

**Application No:** W 11 / 1411

**Town/Parish Council:** Kenilworth

**Case Officer:**

Erica Buchanan

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**Registration Date:** 02/02/12

**Expiry Date:** 29/03/12

**16 Moseley Road, Kenilworth, CV8 2AQ**

Construction of new 1.5 storey rear extension to existing bungalow FOR  
Mr B Flippance

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This application is being presented to Committee as the Town Council has objected to the proposal and the recommendation is for approval.

**SUMMARY OF REPRESENTATIONS**

**Kenilworth Town Council:** Objects, the proposal is too large for the plot

**Ecology:** There is a potential for bats and a precautionary approach should be taken. Recommend a condition relating to bats

**Neighbour:** 1 objection received on the grounds of loss of light

**RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (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 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

**PLANNING HISTORY**

W/11/0850 Erection of Single Storey Rear Extension      Approved 25/10/11

**KEY ISSUES**

**The Site and its Location**

The application property is a detached bungalow that lies on the east side of Moseley Road. Properties in the area are of mixed types of houses, with bungalows on either side of the application site.

**Details of the Development**

The proposal is for a 1.5 storey rear extension with alterations to the roof from hipped to part hipped and part gable end. The proposal would not increase the height of the ridgeline of the existing bungalow. The proposed extension extends 9.5m to the rear and has a width of 5m. The proposal does not extend the whole width of the bungalow and is stepped in to the rear to provide a 1 metre

gap from the boundary. The proposal would provide additional accommodation in the roof of the existing property and the proposed extension.

The original submission was considered unacceptable due to the impact on the streetscene and the applicants amended the proposal by dropping the proposed extension to the existing ridgeline. The applicants also revised the layout of the extension to give a 1m gap from the boundary.

## **ASSESSMENT**

### **Layout and design**

The proposed extension extends to the rear of the property and there would be minimal impact on the character of the streetscene. The alterations to the roof retains the appearance of the property as a bungalow and I consider are acceptable as the general streetscene is of a mixed type of properties and many of which have been extended with various types of extensions, and therefore there is no specific character in this residential area. I therefore consider that the proposal complies with policy DP1 which seeks to ensure that new developments should be in keeping with the character of the area through good layout and design.

### **Amenity**

The neighbouring properties most affected by the proposal are the bungalows on either side of the application site. Number 14 Moseley Road which lies on the south side of the property has a large rear single storey extension with 2 high level side facing windows and one single side facing window. The high level windows are a secondary light source into this extension and the side window serves a non habitable room, and I consider that the proposal would not result in any loss of light as a result of the proposal sufficient to warrant a refusal. The property also extends further to the rear than the proposed extension and I consider therefore the proposal would not affect the amenity of this property.

Number 18 Moseley Road lies on the north side of the application site and has objected on the grounds of loss of light to a ground floor side facing kitchen window. This window has no secondary light source; however, as the proposal is set approximately 7 metres away from the boundary with this property I consider that the proposal would not have a detrimental impact in terms of loss of light or amenity.

The proposal does not conflict with the 45° guidelines with either of the neighbouring properties. I consider that the proposal therefore complies with policy DP2 which seeks to protect the amenity of neighbouring properties.

### **Renewable Energy**

The applicant has submitted an energy statement with the application and is proposing to use solar thermal roof panels to provide 10% of the energy requirements, therefore I consider that the proposal complies with policy DP13 of the Local Plan.

### **Vehicle Parking**

The proposal would not impact on the existing parking arrangements and there is sufficient space to the front to provide two parking spaces and as such meet the criteria set out in the Parking Standards SPD.

### **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 application form, site location plan and approved drawing(s) MOS RD-2 03 Rev A, 04 Rev A and specification contained therein, submitted on 08/11/11 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 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. **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.
- 4 The development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to supervise all destructive works to the roof (externally and internally) of the main building to be affected. All roofing material and associated features are to be removed carefully by hand. Appropriate precautions must be taken in case bats are found, such as the erection of at least one bat box on a suitable tree or building. Should evidence of bats be found during this operation, then work must cease immediately while Natural England and WCC Ecological Services are consulted for further advice. Any subsequent recommendations or remedial works will be implemented within the timescales agreed between the bat worker and the Local Authority Ecologist/Natural England. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings. **Reason:** To ensure that protected species are not harmed by the development.

### **INFORMATIVES**

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, 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.

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