

Planning Committee: 21 February 2006

Item Number: 03

Application No: W 05 / 1923

Registration Date: 28/11/05

Town/Parish Council: Kenilworth
Case Officer: Debbie Prince

Expiry Date: 23/01/06

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22 Rounds Hill, Kenilworth, CV8 1DU

Erection of rear and side ground floor extensions and dormer window FOR Mr and Mrs Day

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

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council :Members expressed concern that the positioning of the five roof lights on the front sloping portion of the roof impacted adversely on the street scene. They suggested that the design would be less detrimental if the roof lights were redesigned and a number repositioned to the rear of the roof.

Neighbours-Nineteen letters have been received from neighbours objecting to the proposals on the grounds of:-

- Overbearing impact and loss of light to neighbour from side extension.
- Loss of the use of both the applicant's and the neighbour's driveway, which may cause more on street parking.
- Unwanted precedent
- No mention of side extension as part of the description of development.
- Decrease of neighbour's property value.
- Loss of proper rear access.
- Not in keeping with the character of the area.

WCC Ecology- Bat Notes to be added

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING HISTORY

No relevant planning history

KEY ISSUES

The Site and its Location

The application property is a traditional style semi-detached house located on the north side of Rounds Hill. Many of the properties on this side of the road are of the

same design, with long, narrow driveways which run along the side elevation of the properties to garages at the rear.

Details of the Development

The proposals involve the erection of side and rear ground floor extensions and the construction of a box dormer window to facilitate a loft conversion. As part of the side extension the garage would be brought forward in line with the front elevation of the property.

Assessment

The Town Council's comment relates to concern over the number of roof lights proposed for the front of the property. Although, I agree that the number is excessive, these could be installed under permitted development rights.

Part of the proposals is to extend the rear of the property at ground floor level and construct a box dormer window. This part of the application is not controversial.

All of the objections from neighbours refer to the side extension. Unusually, there are no other side extensions similar to that proposed evident in the street scene. The side extension would be taken right up to the boundary and have a shallow pitched roof with three roof lights and no other side windows. The extension would be located directly opposite the neighbour's (no24) only kitchen window, which is located on the side elevation. Nevertheless, although the extension would bring the house nearer to the neighbour, it complies with our current policies and guidelines and I do not consider that the proposals would have a detrimental impact on neighbours amenity or the locality sufficient to justify a refusal of permission.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing PL02, and specification contained therein, submitted on 28th November 2005 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the proposed development is of an acceptable standard of design which would harmonise with the design and appearance of the main dwelling and its surroundings and does not result in an unacceptable adverse impact on the amenity of nearby residents by reason of overbearing effect, loss of light or privacy. The proposal is therefore considered to comply with the policies listed.
