

Planning Committee: 18 May 2021

Item Number: 8

Application No: [W 21 / 0123](#)

Town/Parish Council: Kenilworth

Case Officer: Thomas Fojut

01926 456539 thomas.fojut@warwickdc.gov.uk

Registration Date: 11/01/21

Expiry Date: 08/03/21

1 Mortimer Road, Kenilworth, CV8 1FS

Erection of two storey side extension, single storey rear extension and single storey front extension following demolition of existing brick sheds. FOR Mr David Butler

This application is being presented to Planning Committee as the spouse of the applicant is an employee of Warwick District Council.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Erection of two storey side extension, single storey front extension and single storey rear extension following demolition of existing brick sheds.

THE SITE AND ITS LOCATION

The application site relates to a two storey semi-detached dwellinghouse located on the east side of Mortimer Road, Kenilworth.

Dwellings within the street date from a similar period and are one of two house types. The houses are set back from the road by either modest landscaped front gardens, hard surfacing for off-street parking or a combination of the two.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document)
- Kenilworth Neighbourhood Plan
- Parking Standards
- General Design Principles
- KP15 - Environmental Standards of New Buildings

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - No objection. Advised that Officers should check for compliance with the Residential Design Guide SPD.

WCC Ecology - Recommend notes relating to bats, nesting birds and hedgehogs as protected species, are attached to any approval granted to this application.

ASSESSMENT

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

- Design of the proposed extension
- Impact on the amenity of neighbouring properties
- Parking
- Ecology

Design of the proposed extension

Warwick District Local Plan Policy BE1 states that development will be permitted where it positively contributes to the character and quality of its environment through good layout and design. The adopted Residential Design Guide SPD also sets out design principles to which development proposals will be expected to comply.

Kenilworth Town Council have no objection to the proposals, however they have advised that Officers should check for compliance with the Residential Design Guide SPD with particular reference to the side extension being out of symmetry with the neighbours' which abuts hipped and gabled roofs.

This comment has been noted, however the proposals are considered to be acceptable in design terms as it complies with the Residential Design Guide SPD for the reasons outlined below. Moreover, the design of the proposed extension relates to the design of the original building as a matching gabled roof shape and pitch is proposed. Furthermore, whilst the street contains a mix of hipped and gabled roofs the proposals match the roofs of the adjoining and adjacent pair of semi-detached dwellings.

In accordance with the Residential Design Guide SPD, the two storey side extension has been set down 225mm and set back 450mm as shown on the proposed elevations. Additionally, the two storey side extension is located over 1 metre from the boundary of the adjacent neighbouring property as demonstrated by the proposed site plan. This will provide a subservient form of extension and will not result in a terracing effect.

It is also noted that the neighbouring property at No.3 contains an existing front porch extension and single storey rear extension which are a similar design and scale to that proposed at the application property.

It is considered that the proposals are in keeping with the rest of the property, are an appropriate scale for the dwellinghouse and are not considered to appear at odds with the street scene. The proposals comply with the WDC Residential Design Guide SPD by introducing a matching roof shape and pitch, adopting appropriate materials and conforming with the aforementioned set down, set back and 1 metre distance separation.

The development is therefore considered to accord with the guidance set out in the Council's Residential Design Guide SPD, and Policy BE1 of the Warwick District Local Plan.

Impact on the amenity of neighbouring uses

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of nearby uses and residents, in terms of light, visual intrusion and privacy. The Council's Residential Design Guide SPD 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 against a material loss of light and outlook.

Following a site visit to the property and by viewing the existing and proposed plans, it is found that the proposals will not breach the 45-degree line taken from windows serving habitable rooms of adjacent properties, and as a result the proposals are considered acceptable in terms of impact on light and outlook. Overall it is not considered the scheme would result in material harm through overlooking or loss of privacy to neighbours. The proposed extension is therefore considered not to result in any material harm to the amenity of the neighbouring dwellings accords with Policy BE3 of the Local Plan and the Residential Design Guide SPD.

Parking

Policy TR3 requires all development proposals to comply with the parking standards set out in the most recent Parking Supplementary Planning Document.

The development proposes the creation of one additional bedroom within the extension area, increasing the total number of bedrooms in the dwelling to four.

The Warwick District Parking Standards SPD outlines that any property with four or more beds should include provision for three off street parking spaces, meaning an increase of one over what is currently required at the property.

No objections have been received in relation to parking. While it is assessed that the remaining driveway could accommodate at least two vehicles, one parking space will be lost by the proposal. However, the application form states that the current provision of 3 spaces will be retained via widening of the driveway as shown on the proposed site plan. As such the number of parking spaces will remain the same. It is considered appropriate to secure this by condition.

The proposal is therefore considered to be in accordance with Local Plan Policy TR3.

Ecology

The Ecology Department at Warwickshire County Council have recommended notes relating to bats, nesting birds and hedgehogs are attached to any approval granted.

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) 054/03, 054/04, 054/05 and specification contained therein, submitted on 11th January 2021 and approved drawing 054/06A and specification contained therein, submitted on 15th April 2021. **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.

- 4 The development hereby permitted shall not be occupied unless and until the car parking and manoeuvring areas indicated on the approved drawings have been provided and thereafter those areas shall be kept available for such use at all times. **Reason:** To ensure adequate off-street car parking and servicing facilities in the interests of both highway safety and residential amenity in accordance with Policies BE1, BE3 and TR3 of the Warwick District Local Plan 2011-2029.
-