

**Planning Committee:** 17 July 2018

**Item Number:** 9

**Application No:** W 18 / 0902

**Town/Parish Council:** Kenilworth

**Case Officer:** Rebecca Compton

01926 456544 rebecca.compton@warwickdc.gov.uk

**Registration Date:** 14/05/18

**Expiry Date:** 09/07/18

**24 Courthouse Croft, Kenilworth, CV8 2QZ**  
Erection of single storey side extension FOR Mr Rae

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This application is being presented to Committee due to the number of objections and an objection from Kenilworth Town Council having been received.

**RECOMMENDATION**

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

**DETAILS OF THE DEVELOPMENT**

The proposal is for a single storey side extension.

**THE SITE AND ITS LOCATION**

The application property is a two storey semi-detached dwelling located within a highly built up residential area, situated at the end of Courthouse Croft, Kenilworth. The Permitted Development Rights have been removed for this property.

**PLANNING HISTORY**

No relevant planning history.

**RELEVANT POLICIES**

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)

## **SUMMARY OF REPRESENTATIONS**

**Kenilworth Town Council:** Object on the grounds that the proposal is unneighbourly, overdevelopment and doesn't retain sufficient parking for two cars.

**WCC Ecology:** Recommend informative notes relating to bats and nesting birds.

**Public Response:** 6 Letters of objection have been received on grounds of loss of light, privacy, overlooking, refuse and parking.

## **DETAILS OF THE DEVELOPMENT**

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## **THE SITE AND ITS LOCATION**

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## **PLANNING HISTORY**

No relevant planning history.

## **ASSESSMENT**

The key issues relating to this proposal are:

- Design and impact on the street scene
- Parking
- Impact on the amenity of neighbouring properties

### Design and impact on the street scene

The proposed single storey side extension is in line with the existing front elevation of the building. The extension will be constructed of matching brick and tile to compliment the existing property and surrounding area. The design of the proposed extension is considered acceptable. The proposed extension is set in from the side boundary and therefore no part of the extension will overhang to the neighbouring property. The existing property is set back from the road and benefits from a large drive. There is space to store bins to the front of the property in line with other properties in the street scene which would not be out of character within the street scene.

The proposal is therefore considered to comply with Local Plan policy BE1 and the Residential Design Guide SPG.

## Parking

The property is required to provide two off road parking spaces in accordance with the Vehicle Parking Standards SPD. The property currently has sufficient space for two cars and therefore the proposal will need to retain this level of off road parking. The property benefits from a large drive in which part of the public footpath has been incorporated into the driveway. The case officer has consulted the Highways Authority on this matter and they have raised no objection to the current driveway and have commented that a number of properties in the immediate area have incorporated the public footpath into their gardens/driveways. Due to the number of examples of this in the street scene, the Highways Authority have commented that they will not be taking action on this matter. The proposal will retain sufficient space for the parking of two cars and therefore is considered to comply with the current Vehicle Parking Standards.

## Impact on the amenity of neighbouring properties

The proposed side extension will not breach the Council's adopted 45° line from either of the neighbouring properties at Nos.26 and 22 Courthouse Croft. The neighbouring property at No.26 Courthouse Croft benefits from a secondary window to the side of the property serving the kitchen. Whilst the proposed extension would bring a brick wall closer to the property at No.26, the kitchen does benefit from another window to the front of the property and therefore it is considered there is sufficient light to this room. In terms of outlook, the existing side window to the neighbour is currently facing a fence and a blank wall and whilst the proposed extension would bring built development closer to the house this would not result in material harm and there would be adequate levels of outlook from the other window. The proposal is therefore considered not to result in material harm to the living conditions of the occupiers of the neighbouring properties in terms of loss of light and outlook and thus complies with Local Plan policy BE3 and the Residential Design Guide SPG.

## **Conclusion**

The objections received are noted, however, for the reasons outlined there is considered to be no material harm as a result of the proposed development.

The proposed side extension is considered of an acceptable design for the area and does not create a negative impact upon the amenity of neighbouring properties in terms of loss of light, outlook and privacy. In addition the proposal retains sufficient parking for two cars in accordance with the adopted guidance. The application is therefore recommended for approval.

## **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 002, and specification contained therein, submitted on 14th May 2018. **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 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 BE1 of the Warwick District Local Plan 2011-2029.
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