

Planning Committee: 02 November 2005

Item Number: 07

Application No: W 05 / 1465

Registration Date: 01/09/05

Town/Parish Council: Kenilworth

Expiry Date: 27/10/05

Case Officer: Martin Haslett

01926 456526 planning_west@warwickdc.gov.uk

15 Highland Road, Kenilworth, CV8 2EU

Erection of ground floor extension after demolition of existing FOR Mr Tatman

This application was originally presented to Committee due to an objection from the Town Council having been received. At the meeting on 11 October consideration was deferred so that a site visit could be made.

SUMMARY OF REPRESENTATIONS

Town Council: Objection is raised on the grounds that the size and design of the extension would adversely impact upon both neighbours, in particular no.17 Highland Road.

Members also expressed concern over possible breach of the 45 degree rule in respect of No.13 Highland Road.

If the District Council Planning Committee is minded to approve the application they are strongly recommended to first undertake a Site Visit.

Neighbours: No.17 Highland Road - Possible loss of light; design of building not coherent with existing.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

The 45 Degree Guideline (Supplementary Planning Guidance)

PLANNING HISTORY

A previous planning application was submitted for a two storey rear extension (Ref: W05/0584) which was withdrawn as the proposal did not comply with planning policy.

KEY ISSUES

The Site and its Location

The application site relates to a two storey detached property with basement garage area below. The adjoining neighbours are of a different design and

scale, one a two storey detached property, the other a single storey detached bungalow.

The properties within the streetscene are fairly well distanced apart and set well back from the street.

There is currently a flat roof extension to the rear of the application site which is close to the boundary with no.17 Highland Road, a bungalow. There is a 1.8m boundary fence and also vegetation on this boundary which exceeds this height .

No.13 Highland Road is a two storey property which has a conservatory on the rear elevation.

Details of the Development

The existing rear single storey extension to the property projects 2.5m into the rear garden of No.15 Highland Road. The proposal results in an increase in depth of this rear element by 2m, increasing the overall depth to 4.5m. The proposal will be set off both neighbouring boundaries. The proposed extension incorporates the addition of a low pitched roof incorporating a velux/sky light.

Due to the topography of the application site, the rear extension will sit slightly higher than a regular ground floor extension. The extension has a staircase leading down from the extension into the garden.

Assessment

The key issue in this case is the impact on the neighbouring properties.

With regard to the possible impact on No.13 Highland Road, I am of the opinion that the distance separation between the two properties, combined with the space between the extension and the boundary means that the development would not result in a major adverse impact.

The original scheme for a two storey rear extension was considered to adversely impact upon the neighbouring corner window to the lounge of No.17 Highland Road. However, with this revised scheme of only a single storey rear extension, which only projects a further 2m than the current extension, the light which enters this property will not be seriously affected. Furthermore, this is not the only window to this room.

In visual terms, the majority of the extension would be screened by the existing boundary fence and landscaping close to the site boundaries.

In conclusion, I am of the opinion that the appearance of the proposal will be in keeping with the overall character of the property and will not create any adverse effects upon the adjoining dwellings .

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 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 approved drawing 2504/6, and specification contained therein, submitted on 1st September 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.
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