

Application No: [W 20 / 1217](#)

Town/Parish Council: Kenilworth

Case Officer: Rebecca Compton

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Registration Date: 05/08/20

Expiry Date: 30/09/20

34 Watling Road, Kenilworth, CV8 2HS

Erection of two storey dwelling (to be attached to No.34). FOR Mr L Dixon

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

RECOMMENDATION

That planning permission should be granted.

DETAILS OF THE DEVELOPMENT

The proposal seeks to erect a two storey dwelling that will be attached onto 34 Watling Road and will continue the existing run of terraced dwellings. Parking will be provided to the rear of the dwelling with a new rear access off Webster Avenue.

THE SITE AND ITS LOCATION

The application property occupies a corner position between no.34 Watling Road and no.36 Watling Road. The site as existing forms part of the garden land serving no.34 Watling Road. The dwellings in the immediate context consist of terraced dwellings that are set back from and are elevated above the level of the carriageway. Parking in this area is predominantly on street.

PLANNING HISTORY

W/20/0343 - Erection of a single storey garage at the rear on 34 Watling road, accessed from Webster Avenue - Granted

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan 2011-2029

- H1 - Directing New Housing
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR3 - Parking

- NE3 - Biodiversity
Guidance Documents

- Parking Standards (Supplementary Planning Document)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- Residential Design Guide (Supplementary Planning Document- May 2018)

Kenilworth Neighbourhood Plan (2017-2019)

- KP12 - Parking Standards
- KP13 - General Design Principles

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Object on the grounds of impact on the street scene and impact on neighbouring amenity.

WCC Highways: No objection.

WCC Ecology: Requested initial bat survey.

WDC Waste Management: No objection.

Public response: two letters of objection raising concerns over impact on the street scene, neighbouring amenity and parking.

ASSESSMENT

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

- Principle of development
- Impact on character and appearance of the area
- Impact on the living conditions of nearby dwellings
- Car parking and highway safety
- Other matters

The principle of the development

Local Plan policy H1 directs new housing to the urban areas, the site is located within the urban area of Kenilworth. The proposal seeks to erect a new dwelling attached onto 34 Watling Road, given the application site is located within an urban area, the principle of the replacement of the development is acceptable.

The proposal therefore complies with Local Plan policy H1.

The impact on the character and appearance of the area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and

should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 2011 - 2029 Policy BE1 seeks for development to be constructed using appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide SPD sets out steps which should be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

Kenilworth Neighbourhood Plan policy KP13 requires developments to achieve a standard of design that is appropriate for the area. Policy KP13 also requires developments to respond positively to site characteristics and surroundings in terms of layout, density, scale, height, proportions, massing, orientation, architectural detailing, materials and landscape.

The design of the dwelling has been amended to appear more in keeping with the existing run of terraces with cladding to the upper half of the building instead of render and fenestration of a similar size and appearance to the existing dwelling at no.34 Watling Road. As revised, the design is considered acceptable in the street scene.

The new dwelling has been designed so that it is read within the street scene in the same way as the adjoining run of terraced properties. The dwelling is stepped up slightly from the existing host dwelling at no.34 Watling Road to retain the character of the run of terraces that step up in line with the gradient of the land. The dwelling will be finished in matching brickwork to the lower half of the building with modern cladding to the upper half which seeks to replicate the design of dwellings in the street scene that benefit from brickwork to the lower half of the building and hanging tile to the upper half of the building. The building is of a similar size and scale to the adjacent terraced dwellings to conform with the street scene.

The application site occupies a large corner plot situated between two rows of terrace dwellings, the proposal will still retain a substantial gap between the application site and the neighbouring dwelling at no.36 Watling Road and will be situated around 4m from this dwelling at the nearest point. A dwelling in this location would not be detrimental to the street scene and the proposed dwelling will form a continuation of the existing terraced properties.

The Town Council have objected to the proposal on the grounds that the development does not harmonise with the neighbouring properties and the street scene. However, officers are satisfied that the development would not have a harmful impact on the street scene.

Overall, officers do not consider there would be any resulting visual harm to the general character and amenity of the area. The proposed new dwelling would not

be detrimental to the appearance of the street scene, nor would the proposals compromise the sense of openness at this corner position. The development is considered to be acceptable in this regard and therefore in accordance with Local Plan policy BE1 and Kenilworth Neighbourhood Plan.

Amenity

Warwick District Local Plan policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide SPD provides a framework for policy BE3, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45° line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

Kenilworth Neighbourhood Plan policy KP13 requires new developments to have regard to the impact on the residential amenity of existing future residents.

The impact on the living conditions of nearby dwellings

The proposed dwelling would not breach the Council's adopted 45° to the adjoining property at no.34 nor the nearest neighbouring dwelling at no.36 Watling Road. There are no dwellings located to the rear of the dwelling that could be impacted by the development. The existing dwelling would still benefit from private amenity space in excess of the 50sqm required for a 3 bed dwelling. The proposed dwelling benefits from a side facing clear glazed window, whilst this is located at first floor, the land level changes between the application site and the neighbouring dwelling at no.36 Watling Road would result in this window being in line with the ground floor level of the adjacent building. Owing to the land level changes, officers are satisfied that whilst the window is at first floor level of the proposed dwelling, it would not result in overlooking or loss of privacy to the neighbouring dwelling at 36 Watling Road.

Officers do not consider there would be any resulting harm to the amenity of the closest neighbouring properties by reason of loss of light, outlook or loss of privacy. The proposal would comply with Local Plan policy BE3 and Kenilworth Neighbourhood Plan.

Amenity of future occupiers

All habitable rooms benefit from adequate levels of light and outlook. As a 3 bed dwelling the dwelling is required to provide a minimum of 50sqm of private amenity space. The proposal provides in excess of the required 50sqm.

The proposal provides an acceptable level of amenity for the future occupiers and complies with Local Plan policy BE3 and Kenilworth Neighbourhood Plan.

Car parking and highway safety

The proposal seeks to provide an area of hardstanding to the rear of the dwelling that will accommodate two off road parking spaces with a new access drive off Webster Avenue which has been approved under a recent application. The proposed dwelling as a 3 bed would be required to provide 2 off road parking spaces, therefore, the proposal complies with the adopted Parking Standards SPD.

Concerns have been raised from local residents that the future occupants may park to the front of the dwelling as this would be more convenient than parking to the rear, these concerns are due to the lack of available parking to the front of the dwellings. Whilst these concerns are noted and understood, there is nothing to suggest that parking to be provided to the rear of the dwelling will not be used.

Officers are satisfied that adequate parking is to be provided and complies with the adopted Parking Standards SPD, Local Plan policy TR3 and Kenilworth Neighbourhood Plan policy KP12.

Ecological impact

The County Ecologist has requested a bat survey to determine the presence of bats in the existing dwelling at no.34 Watling Road which has been provided.

Other Matters

Low Emissions

The proposal will result in additional vehicular movements and therefore there is a requirement for the provision of an electric charging point in accordance with the Council's adopted Air Quality SPD. The proposed site plan indicates an electric charging point will be provided in accordance with the adopted strategy, a condition requiring details of the charging point is considered necessary and reasonable and so will be added.

Water Efficiency

A condition to ensure compliance with Policy FW3 will be added to any approval granted.

Waste

Waste and recycling storage could be accommodated within the site boundaries and out of sight of the public highway to the rear of the property.

SUMMARY/CONCLUSION

The principle of developing this site is acceptable and the development would not give rise to any harm to the general character and visual amenities of the area

nor would there be any impacts on the amenity of neighbouring properties. There would also be no detriment to highway safety.

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) 2013-05 rev A, 2013-06 rev A, 2013-07 rev A, 2013-08 rev A, 2013-09 rev A, and specification contained therein, submitted on 30th October 2020. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 3 No development shall be carried out above slab level unless and until samples of the external facing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **Reason:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
- 4 Prior to the occupation of the dwelling(s) hereby permitted, one 16amp (minimum) electric vehicle recharging point (per dwelling) shall be installed in accordance with details first submitted to and approved in writing by the Local Planning Authority (LPA). Once the electric vehicle recharging point(s) has been installed, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging point(s); (2). A technical data sheet for the electric vehicle recharging point infrastructure; and (3). Confirmation of the charging speed in kWh. Thereafter the electric vehicle recharging point(s) shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded). **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document.
- 5 The development hereby permitted shall not be occupied unless and until a scheme showing how a water efficiency standard of 110 litres per person per day based on an assumed occupancy rate of 2.4 people per household (or higher where appropriate) will be achieved has been submitted to and approved in writing by the Local Planning Authority.

No dwelling/ unit shall be first occupied until the works within the approved scheme have been completed for that particular dwelling / unit in strict accordance with the approved details and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **Reason:** To ensure the creation of well-designed and sustainable buildings and to satisfy the requirements of Policy FW3 of the Warwick District Local Plan 2011-2029.
