

Planning Committee: 19 August 2014

Item Number: 20

Application No: W 14 / 0926

Town/Parish Council: Kenilworth

Case Officer: Liz Galloway

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Registration Date: 17/07/14

Expiry Date: 11/09/14

155 Clinton Lane, Kenilworth, CV8 1BA

Erection of a two storey and single storey side and rear extension after demolition of existing detached garage. FOR Mr Boscott

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

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The application relates to the erection of a two storey side/rear extension and single storey side/rear extension after demolition of existing detached garage.

THE SITE AND ITS LOCATION

The application property is a detached dwelling with detached rear garage located to the west of Clinton Lane.

PLANNING HISTORY

W84/0765 - Granted for the erection of a two storey rear extension and erection of a garage.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenities (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Councillor Ann Blacklock: If officers are likely to approve the application, I would like to call it in to the Committee and request a site visit.

2 public responses: Object on grounds of over development, unneighbourly, flooding, impact on trees, out of character, unclear plans, impact on light, external flue is out of character, overlooking and dominant.

WCC Ecology: Recommend a bat and bird note

ASSESSMENT

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

- Design
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Parking
- Ecology Issues
- Health and Wellbeing

Design

The proposed extensions will be situated on the side and rear of the property, however, the rear extension will not be overly visible within the street scene and will have no detrimental impact on Clinton Lane. Furthermore, the two storey and single storey side extensions will be subordinate to the existing property being set down from the dominant roof level and set back marginally from the front elevation, thus creating a subservient form of extension, which respects the

character of the existing dwelling and will meet the Council's adopted Residential Design Guide and will comply with Warwick District Council Local Plan Policy DP1.

The impact on the living conditions of nearby dwellings

Policy DP2 requires development to not lead to an unacceptable adverse impact on the amenity or nearby users or residents, and to provide acceptable standards of amenity for future users/occupiers of the development. The proposals will not harm adjoining uses and would therefore comply with this Policy.

Number 153 lies adjacent the southern boundary of the application site and has one first floor side facing obscure window and a rear utility room extension which lies adjacent the boundary of the application site. It is considered that in relation to habitable room windows at number 153 Clinton Lane, the proposal would meet the Council's adopted 45 degree guideline and would comply with Warwick District Local Plan Policy DP2.

Number 157 lies adjacent to the northern boundary of the application site and has a garage which lies immediately adjacent the boundary. This neighbour also has a rear conservatory and two first floor side facing windows that have been installed in a rear two storey extension. Due to the distance, position and other light sources into this neighbour's property, it is considered that there will be no breach of the Councils' 45 degree guidance and no overlooking or loss of privacy to this neighbour that would warrant a refusal. The proposal, therefore, complies with Policy DP2 of the Warwick District Local Plan.

The proposed rear two storey extension will have no impact on any rear neighbours and the proposal meets the requirements set out in the Council's adopted Distance Separation Guidelines.

Renewable Energy

Due to the scale of the proposed extensions the applicant has submitted an application detailing how 10% of the energy is to be provided by renewables. As such, the proposals are considered to be in accordance with the Warwick District Councils Local Plan Policies DP12 and DP13.

Parking

It is considered that there is sufficient off-street parking to the front of the property and that the proposed development would comply with Warwick District Council Local Plan Policy DP8 and the Council's adopted Vehicle Parking Standards.

Ecology issues

Following the submission of a Bat Survey, WCC Ecology have commented on this application site, however, they consider that a cautionary bat and bird note would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

Health and Wellbeing

There are no significant implications considered to arise from this application.

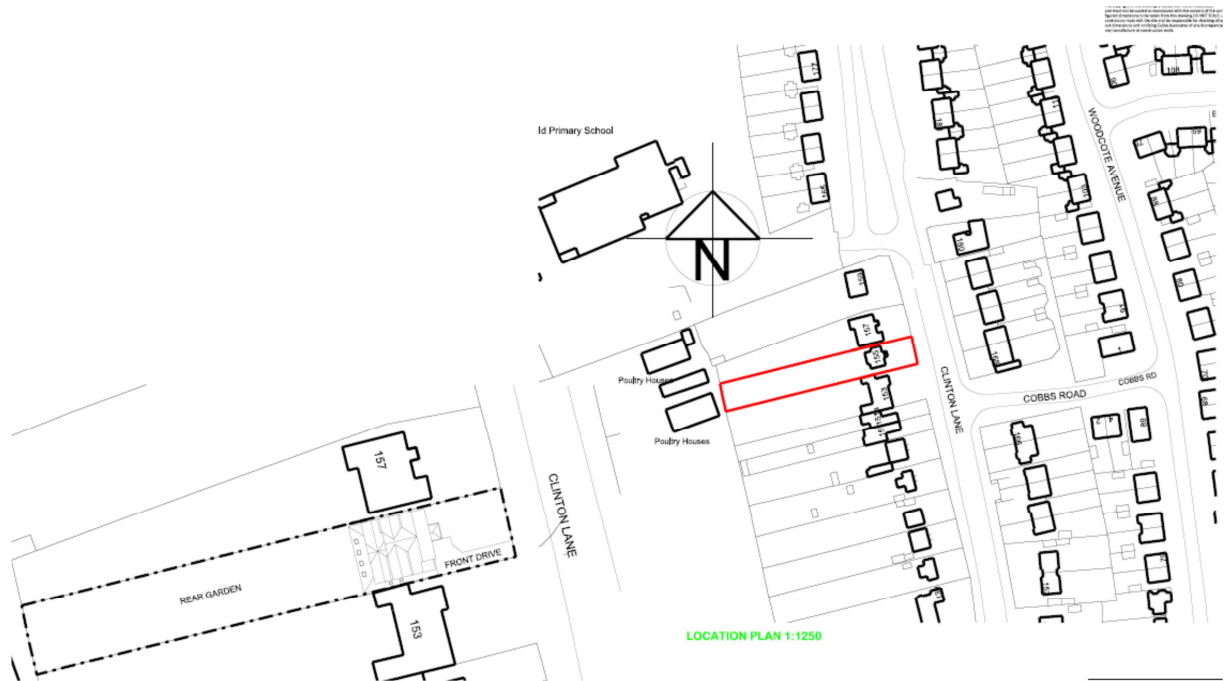
SUMMARY/CONCLUSION

In conclusion, it is considered that the proposed two storey side/rear and single storey side/rear extensions are acceptable in terms of their character and appearance within the street scene and do not significantly impact on the amenities of surrounding neighbours to warrant a reason for refusal.

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 drawings 010, 002, 003, 004, 006, 007, 008, 009 and amended drawing 005A, and specification contained therein, submitted on 18th June, 2014 and 5th July, 2014. **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 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 DP1 of the Warwick District Local Plan 1996-2011.
- 4 Prior to the occupation of the development hereby permitted, the first floor side facing window in the north and south 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 window 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.
- 5 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with

manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.





REAR ELEVATION