

Planning Committee: 27 February 2018

Item Number: 19

Application No: [W 18 / 0059](#)

Town/Parish Council: Kenilworth
Case Officer: Emma Booker

Registration Date: 17/01/18

Expiry Date: 14/03/18

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31 Offa Drive, Kenilworth, CV8 2GZ

Erection of two storey rear extension FOR Mrs Taylor

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The application seeks permission for the erection of a two storey rear extension built using matching materials.

THE SITE AND ITS LOCATION

The application site relates to a semi-detached bungalow located on the east side of Offa Drive, Kenilworth. The street scene consists of pairs of semi-detached bungalow dwellings. Rear dormer windows to give second floor accommodation are a common feature within Offa Drive.

PLANNING HISTORY

The property has an existing rear single storey extension.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)

Guidance Documents

- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - Objection on grounds of loss of light and privacy to neighbour's conservatory, protrudes unacceptably, overlooking and loss of privacy and would set an undesirable precedent.

Ecological Services - No objection, recommend nesting bird and bat notes.

Public Response - 5 objections have been received on the following grounds: Too big in scale, obtrusive, out of character with the area, will set an undesirable precedent, loss of light to conservatory, loss of privacy, unneighbourly development.

ASSESSMENT

The impact on the neighbouring properties

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. The Council's Residential Design Guide SPG provides a design framework for Policy BE3 and states that extensions should not breach a 45 degree line taken from the nearest habitable room of a neighbouring property. This serves to protect the extent to which neighbours can enjoy their own dwellings without undue disturbance or intrusion from nearby uses.

Objections have been raised on grounds of loss of light and privacy to the neighbouring dwellings. The two storey rear extension does not breach the 45° line from the neighbouring property at No.29 Offa Drive. The proposed two storey extension is to extend out from the rear of No.31 Offa Drive to the same depth as No.29's rear extension (conservatory). It is therefore considered that the proposed two storey rear extension will not lead to material harm by reason of loss of light or outlook. It is considered that the proposed extension cannot be considered to be obtrusive. It was noted from the officer's site visit that the roof of the conservatory at No.29 Offa Drive is not transparent, and therefore the two storey extension will be not be visible from inside. In any case, it should be noted that conservatory's are not afforded a greater level of protection than brick built structures.

The two storey rear extension does not breach the 45° line from the neighbouring property at No. 33 Offa Drive.

When considering whether the proposed two storey extension will impact on the privacy of the neighbours, it is important to note that the proposed extension is no greater in depth than the existing conservatory. It is also important to recognise that the character of the area is one where there is an element of mutual overlooking between properties. No.31 Offa Drive has an existing rear

dormer window, positioned on the right hand side of the roof slope with transparent and operable windows. From this window the applicant is able to look directly into the garden of No.29 Offa Drive. With this in mind, I do not believe that the two storey extension will have a significant impact on the privacy of its neighbours at No.29. The proposed two storey extension will not protrude unacceptably as it is equal in depth to the existing garden room extension.

No.27 Offa Drive objects on the grounds that the two storey rear extension will block light from entering his garden. While there may be some impact, it is not considered that there will be material harm such as to justify a reason for refusal.

Taking all of the above into account, it is considered that the proposal will not result in material harm to neighbour's amenity in terms of light, outlook or privacy and it therefore accords with Policy BE3 and the SPG.

Design of the proposed extension

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design.

The proposed two storey rear extension is subservient to the main dwelling as it is set down from the roof ridge of the main dwellinghouse. Currently there are no other two storey rear extensions similar to the one proposed in Offa Drive, and there are concerns that such development may set a precedent for similar development in the future. The proposed extension will be visible from the street but only through a narrow gap between Nos 31 & 33 Offa Drive. In addition, the materials used in the construction of the proposal are to match existing enabling the extension to blend into the form of the original dwellinghouse, again serving to minimise the impact on the character of the streetscene. It is therefore considered that the development will not harm the character and appearance of the area.

Summary/Conclusion

The proposal is considered to meet the requirements of Local Plan Policies BE1 and BE3 and 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(s) 1736/P/01, 1736/P/02, 1736/P/03 and specification contained therein, submitted on 11th January 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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