Planning Committee: 15 September 2015 **Item Number:** 7

Application No: W 15 / 1117

Registration Date: 16/07/15
Town/Parish Council: Kenilworth **Expiry Date:** 10/09/15
Case Officer: Jo Hogarth
01926 456534 jo.hogarth@warwickdc.gov.uk

69 Rounds Hill, Kenilworth, CV8 1DW
Erection of detached conservatory FOR Mr Derrick

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

The proposal is for the construction of a glazed structure to enclose the existing swimming pool in the rear garden of the property. It would be attached to the rear projecting wing of the dwelling.

THE SITE AND ITS LOCATION

The application site forms one half of a pair of semi-detached properties situated on the south west side of the road outside of the Conservation Area. The area is predominantly residential in character with a varied mix of house types and designs.

PLANNING HISTORY

There have been no recent planning applications submitted for this site.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

The 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)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

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

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Object on grounds of massing and height in relation to neighbouring properties and thereby unneighbourly.

ASSESSMENT

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

- The impact on the living conditions of occupiers of nearby dwellings
- Impact on the streetscene
- Renewables Energy
- Parking
- Ecological issues
- Health and Wellbeing

The impact on the living conditions of occupiers of nearby dwellings

In terms of the impact on the neighbour at number 71 Rounds Hill it is considered that any harm is mitigated by the existing garage structure which runs up to and along the boundary with the application site and measures 2.6 metres in height. The proposed height of the conservatory would be 0.6 metres in height above this garage and existing boundary wall, albeit the wall does slope downwards to a height of 2.2 metres and the further down to 0.95 metres.

It is considered that given the existence of this garage and the distance the conservatory would be away from habitable rooms serving number 71 Rounds Hill there would be no breach of the Council's adopted Supplementary Planning Guidance on the 45 degree line such that would warrant refusal of permission. Furthermore, it is considered that there would be no demonstrable harm to the outlook from number 71 Rounds Hill and the proposal is considered to meet the objectives of Policy DP2 in the Local Plan. In relation to the adjoining half of this pair of semis, number 65 Rounds Hill, the conservatory would be visible, but again, due to the distance away, it is considered that the conservatory would be acceptable in terms of amenity grounds on the residents occupying number 65 Rounds Hill.

It should be noted that, whilst not a fall-back position, an outbuilding could be built up to and along the boundary, under Permitted Development to a height of 2.5 metres.

The impact on the streetscene

The proposed conservatory style structure would not be visible from the streetscene and as such it is considered to meet the objectives of Policy DP1 in the Local Plan.

Renewable Energy

Due to the size and nature of the proposed building it is not considered that the requirement to provide renewable technologies has been triggered. There is no conflict with Policy DP13 in the Local Plan or the Council's adopted Supplementary Planning Document on Sustainable Buildings.

Parking

The proposal would not increase the demand to provide any additional off street parking spaces such that the application would be contrary to Policy DP8 in the Local Plan and with the Council's adopted Supplementary Planning Document on Vehicle Parking Standards.

Ecological Impact

There are no ecological issues.

Health and Wellbeing

There are no implications.

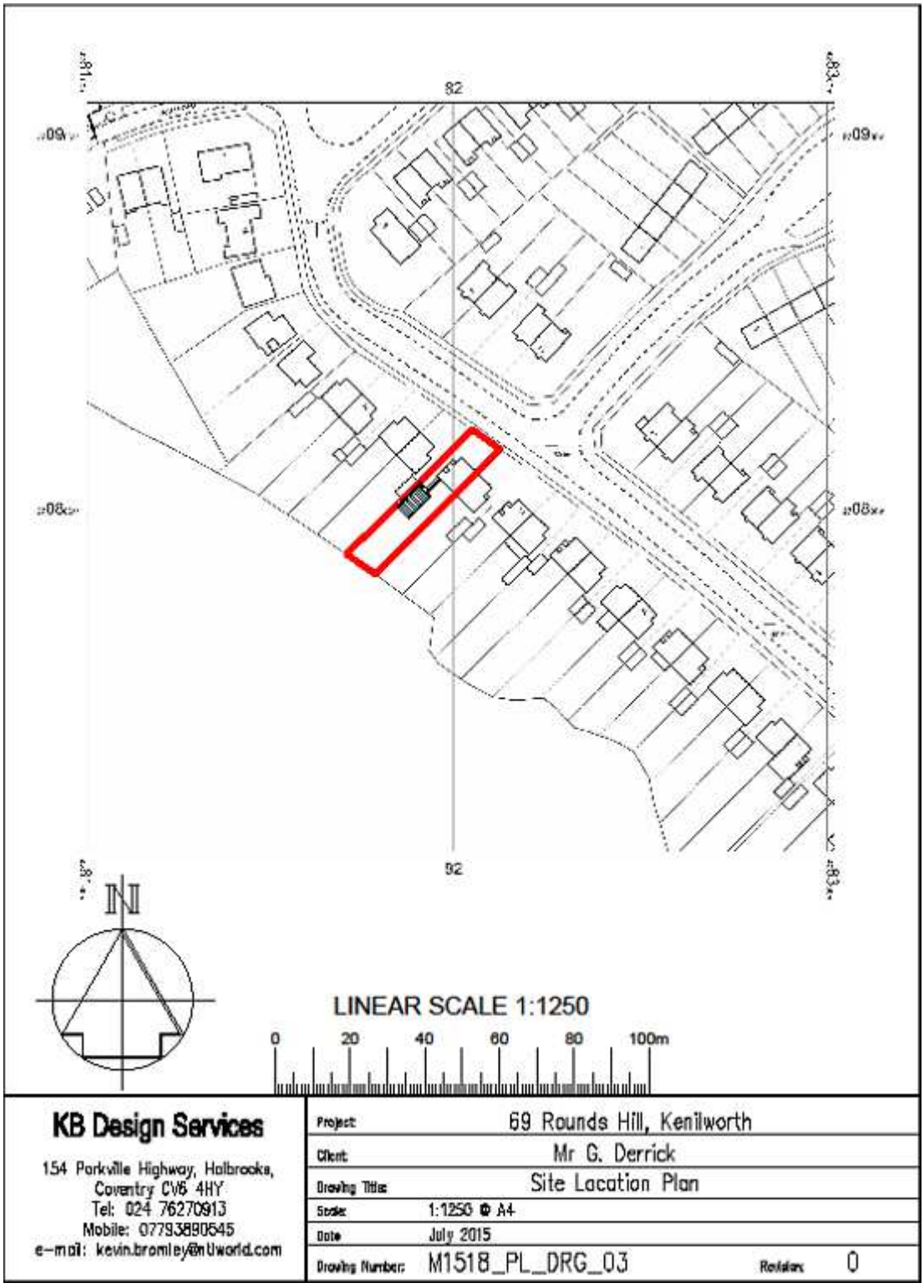
SUMMARY/CONCLUSION

It is considered that the proposed conservatory which would cover the existing swimming pool would not result in such adverse harm to the living conditions of nearby residents such that a refusal of permission could be sustained. The application is thereby considered to meet the aforementioned Local Plan Policies.

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).

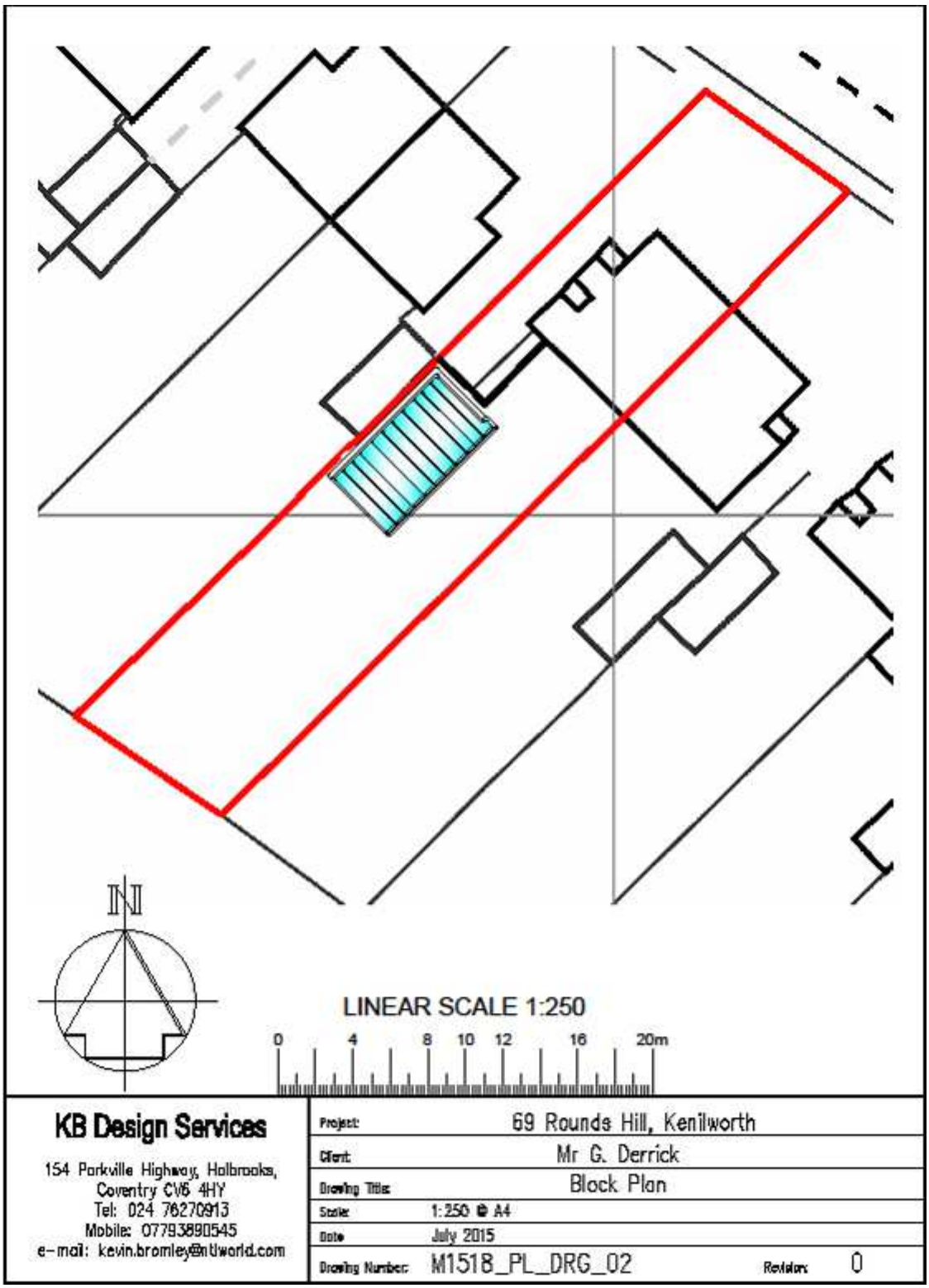
2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing number M1518_PL_DRG_01 Rev 1, and specification contained therein, submitted on 28 August 2015. **REASON**: For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.



KB Design Services

154 Parkville Highway, Holbrooks,
Coventry CV6 4HY
Tel: 024 76270913
Mobile: 07793890545
e-mail: kevin.bromley@ntlworld.com

Project:	69 Rounds Hill, Kenilworth
Client:	Mr G. Derrick
Drawing Title:	Site Location Plan
Scale:	1:1250 @ A4
Date:	July 2015
Drawing Number:	M1518_PL_DRG_03
Revision:	0



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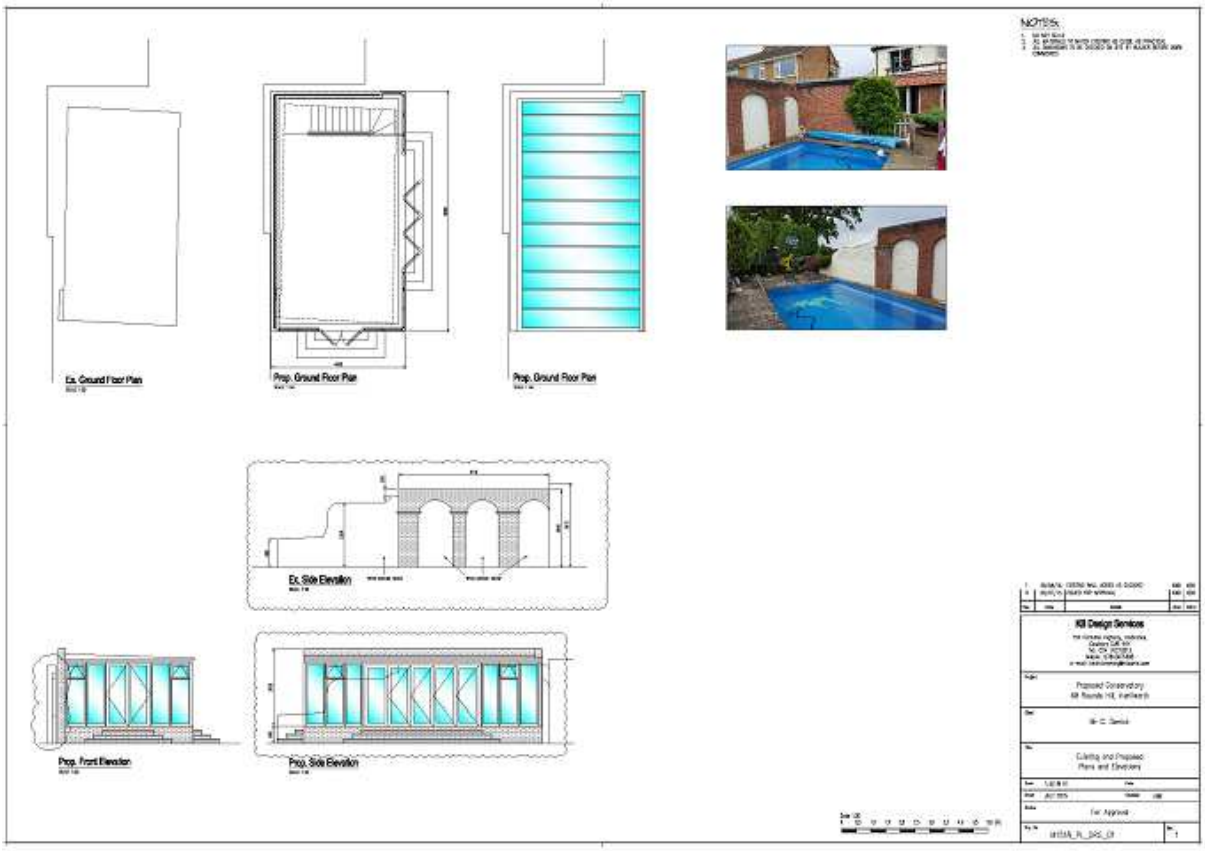
Project:	69 Rounds Hill, Kenilworth
Client:	Mr G. Derrick
Drawing Title:	Block Plan
Scale:	1:250 @ A4
Date	July 2015
Drawing Number:	M1518_PL_DRG_02 Revision: 0


NOTES:
Ex. Ground Floor Plan
Prop. Ground Floor Plan
Prop. Ground Floor Plan
Ex. Side Elevation
Prop. Front Elevation
Prop. Side Elevation
KB Design Services
Proposed Conservatory
Existing and Proposed
Plans and Elevations
For Approval