

Planning Committee: 12 July 2005

Item Number: 07

Application No: W 05 / 0786

Registration Date: 09/05/2005

Town/Parish Council: Cubbington

Expiry Date: 04/07/2005

Case Officer: Joanne Fitzsimons

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27 Kenilworth Road, Cubbington, CV32 7TN

Erection of 2 bungalows after demolition of existing and outbuilding together with associated works FOR Mrs J S Watkinson

This application was deferred at Planning Committee on the 23 June 2005, to enable a site visit to take place on 9 July 2005. The report which follows is that which was presented previously, including comments previously included in the addendum.

SUMMARY OF REPRESENTATIONS

Parish Council: Objection: "That the access is too narrow for emergency vehicles, the construction of two dwellings is over-development of the site and in relation to the neighbouring properties, and there are concerns about noise, pollution, restriction of access and nuisance caused by vehicles travelling along the narrow shared access."

WCC Highways: No objection.

Neighbours: 6 letters raising objection on the following grounds:

- Not in-keeping with the surrounding area; on a small piece of land at the bottom of gardens in Dunblane Drive, creating over-development.
- 2 bungalows is unacceptable on this site close to garden boundaries, creating noise and disturbance along a very narrow access. Furthermore, the resident at no.25 Kenilworth Road will lose part of the use of driveway currently enjoyed by the creation of a low wall. This will mean having to reverse out onto Kenilworth Road.
- The height of the existing bungalow has minimal impact, however the design of the new bungalows are larger making the site very cramped; also loss of light to our gardens as they are north facing.
- Additional traffic would result in atmospheric and noise pollution, harmful to a child who has a medical condition living at No.100 Dunblane Drive; difficult to access by a fire engine in emergency; no apparent existing commercial use on site; difficult to assume the properties will be occupied by older people as this cannot be guaranteed.

A further 10 neighbour objections were reported in the addendum on the grounds that the site is too small to accommodate 2 bungalows and will be their very nature and presence cause considerable intrusion to Dunblane Drive which backs onto the site. The existing bungalow should be renovated; an additional unit will cause unacceptable conditions and will not enhance the

area but in fact will change its character. The proposal is out of keeping with the surroundings, intrusion of privacy, detrimental to house prices.

1 Letter of support has been received outlining that the development will help keep the area clean and tidy and improve the semi-derelict plot.

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)
PPG3 - Housing (Government Guidance)
Distance Separation (Supplementary Planning Guidance)

PLANNING HISTORY

In 1990 , (reference W90/0172) planning permission was granted for a replacement bungalow together with a double garage. In 2004 , (reference W04/1779) an outline application was received which proposed 2 bungalows on site (following the demolition of the existing buildings on site). This application was withdrawn. A further outline application (reference W05/0014) for two bungalows was refused permission under delegated powers on the grounds that the bungalow on the east side of the site would have an over-dominant effect on the adjoining properties, particularly nos. 98 and 100 Dunblane Drive which have gardens of limited depth. Furthermore, the refusal reason cited increased noise and disturbance at the awkward entrance of the site and a potential hazard between pedestrians and vehicles using the site and conflict between vehicles using the access track if a vehicle was parked in front of the garage at no. 27a Kenilworth Road.

KEY ISSUES

The Site and its Location

The site relates to a piece of land accessed off Kenilworth Road between numbers 25 and 27a. It is semi-derelict with an existing, modest single storey bungalow (known as 27 Kenilworth Road) and a workshop/shed. It is in a residential area surrounded by gardens serving properties in Dunblane Drive and Kenilworth Road and measures approximately 656m².

Details of the Development

The proposal seeks to demolish the existing bungalow and workshop and replace with 2 bungalows together with alterations to the access and provision of a new garage to serve 27a as its existing garage is to be converted into a habitable room. This is a full detailed application as opposed to the previous outline applications.

Bungalow 1 is to be sited along the western side of the site, nearer to 27a Kenilworth Road than the existing bungalow on site, 4.3 metres from the boundary with nos. 104 and 106 Dunblane Drive. Bungalow 2, would be sited in the position of the workshop, 3.5 metres from the boundary with nos. 98 and 100 Dunblane Drive. The distance between the two dwellings would be 17 metres (measured front to front). Bungalow 1 would measure 4.3 metres at its highest point, whereas bungalow 2 would measure 4.3 metres at its highest point, reducing to 3.7 metres as the ground slopes, meaning that part of the building will be set into the ground.

It is proposed to erect a double garage in the rear garden of no. 27a Kenilworth Road which would also be accessed by this track measuring 3.4 metres in width. As the existing garage to no. 27a Kenilworth Road is to be blocked up, this allows for the creation of a turning space and parking for visitors, thus allowing sufficient space to allow 2 vehicles to pass each other before travelling down the access track. The proposal also makes accommodation for bin storage at the entrance to the site.

Assessment

In seeking to demonstrate that this application addresses the reasons for refusing the previous scheme, the siting and layout of the dwellings have been altered thereby moving them further away from the properties in Dunblane Drive. The access arrangements now allow for a parking and turning area at the front of no. 27A to minimise the possibility of vehicular conflicts near the site entrance.

Whilst I am mindful of the objections received to this proposal, I consider the main issue to be whether an additional bungalow on this site is acceptable. Given that the site circumstances have not substantially changed since 1990, the replacement of the existing bungalow with one unit in my view has been established in principle. With regard to the second unit, known as bungalow 2, I consider the amended location, hipping the roof away from the boundaries to be acceptable in terms of impact on neighbour's outlook and amenity. I accept that properties in this part of Dunblane Drive have gardens of limited depth, however I am of the opinion that a distance separation of 16 and 17 metres between a single storey and two storey house to be reasonable.

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 number 295/10/A and specification contained therein, 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 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 development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : This site is of a restricted size and configuration and is in close proximity to other dwellings. It is considered appropriate therefore to retain control over future development to ensure that the residential amenity of this locality is protected in accordance with the provisions of District-Wide Policy ENV3 of the Warwick District Local Plan.
- 4 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **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.
- 5 The proposed turning space and car parking area for the development hereby permitted shall be constructed, surfaced, laid out and available for use prior to the first occupation of the development hereby permitted, in accordance with details which have previously been approved by the District Planning Authority. **REASON** : To ensure that adequate parking facilities are available, in accordance with the requirements of Policy ENV3 of the Warwick District Local Plan.
- 6 No development shall be carried out on the site which is the subject of this permission, until details of the proposed low wall and boundary treatment have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **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.
- 7 A landscaping scheme for the whole of those parts of the site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those

originally required to be planted. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.