

Planning Committee: 27 November 2012

Item Number: 20

Application No: W 12 / 1281

Town/Parish Council: Kenilworth
Case Officer: Liz Galloway

Liz.galloway@warwickdc.gov.uk
01926 456528

Registration Date: 23/10/12

Expiry Date: 18/12/12

17 Greville Road, Kenilworth, CV8 1EL

Erection of a single storey front extension; two storey side extension and single storey rear extension FOR Mr S Singh

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The applicant seeks to construct a single storey front canopy extension and porch; a two storey side extension to create a lounge, shower and boiler room with bedroom and en-suite above, and a single storey rear extension to create a breakfast/kitchen/utility room.

The application has been amended to reduce the height of the extension so that it is subservient to the dwelling, and to obscure glaze windows on the side elevation at first and second floor.

THE SITE AND ITS LOCATION

The application property is a 3 bedroom detached dwelling with integral garage located to the North West of Greville Road. The property is within a residential area and is surrounded by properties.

PLANNING HISTORY

There is no relevant planning history.

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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Objection on grounds of overdevelopment of the site and out of keeping with the street scene and other properties.

2 public responses: Objects on grounds of parking, out of character with the street scene, loss of privacy, loss of light, noise and disturbance and traffic generation and access.

WCC Ecology: The roof of the house seems to be in sound condition and does not appear to present any obvious access points that could be used by bats. When the location of the property is also considered, the likelihood of the proposed works impacting upon bats is low. Survey work is not considered necessary.

ASSESSMENT

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

- The impact on the street scene
- The impact on the living conditions of nearby dwellings

The impact on the street scene

The proposed extensions will be situated on the front, side and rear of the property, however, the rear extension will not be very visible within the street scene and will have no detrimental impact on Greville Road. Furthermore, the two storey side extension 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. Also, it is considered that the proposed development will not be very visible to any other public highway, and, therefore, will meet the Councils' adopted Residential Design Guide and will comply with Warwick District Council Local Plan Policy DP1.

The impact on the living conditions of nearby dwellings

Number 15 Greville Road lies adjacent the South Western boundary of the application site and has 2 side facing obscure ground floor windows and 1 large rear ground floor kitchen window. It is considered that in relation to windows belonging to habitable rooms at number 15 Greville Road, the proposal would meet in principle, the Councils adopted 45 degree guideline and would comply with Warwick District Local Plan Policy DP2.

Number 19 Greville Road lies adjacent the North Eastern boundary of the application site and has no side facing ground or first floor windows and it is considered that any habitable rear or front facing windows would meet in principle, the Councils adopted 45 degree guideline and would comply with Warwick District Local Plan Policy DP2.

Furthermore, it is considered that there will be no significant impact on any other adjoining properties in relation to loss of light, outlook or privacy subject to the upper floor windows on the side elevation being obscure glazed and that the development complies with the Councils adopted Distance Separation Guidance.

Other matters

Due to the scale of the proposed extensions the applicant has submitted details showing how 10% of the energy required is to be provided by renewables. However, as these proposals are not considered acceptable, a condition is recommended to be attached to the decision to ensure satisfactory details are provided prior to commencement of development.

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 Councils adopted Vehicle Parking Standards.

WCC Ecology have commented on this application site, however, they are satisfied that the house is in sound condition and does not appear to present any obvious access points for bats, and are of the opinion that the impact on bats is low. Therefore, it is considered that a cautionary bat note would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

The site has satisfactory recycling and waste storage facilities and a generous plot size to support any increase in waste disposal needs.

CONCLUSION/SUMMARY OF DECISION

In conclusion, the proposed single storey front extension; the two storey side extension and the single storey rear extension are acceptable in terms of their character and appearance within the street scene and do not significantly impact on the amenities of surrounding neighbours and should therefore be approved.

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 application form, site location plan and amended approved drawing 002A, and specification contained therein, submitted on 13th November, 2012. **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 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) the windows serving the first and second floors to be formed in the North East facing

elevation of the two storey side extension hereby permitted shall only be glazed or re-glazed with obscure glass and any opening part of any window shall be at least 1.7m above the floor of any room in which the window is installed. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.

- 4 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times 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.
