Planning Committee: 31 January 2017 **Item Number:** **10**

Application No: W 16 / 2114

Registration Date: 18/11/16
Town/Parish Council: Kenilworth **Expiry Date:** 13/01/17
Case Officer: Satu Pardivalla
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11 Park Hill, Kenilworth, CV8 2JG
Removal of existing roof to bungalow. New first floor accommodation added. Revised roof line and elevation changes to previous planning approval granted under w15/1551 FOR Mr I Connell

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to the conditions listed.

DETAILS OF THE DEVELOPMENT

The proposal is to raise the roof of the property to create a first floor level and further accommodation.

Planning permission was originally granted in 2015 for this proposal (W/15/1551) involving the raising of the roof of the original bungalow by a maximum of 1.3m to create additional accommodation at the first floor level. That proposal (and that the subject of this revised application) did not involve any changes to the existing flat roofed extension to the rear of the property.

The current revised proposal the subject of this report proposes the increase of the maximum height of the roof by 0.5m beyond the height previously approved.

THE SITE AND ITS LOCATION

The application building is a detached bungalow located on the western side of Park Hill some 75 metres north of its junction with Whitemoor Road. This part of Park Hill comprises of a variety of design and types of buildings including detached dwellings, chalet bungalows and bungalows.

The application relates to a bungalow which is set in line with the neighbouring house to its south (No 9). The neighbouring dwelling to the north (No 13) is a detached chalet bungalow.

PLANNING HISTORY

- W/09/0536 - Granted for the erection of a single storey rear extension.
- W10/0162 - Granted at committee for the increase in height of flue on rear extension (retrospective application).
- W/15/1551 - Granted for the removal of the roof of the existing bungalow and alterations to provide new first floor accommodation.

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)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (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

Councillors: Councillors Bunker and Shilton have expressed concerns relating to the adverse impact of the proposals on the residential amenities of an adjacent property.

Ecological Services: Recommends conditions relating to bats and birds.

Kenilworth Town Council : Members had no reason to object, provided this change does not further impact on over-looking.

Public Response: Objections on the grounds of dominance, loss of light/outlook/privacy and dominance have been received from the occupier of an adjacent dwelling.

Assessment

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

- Design
- Amenity
- Sustainability

Design

Planning permission has been previously granted (W/15/1551) to increase the height of the roof of this property to provide additional accommodation. The design, scale and impact on the street scene of a two storey dwelling has therefore previously been considered to be acceptable in the circumstances of this proposal where there is a variety of different house types and designs in the immediate area.

This proposal differs from the previous permission in that it is now proposed to increase the maximum height of the roof by a further 0.5 metres which in design terms is not considered to differ significantly from the approved scheme and will remain acceptable within the surrounding area in visual terms.

Amenity

The proposals, as amended are not considered to result in any significant additional effect on the amenities of the adjacent residential properties relative to the approved scheme. In terms of this submission, those amendments include the removal of a proposal to use an existing flat roofed area as a balcony with the inclusion of a juliette balcony as an alternative which will be controlled through the use of a suitably worded condition.

Sustainability

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through energy efficiency in accordance with Policy DP12 and the associated SPD would be appropriate and should be secured by a condition.

Ecology

WCC Ecology has recommended a condition relating to bats and birds. This matter can be appropriately dealt with through an informative on the planning permission.

Summary/Conclusion

The proposals are considered to be in accordance with the requirements of Policies DP1 (Layout and Design), DP2 (Amenity) and DP13 (Renewable Energy Developments) of the Warwick District Local Plan 1996-2011 and the provisions

of the National Planning Policy Framework. It is considered that the proposed development will safeguard the character of the area, and the enlarged dwelling will not adversely impact on the amenities of neighbouring properties.

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) 02A, 03C & 04A, and specification contained therein, submitted on 18 November 2016 and 11 January 2017. **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 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

4 The rear flat roof area shall not be used as a balcony, roof garden or similar amenity area. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.

5 Prior to the occupation of the development hereby permitted, the rooflights in the south and north elevations shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed windows shall be retained and maintained in that condition at all times. **REASON** : To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.