

Planning Committee: 31 March 2020

Item Number: 3

Application No: [W 20 / 0093](#)

Town/Parish Council: Kenilworth
Case Officer: Ankit Dhakal

Registration Date: 21/01/20

Expiry Date: 17/03/20

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38 Rawnsley Drive, Kenilworth, CV8 2NX

Erection of single storey side and rear wrap-around extension FOR Mr & Mrs
Hales

This application is being presented to Planning Committee as the applicant is an elected member of Warwick District Council.

RECOMMENDATION

Planning Committee is recommended to 'GRANT' the planning permission subject to the conditions listed below.

DETAILS OF THE DEVELOPMENT

As amended, the proposal seeks permission for single storey side/rear wrap around extension and replacement of existing tiles with dark grey pan tiles.

THE SITE AND ITS LOCATION

The site relates to a detached two storey dwellinghouse, located on Rawnsley Drive, Kenilworth. The character of the area is predominantly similar with the properties made up of red brick and clay tiles. The houses are set back from the road behind hard surfacing for the off-street parking. At the rear, the property benefits from a large garden with tall timber fence on all sides for the purpose of privacy.

RELEVANT PLANNING HISTORY

There is no relevant planning history related to the site.

RELEVANT POLICIES

- National Planning Policy Framework
- [The Current Local Plan](#)
- BE1 - Layout and Design
- BE3 - Amenity
- [Guidance Documents](#)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- [Neighbourhood Plan](#)
- Kenilworth Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: No objection but commented on choice of roof tiles and queried about 45-degree line.

WCC Ecology: Recommend notes relating to bats and nesting birds.

ASSESSMENT

The replacement of the roof tiles would be Permitted Development and consequently does not require planning permission. Therefore the replacement of tiles does not form part of this application.

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 neighbouring dwellings;

Impact on the character and appearance of the area

Section 7 of the National Planning Policy Framework (NPPF) places significant weight on requiring good design which is a key aspect in achieving sustainable development. New development should positively contribute towards making places better for people.

Kenilworth Neighbourhood Plan Policy KP13 requires any new development to achieve a standard of design that is appropriate to the local area.

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design.

The Residential Design Guide SPD sets out steps which must be taken in order to achieve good design in terms of the impact on the local area; the importance of respecting existing important features; respecting surrounding buildings and using the right materials.

The proposed side and rear wrap-around extension is of a modest size and design and will sit harmoniously within the streetscene. As amended, the plan no longer proposes rendering to the front and the side of the property and therefore it is considered that the extensions would have an acceptable impact on the street scene. There is evidence of similar designs of extension in the streetscene and therefore the proposed extension will be in keeping with the character of the street.

The development is therefore considered to be in accordance with policy KP13 of the Neighbourhood Plan, the Residential Design Guide and the Local Plan Policy BE1.

Impact on the living conditions of neighbouring dwellings

Warwick District Local Plan Policy (2011 – 2029) BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. Furthermore, the District Council has also adopted

Supplementary Planning Guidance on the 45 Degree Guideline which aims to prevent any unreasonable effect on neighbouring properties by reason of loss of daylight or sunlight or by creating an overbearing effect.

The proposed extension does not breach the 45-degree guideline from any dwellinghouse neighbouring the site. Therefore it has been concluded that the proposals will not cause unacceptable loss of light or outlook for neighbours and the proposed development is considered to be in accordance with Local Plan Policy BE3.

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) 8870-02 REV A, and specification contained therein, submitted on 18th March 2020. **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 and the Local Neighbourhood Plan policy KP13.

- 3 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no part of the dwellinghouse shall be rendered or clad in timber other than as shown on the approved drawing 8870-02 REV A. **REASON:** To secure a satisfactory form of development in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
