

Planning Committee: 02 November 2005

Item Number: 04

Application No: W 05 / 1360

Registration Date: 16/08/05

Town/Parish Council: Kenilworth

Expiry Date: 11/10/05

Case Officer: Penny Butler

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143 Whitemoor Road, Kenilworth, CV8 2BQ

Erection of ground and first floor front, side and rear extensions. FOR Mr & Mrs R Troiolou

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

SUMMARY OF REPRESENTATIONS

Town Council: "Members OBJECTED to the frontal aspect of the design as they considered it to constitute a terracing effect that was detrimental to the street scene."

Neighbours: No representations received.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
The 45 Degree Guideline (Supplementary Planning Guidance)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

There is no history of planning applications on the site.

KEY ISSUES

The Site and its Location

This 1950's detached dwelling is part of a group of similarly styled houses which have hipped roofs, set back detached garages and bay windows. The area is primarily characterised by detached dwellings with spaces of at least one metre between, although some of the dwellings are set very close or on their side boundaries.

Details of the Development

It is proposed to erect a two storey side and rear extension, single storey front porch and a further single storey rear extension. The two storey side

extension has been moved away from the side boundary since originally submitted to provide a gap of one metre between the side wall and the plot boundary. The single storey rear extension is 3.1 metres in depth, set 0.2 metres off the side boundary with the adjacent neighbour at no. 145. In order to accommodate the new extension, the garage would be reduced in length by 0.3 metres.

Assessment

The two issues to consider are impact on neighbouring amenity and impact on the character of the surrounding area.

The extensions do not breach a 45 Degree Guideline to no.145 as they have their detached garage and side access on this side, so it is not considered that there would be an unreasonable loss of light or general amenity to the rear of this neighbour.

Number 141 has planning permission (allowed on appeal) for large single storey side and rear extensions, and a similar two storey side extension. The approved single storey rear extension and conservatory on the back of this would project over 6.0 metres from the original house. The proposed two storey rear extension on the applicant's property would breach a 45 Degree Guideline from the existing ground floor window of no. 141 by 0.65 metres, however, given the neighbour's existing permission and their clear intention to build (they have recently submitted minor amendments to their scheme) the actual impact would be negligible. A first floor side en suite window is proposed, which would be subject to a condition for obscure glazing and a top opening light only, in order to limit overlooking.

The proposed extensions would not detract from the character and amenity of the surrounding area, as there are a variety of house types in the vicinity, and those in this group of similar houses have been subject to alterations. The two storey side extension has been set off the side boundary 1.0 metre, as is normal design guidance, in order to prevent the creation of a terracing effect and give clear visible separation at first floor. The front wall of the first floor extension has also been set back significantly resulting in a set down roof and subsidiary appearance to the extension.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) (nos. 6074-01A and 6074-03A), and specification contained therein, submitted on 14 October 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.
 - 4 The first floor window in the side elevation of the extension hereby permitted shall be top-opening and obscure glazed and retained as such at all times thereafter. **REASON** : To protect the amenity of the occupiers of nearby properties.
 - 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission, shall be placed at any time in the side elevations of the extension. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected.
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