

Planning Committee: 13 August 2013

Item Number: 10

Application No: W 13 / 0886

Town/Parish Council: Kenilworth
Case Officer: Liz Galloway

Registration Date: 27/06/13

Expiry Date: 22/08/13

01926 456528 Liz.galloway@warwickdc.gov.uk

8 Thickthorn Close, Kenilworth, CV8 2AF

Erection of first floor side extension and single storey front extension FOR Mr
Hirons

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 first floor front/side and rear extension over
existing ground floor extensions and to erect a single storey front extension.

THE SITE AND ITS LOCATION

The application property is a detached dwelling with a single integral converted
garage within a modern housing area.

PLANNING HISTORY

W89/1017 - First floor side extension: planning permission granted.

RELEVANT POLICIES

- 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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 -
2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

- National Planning Policy Framework
- Distance Separation (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - Object on the grounds of the infringement of the 45 degree guideline, overdevelopment and that the drawings are misleading. They recommend a site visit.

1 public response (6 Thickthorn Close): Object on the grounds of the proximity to the boundary at first floor level, the incorrect roof plan, the corridor affect of the development, the loss of light, lack of clarity relating to an affected window, and the impact on the side facing window and on the character of the area.

WCC Ecology: recommend a bat and bird note

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
- Renewable Energy
- Parking
- Ecology Issues

The impact on the street scene

The extensions whilst substantial are considered to be designed in a manner which is subordinate to the existing property and will create a subservient form of development which respects the character of the existing dwelling. Although the extensions will be visible within the street scene, it is considered that due to their size, design and position, there will be no serious or detrimental visual impact. Furthermore, the extensions will be set one metre off the side boundary and will be constructed using similar materials to those used on the existing dwelling. Therefore, it is considered that the proposal 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

Number 10 Thickthorn Close lies adjacent the south east boundary of the application site and will only lie immediately alongside the proposed front single storey extension. It is considered that there will be no significant loss of light, outlook or privacy to this property and that the 45 degree guideline is achieved and there will be no significant impact on the residential amenities of this property.

Number 6 Thickthorn Close has objected to the proposed development as summarised above. It is considered that the 45 degree guideline is achieved and that the 4.5 metre gap between the proposed first floor side extension and this neighbours side facing study window would not significantly impact on the residential amenities of this property to the extent that planning permission could be refused. The proposed first floor side facing window is to a bathroom and is proposed to be obscurely glazed.

The proposed rear first floor extension meets the Councils' adopted Distance Separation Guideline and, therefore, it is considered that there will be no significant impact on any rear neighbours.

Renewable Energy

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables in accordance with Policy DP13 and the associated SPD would not be appropriate.

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

WCC Ecology consider that this application in its present form is acceptable and complies with Warwick District Council Policy DP3. They advise that a cautionary bat and bird note is required.

SUMMARY/CONCLUSION

In conclusion, it is considered that the proposed first floor side/rear extension and single storey front 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 such as would support 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 drawing(s) *****, and specification contained therein, submitted on *****. **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 window in the north elevation 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 or the privacy of future users and occupiers of the development hereby permitted and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.

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