

Planning Committee: 05 January 2016

Item Number: 11

Application No: [W 15 / 1873](#)

Town/Parish Council: Kenilworth
Case Officer: Emma Spandley
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Registration Date: 11/11/15

Expiry Date: 06/01/16

14 Randall Road, Kenilworth, CV8 1JY

Erection of two storey rear extension and a single storey side/ front extension
(part retrospective application) FOR Mr Parry

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposed development consists of a two storey full width rear extension split into two with two ridges and a valley in between. The existing garage is to be demolished and a two storey side extension, a side shelter and a front porch erected in its place.

The proposed rear extension projects 4 metres from the rear of the dwelling at ground floor and 3 metres at first floor. The proposed side extension would be 1 metre off the side boundary with No.12. A previous extension for a similar development was granted on 2nd February 2015.

The main changes to the application which has already been started are:-

- Render to the two storey rear / side extension;
- change in design to the front porch extension;
- inclusion of Juliette balconies to rear, and
- change from single storey mono pitched roof to a flat glazed roof.

THE SITE AND ITS LOCATION

The application property consists of a detached house in a residential area just off the main retail street in the centre of Kenilworth. There is a driveway to the front and part of the rear garden has been fenced off with a large timber building under construction adjoining an unsurfaced track to the rear.

To the rear of the attached garage there is a side sheltered area approximately at the height of the neighbour's side window to the east which already affects

light into their side yard. The neighbour's side facing window is to a kitchen and another window faces towards the rear. The kitchen is long and narrow in shape.

PLANNING HISTORY

W/14/1698 - Erection of two storey side and rear extension, granted 2nd February 2015.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Objection. "Whilst Members had no reason to object to this application in its entirety, they objected to the porch. This is out of proportion, overbearing, extends the footprint and unneighbourly. It is detrimental to the streetscene".

WCC Archaeology: No objection.

WCC Ecology: No objection. Recommend a bat note.

Public Response: 4 objections have been received on grounds of loss of privacy, overlooking & the development being out of character with the area.

Assessment

Design and the impact on the character and appearance of the area

The objections of the Town Council and neighbouring properties are noted, however, there is not a uniform layout, design or house type within the street. Instead there are varying designs, types and sizes of properties that have been extended in a variety of ways. The proposed porch is large, however, it is a timber open structure, which allows views to the main elevation of the house, thereby reducing the overall impact.

It is considered that the proposed extension has a satisfactory subservient design and therefore complies with Adopted Local Plan Policy DP1 and the Residential Design Guide SPG.

Impact on neighbours

The proposed development has been tested against the Council's 45 Degree Guidance SPG. The proposal has a minimal intersection with the 45 degree line taken from the neighbour's bedroom windows and it is considered that there would be no material harm to the living conditions of the occupiers of the neighbouring properties in terms of loss of light or outlook. It is important to note that there is no change in this respect from the recently approved scheme. There is also no greater impact on the side window compared with the approved scheme.

It is considered that there would be no material loss of amenity to No.16 and that the impact on No.12 would be slight in terms of overbearing effects. For these reasons, it is considered that the slight impacts can be mitigated by painting the proposed side elevation facing towards No. 12 white and retaining it as such. This can be secured by condition.

The objections relating to Juliette balconies and overlooking are noted. However, the flat roof to the rear single storey element will be glazed and this area can be controlled by a suitably worded condition to ensure it is not used as a balcony.

Ecology

The Ecologist recommends that a bat note be attached to any approval granted.

Renewables

The Sustainable Buildings Statement submitted with the application does not provide details to demonstrate how 10% of the predicted energy requirement will be provided by renewables or a fabric first approach. However, it is considered that this can be secured by condition the proposal would accord with Policy DP13 and the associated SPD.

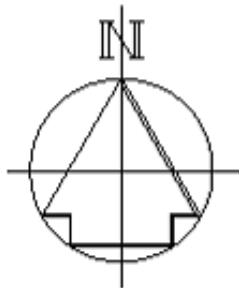
Summary/Conclusion

It is considered that the proposed extension has a satisfactory design, relationship with the parent building, an acceptable impact on neighbours, sits comfortably in the street scene and does not harm ecology. Therefore, the

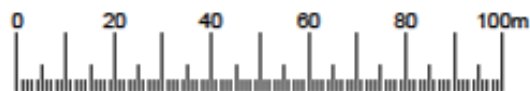
proposal is considered to comply with Adopted Local Plan Policies DP1 and DP2, the Council's 45 Degree Guidance and Residential Design Guide SPGs.

CONDITIONS

- 1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing no. M1526_PL_DRG_01 Rev 0, and specification contained therein, submitted on 11th November 2015. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 2 The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.
- 3 Within 3 months from the date of this permission, a scheme showing how either a). At least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). A scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. Within 3 months of the approval of the scheme the scheme shall be implemented in 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 that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 4 Within one month of the completion of the development hereby permitted, the whole of the side elevation of the development facing towards No.12 shall be painted white and retained as such at all times thereafter. **REASON:** In the interests of the amenities of the occupiers of nearby properties in accordance with Policies DP1 & DP2 of the Warwick District Local Plan 1996-2011.



LINEAR SCALE 1:1250



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Project: 14 Randall Road, Kenilworth

Client: Mr E Parry

Drawing Title: Site Location Plan

Scale: 1:1250 @ A4

Date: November 2015

Drawing Number: M1526_PL_DRG_03

Revision: 0



