

Planning Committee: 23 April 2019

Item Number: 12

Application No: [W 19 / 0147](#)

Town/Parish Council: Kenilworth

Case Officer:

George Whitehouse

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Registration Date: 31/01/19

Expiry Date: 28/03/19

10 Inchbrook Road, Kenilworth, CV8 2EX

Erection of a single storey rear and front extension. Raised roofline by 0.7m with 1no. front and 2no. rear facing dormer and addition of 5no. velux roof lights.
FOR Mr Connors

This application is being presented to Committee due to the number of objections received.

RECOMMENDATION

Grant

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of a single storey rear and front extension. Raised roofline by 0.7m with 1no. front and 2no. rear facing dormer and addition of 5no. velux roof lights.

THE SITE AND ITS LOCATION

10 Inchbrook Road is a small bungalow on the northern side of the street which benefits from its full permitted development rights. This part of Inchbrook road is characterised by bungalow properties, many of which have been extended and altered including with raised ridge heights.

RELEVANT PLANNING HISTORY

W/16/0800: 41 Inchbrook Road. Proposed erection of single storey rear extension, single storey front extension, and increase in overall roof height by 0.85m, attaching to new roof over existing garage. Granted.

RELEVANT POLICIES

- National Planning Policy Framework
- [The Current Local Plan](#)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- [Guidance Documents](#)

- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Neighbourhood Plan
- Kenilworth Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - No Objection

Public - 5 Letters of public objection based on impact on the street scene and loss of privacy

ASSESSMENT

Impact on the amenity of neighbouring uses.

Local plan policy BE3 states that development that has an unacceptable adverse impact on the amenity of neighbouring uses will not be permitted. Furthermore when assessing this application it is important to consider the other objectives of the Local plan including achieving good design and making the best use of land.

The proposals maintain a reasonable space between the dwellings which helps to minimise overlooking as well as not significantly affecting the levels of daylight to the properties. In addition to this there is no breach of the 45 degree guideline from any neighbouring dwellings.

The dormer windows, have been restricted in size, set back from the eaves as well as being set in from the edge of the roof. This is considered an adequate solution that protects neighbouring privacy by blocking views into the more private areas of the neighbours gardens closer to the rear of the dwelling. Some degree of overlooking must be expected in suburban layouts such as Inchbrook road. It is not considered the proposals represent an unacceptable loss of privacy to either neighbours garden area. In addition to this dormer windows could be erected on the rear elevation of this property under permitted development rights, without the need for planning permission. Since this is a genuine fallback position it should be afforded weight.

The proposed alterations have been designed to match with the existing depth of properties along Inchbrook road and would not significantly encroach beyond the main rear building line. There is a separation distance of 48m between the proposed first floor windows of 10 Inchbrook and first floor windows at 40 Highland Road. The Council's residential design guide details that the minimum distance separation of 22m between first floor bedroom windows is required in order to not adversely impact on privacy and outlook. Since the proposals are more than twice the minimum distance it is not considered that they adversely impact the amenity of the rear of properties along Highland Road.

It is considered that the proposals comply with local plan policy BE3, Warwick District Council's residential design guide and by virtue of its layout and design

have addressed the objections raised which are based on loss of privacy and amenity.

Design

Local Plan Policy BE1 states that development will be permitted where it positively contributes to the character and quality of its environment.

The design was amended from the original submission 1no. dormer was removed from the front elevation, because it was considered that this contributed to the view of an over developed site. The revised design is considered to represent a more appropriate design in the street scene more in keeping with the features of the immediate local area. Kenilworth Town Council did not object to either proposal.

The surrounding properties are detached and set back from the road frontage. However they all vary in terms of their general design and appearance ranging from bungalows both with and without dormer windows as well as two storey modern dwellings which are further towards the bottom of the road. The application dwelling is situated 9.5m away from the road frontage maintaining the area of landscaping to the front which is consistent with the general building line of Inchbrook Road. It is considered that the proposals add to the unique bungalow designs and positively contribute to the character and quality of the area. The features proposed have been inspired by other properties and use of materials along Inchbrook road as well as making better use of the site over and above the existing bungalow.

A number of objections submitted state that the raising of the ridge height would not be in keeping with the street scene. However there have been other applications along the street which have raised the ridge height more than what has been proposed in this application. In addition to this the proposals do not result in a view that would be un-expected or obtrusive given the street scene and the changes in levels from property to property moving down the hill.

In order to ensure the final built extensions maintain the highest possible quality it is considered necessary for a sample materials condition to be appended to any approval given.

It is considered the proposals comply with Local Plan Policy BE1, Kenilworth neighbourhood plan policy KP13 (general design principles) and overcome the objections based on impact to the streetscene.

Parking

The proposal increases the number of bedrooms from 2-3 therefore the parking provision as set out by Warwick District Councils parking standards has not changed from the existing. In any case the property comfortably fits 2 cars on the site which meets the criteria.

Summary

It is considered the proposals will positively impact the character and quality of the street scene as well as being designed in such a way which has reduced the impact on the amenity of neighbouring uses to an acceptable level considering the characteristics of the immediate area. The proposals comply with local plan policy BE1 and BE3, Kenilworth neighbourhood plan policy KP13 (general design principles) and Warwick District Council's residential design guide therefore it is recommended that Planning Committee grant this application.

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 22/11/18-02 Rev C, and specification contained therein, submitted on 28/02/2019. **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.
- 3 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
