

Application No: [W 17 / 1301](#)

Town/Parish Council: Kenilworth

Case Officer: Lucy Hammond

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Registration Date: 14/07/17

Expiry Date: 08/09/17

33 Watling Road, Kenilworth, CV8 2HS

Erection of two storey dwelling (to be attached to No.33) FOR Mrs Antona

This application is being presented to Committee due to an objection from the Town Council having been received.

RECOMMENDATION

That planning permission is granted subject to the conditions and notes listed at the end of this report.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of a single dwelling. The design emulates an extension to the host dwelling, No.33 Watling Road, but would provide a separate dwelling over two floors, in what would become an end of terraced unit. The existing pair of semi-detached properties would therefore become a terraced row of three units. Access would be through an existing gate off Taylor Close and two parking spaces are proposed for the new dwelling.

THE SITE AND ITS LOCATION

The application property occupies a corner position at the junction of Watling Road and Taylor Close. No.33 is a two storey semi-detached property constructed from brick. It forms the end unit of a linear row of similar semi-detached properties on the northern side of Watling Road. Opposite, on the south side of Watling Road, properties are terraced and are elevated above the level of the carriageway by approximately two metres.

The site for the new dwelling, to the north west side of No.33, has a dual aspect onto both Watling Road (to the front) and also Taylor Close (to the side). The latter is a small cul-de-sac of seven residential properties, all single storey, which, due to the existing topography of the site and surroundings, sit at a lower level than the application site.

The host dwelling is currently bounded to the front by an existing conifer hedge. There is an existing dropped kerb onto Watling Road although the presence of the hedge precludes vehicular access into the site. There is an additional vehicle access and dropped kerb off Taylor Close, to the side of the host dwelling. Across the road from the host dwelling, on the opposite corner of Watling Road and

Taylor Close, No.33 is a similar two storey semi-detached property which has added an extension to the side, following broadly similar dimensions to the proposals here.

There are no particular landscape designations or other relevant site constraints.

PLANNING HISTORY

No relevant planning history

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- UAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- H1 - Directing New Housing (Warwick District Local Plan 2011-2029 Publication Draft April 2014)
- 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)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (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

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Open Space (Supplementary Planning Document - June 2009)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - Objection for the following reasons:-

- inappropriate overdevelopment of the site
- it would be detrimental to the street scene
- it would be unneighbourly
- the road was designed to provide openness to residents
- there would be inadequate parking for the existing and the proposed dwellings

WCC Highways - No objection; conditions and notes recommended

WCC Ecology - No objection; advisory notes recommended

Public Response - 2 letters of objection received raising the following concerns:-

- there is insufficient parking proposed for both existing and proposed dwellings
- proposal will lead to increased traffic and be detrimental to highway safety

Other non-material considerations were raised such as:-

- there will be noise from construction traffic
- access to neighbouring properties will be impaired during construction

ASSESSMENT

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

- Principle of development
- Impact on character and appearance of the area
- Impact on the living conditions of nearby dwellings
- Car parking and highway safety
- Ecological impact

The principle of the development

Saved policy UAP1 of the Warwick District Local Plan 1996-2011 relates to the direction of new housing and states that residential development will be permitted on previously developed land and buildings within the confines of the urban areas. This is applicable to the development site here. Emerging Local Plan policy H1 states that housing development will be permitted in a number of specified circumstances, one of which is where the site is within an Urban Area as identified on the Policies Map. The application site is in such an area and accordingly, the principle of development is considered to be acceptable.

The impact on the character and appearance of the area

The new dwelling has been designed so that it is read within the street scene in the same way as the property on the opposite corner (No.31). To that end it has been designed with a 200mm set down from the main ridge line and a 700mm set back from the front wall of the host dwelling. In design and layout terms this

broadly follows the dimensions and appearance of the extension at No.31. The key difference with this development proposal is that it will provide a separate dwelling in its own right. In terms of vehicle movements and car parking, adequate provisions are required for both the existing and proposed dwellings.

In general character and visual amenity terms, officers consider there is little material difference between the proposal at No.33 and the existing extension at No.31 in terms of the way in which the development would impact on the appearance of the street scene.

Concerns have been raised by neighbours about the potential loss of openness which the development originally sought to encourage. On many residential estates, there is a general sense of openness and/or any areas of public amenity space, particularly at corner plots and subsequent development should not undermine such principles. In this instance, the application site forms part of the garden associated with the host dwelling and does not therefore offer any public amenity value. The existing hedge and fence would be removed to facilitate the construction of the new dwelling, which in itself makes a positive contribution to ensuring the open and spacious feeling at this corner junction within the estate. Details of any new or replacement boundary treatments can be secured by condition to ensure the treatment around the corner and impact on the street scene remains appropriate.

By reason of the addition of built form that echoes the visual appearance of No.31's extension, a similar space would still be retained at the side, thus retaining a good separation between the new side elevation, the boundary of the property and the adjacent footpath along Taylor Close. Officers consider this would be broadly in line with the arrangements at No.31 where there is a gap between the side of the extension and the boundary of the property delineating it from Taylor Close and it is noted that the boundary treatment erected at this property comprises a 1.8m high close boarded fence.

Overall, officers do not consider there would be any resulting visual harm to the general character and amenity of the area. The proposed new dwelling would not be detrimental to the appearance of the street scene, nor would the proposals compromise the sense of openness at this corner position. The development is considered to be acceptable in this regard and therefore in accordance with saved policy DP1 of the Local Plan and policy BE1 of the New Local Plan.

The impact on the living conditions of nearby dwellings

The proposed dwelling would be orientated such that the side facing elevation onto Taylor Close would be the 'front' and the elevation addressing Watling Road would be its side. Accordingly it would have a dual aspect with windows at ground floor to the living room on both the front and side elevations. On the first floor the main habitable windows serving bedrooms would face the traditional front and rear as the other properties in Watling Road, at the end of which the new dwelling would be situated. Separation distances are satisfied or exceeded and officers do not consider there would be any resulting harm to the amenity of

the closest neighbouring properties by reason of overbearing, overshadowing or overlooking.

Car parking and highway safety

No new vehicles accesses are proposed to facilitate this development. There are existing dropped kerb access points off both Watling Road and Taylor Close although this proposal seeks to utilise only the Taylor Close access to provide access and parking provision for both the proposed and the host dwellings. There would be two spaces for the new dwelling in addition to two spaces retained for the host dwelling. While these would be tandem spaces, they are each within the control of the respective household they serve and no objection is raised in this regard.

Ecological impact

The County Ecologist has viewed photographs of the existing dwelling and noted that the roof tiles are interlocking with no gaps or obvious missing tiles. A bat survey was therefore deemed unnecessary and only advisory notes are recommended to be attached to any forthcoming permission.

Other Matters

Open space

Policy SC13 seeks contributions from residential (and commercial) developments to provide, improve and maintain appropriate open space, sport or recreational facilities to meet local needs. The proposed development would not make any on-site provision for open space and accordingly, is being assessed by the Open Space team, who, at the time of writing this report have not yet provided a formal consultation response. It is anticipated that before the committee meeting this will have been received and therefore an update will be reported to Members accordingly.

Renewable energy

For this type of development proposal it would be appropriate to impose a pre-commencement condition relating to renewable energy/ fabric first approach to satisfy Policy DP13 and the associated SPD.

SUMMARY/CONCLUSION

The principle of development is acceptable insofar as new dwellings in Kenilworth is concerned. The principle of developing this site is acceptable subject to the site specific considerations set out in this report. The development would not give rise to any harm to the general character and visual amenities of the area nor would there be any impacts on the amenity of neighbouring properties. There would be no detriment to highway safety and matters of ecological impacts and renewable energies can be suitably covered by condition and/or advisory notes to be attached to any forthcoming permission. For these reasons it is therefore considered that planning permission should be granted subject to the conditions and notes listed below.

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 1494-11, 1494-12, 1494-13 and 1494-14 and specification contained therein, submitted on 14 July 2017. **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 No part of the development hereby permitted shall commence until details of all proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with those approved details. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DP1, DP2 and DP3 of the Warwick District Local Plan 1996-2011.
- 4 Unless the Local Planning Authority certifies that suitable alternative provision has been made for the provision or improvement of open space within the catchment area of the application site in accordance with Policy SC13 of the Warwick District Local Plan 1996-2011:

(i) no development shall commence unless or until a scheme for such provision or improvement (identifying the size/extent, location and specification of the space and works) has been submitted to and approved in writing by the Local Planning Authority; and

(ii) the dwellings hereby permitted shall not be occupied until the scheme so approved has been implemented.

REASON: To ensure the necessary infrastructure and facilities are provided in accordance with Policy SC13 of the Warwick District Plan 1996 – 2011.
- 5 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be

maintained strictly in accordance with manufacturer's specifications.

REASON: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

- 6 If an air source heat pump is chosen as the method to comply with the requirement for renewable energy, noise arising from the air source heat pump(s) permitted, when measured one metre from the facade of any noise sensitive premises, shall not exceed the background noise level by more than 3dB (A) measured as LAeq (5 minutes). If the noise in question involves sounds containing a distinguishable, discrete, continuous tone (whine, screech, hiss, hum etc.) or if there are discrete impulses (bangs, clicks, clatters, thumps etc.) or if the noise is irregular enough to attract attention, 5dB(A) shall be added to the measured level. **REASON:** To protect the amenities of the occupiers of nearby properties in the locality in accordance with Policies DP2 & DP9 of the Warwick District Local Plan 1996-2011.
 - 7 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.
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