighbourhood Plan.

Overall, therefore, the proposed development is considered to be of a high quality and appropriate design that would not detract from the character of the local area, street scene or character of the original dwelling. The proposals are therefore considered to be in accordance with the principles of Policy BE1 of the Local Plan and the Residential Design Guide SPD.

Impact on Residential Amenity

Policy BE3 of the Warwick District Local Plan seeks to ensure development proposals do not result in an adverse impact on the amenity of neighbouring residential dwellings or significantly impact the amenity of existing and future occupiers of the development site. This is also reflected in supplementary planning guidance with the 45 Degree Guideline SPD and the Residential Design Guide SPD. The requirements for private amenity space and separation distances are also outlined within the Residential Design Guide.

In regard to the proposed front porch addition, this element of the proposal is of a small scale and of a distance from nearby residential dwellings that ensures that there is no adverse impact on the amenity of surrounding residents, or occupiers of the dwelling. The overall height of the proposal is considered to be of an appropriate height and would not result in an unacceptable loss of sunlight, daylight or an unacceptable visual intrusion to this dwelling. In addition, the scale and siting of the proposal ensures that the development does not breach the 45-degree line in accordance with the Residential Design Guide SPD. No other alterations are proposed that would result in an impact on neighbouring dwellings.

Overall, therefore, the proposed development is considered not to result in an adverse impact on the amenity of adjacent residential dwellings in the form of an unacceptable loss of sunlight, daylight or privacy. With regard to the impact on the amenity of existing and future occupiers of the site, the proposed retains a sufficient level of outlook and daylight throughout habitable rooms within the dwelling, as well as the proposed extension.

Overall, therefore, the proposed development is considered to comply with Policy BE3 of the Local Plan and principles within the 45 Degree Guidelines SPD and the Residential Design Guide SPD.

Parking and Highway Safety

Policy TR3 of the Warwick Local Plan seeks to ensure parking provision associated with development proposals is reflective of the local area and is in accordance with the Parking Standards SPD.

The proposed development does not seek to provide any additional bedrooms and as such there is no requirement for any additional parking provision. The existing driveway will be unaffected by the proposals and as such the existing parking provision will be retained.

The proposed development is therefore considered to comply with Policy TR3 of the Local Plan and the Parking Standards SPD.

Ecology

Policy NE2 of the Local Plan seeks to protect designated biodiversity assets and protected species, ensuring they are not adversely impacted by development proposals.

The County Ecologist has recommended that a pre-determinate bat survey is carried out. However, upon assessment at the site visit conducted by the planning officer, the roof of the dwelling as existing was observed to be fully intact and is therefore considered not to provide reasonable scope for bat roosting opportunities. An advisory note in respect of the protection of bats during the construction of the development is considered proportionate and will be attached to any approval granted.

Overall, therefore, subject to the imposition of explanatory notes, the proposed development is considered to be in accordance with Policy NE2 of the Local Plan.

CONCLUSION

The proposal is considered to comply with the relevant policies listed and is recommended for approval, subject to the conditions listed below.

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) Proposed Front Elevation, Proposed Side Elevation and Proposed Floor Plan and specification contained therein, submitted on 18th January 2021. **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.