

Planning Committee: 02 March 2022

Item Number: 8

Application No: [W 21 / 1490](#)

Town/Parish Council: Kenilworth

Case Officer: Thomas Fojut

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Registration Date: 04/08/21

Expiry Date: 29/09/21

33 Inchbrook Road, Kenilworth, CV8 2EW

Erection of proposed additional storey to existing bungalow; single storey rear extension; rooflights and chimney along with the rendering of the existing house and erection of a rear terrace FOR Mr B Gisbourne

This application is being presented to Planning Committee as Kenilworth Town Council object to the proposals.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

This application proposes the erection of an additional storey to the existing bungalow, a single storey rear extension, the installation of roof lights and chimney, proposed rendering of the existing house and the erection of a proposed rear terrace.

THE SITE AND ITS LOCATION

The application property is a detached single storey dwelling located on the south side of Inchbrook Road, Kenilworth. Dwellings within the street all date from a similar period and are one of several house types. All dwellings within the street are characterised by either large landscaped front gardens, hard surfacing for off-street parking or a combination of the two.

The street comprises of single storey and two storey dwellings however the part of Inchbrook Road the application property is located on is characterised by single storey dwellings.

PLANNING HISTORY

W/21/1491 - Notification for prior approval for a proposed larger home extension for the erection of a single storey rear extension; 6.00m depth; 3.40m height and 3.00m to the eaves. Prior approval not required September 2021.

W/21/1489 - Application for Prior Approval under Part 1, Class AA of the GPDO 2015 (as amended) for the proposed enlargement of a dwellinghouse by the construction of an additional storey, with the maximum height of the additional storey being 8.77m. Prior approval given December 2021.

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan 2011-2029

- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- TR3 - Parking

Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document- June 2018)

Kenilworth Neighbourhood Plan (2017-2019)

- KP12 - Parking Standards
- KP13 - General Design Principles
- KP15 - Environmental Standards of New Buildings

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council - objects to proposals on the following grounds:

- Inappropriate scale and massing;
- The proposals have a seriously detrimental effect on the amenity of the neighbouring property and streetscene;
- The design does not harmonise with or enhance the existing neighbourhood;
- The proposals are out of proportion with their surroundings.

WCC Ecology - Recommend notes relating to bats, nesting birds and hedgehogs are attached to any approval granted.

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 objected to the proposals who have concerns about the following design aspects:

- Inappropriate scale and massing;
- The seriously detrimental effect on the amenity of the neighbouring property and streetscene;
- The lack of harmony with or enhancement of the existing neighbourhood;
- The proposals being out of proportion with its surroundings;

The original design was considered unacceptable as the proposals were for a three storey dwelling which under the previous application (W/21/1489) was considered to be contrary to Prior Approval under Class AA. To add to this, the proposals were considered to be out of keeping with the street scene as there are no three storey dwellings.

The proposals were amended to remove the third storey which was replaced by the additional storey granted under application W/21/1489. Kenilworth Town Council also objected to the revised proposals for the reasons stated above.

The objection comments have been noted however it is considered that the revised proposals are acceptable for the following reasons:

- The removal of the third floor and reduction of the ridge height is considered to be acceptable;
- There is a mixture of single storey dwellings and two storey dwellings within Inchbrook Road and therefore the proposals are not considered to be out of keeping with the street scene;
- The design of properties within the street is mixed and properties within the streetscene also contain render. As such the revised proposals are considered to be acceptable.

It is considered that the revised proposals are in keeping with the existing 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 keeping the existing roof shape and pitch and adopting appropriate materials.

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.

For the originally submitted scheme the rear terrace is located more than 8 metres away from the neighbouring property at no.35 therefore the scheme is considered acceptable. The original scheme was considered to cause overlooking with the property at no.31. A privacy screen of 1.8 metres high has been added to both sides of the rear terrace to prevent any perceived overlooking of the neighbouring properties and it is therefore considered the revised scheme is acceptable.

Following the submission of the revised plans, it is found that the proposals do not breach the 45-degree line taken from windows serving habitable rooms of adjacent properties therefore the proposed extension is considered not to result in any material harm to the amenity of the neighbouring dwellings and the proposal therefore 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.

Whilst having no objection on the grounds of parking Kenilworth Town Council have advised that compliance with the parking standards is assessed and ensured.

The development proposes the creation of two additional bedrooms within the extension area, increasing the total number of bedrooms in the dwelling to five. The Warwick District Parking Standards SPD outlines that any property with four or more bedrooms should include provision for three off street parking spaces, which is an increase of one over what is currently required at the property.

No objections have been received in relation to parking and it is considered that the driveway could accommodate at least three vehicles.

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

Ecology

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

Conclusion

The development proposal is considered to be in keeping with the character and appearance of the property and the area. In addition, the proposals are not considered to present a harmful impact upon the amenity of the neighbouring properties in relation to light, outlook or privacy, are considered to provide an appropriate amount of parking and are in accordance with the aforementioned policies. The application is therefore recommended for approval.

- 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) 5245-41 and specification contained therein, submitted on 30th July 2021. Approved drawing(s) 5245-62A, 5245-63A and specification contained therein, submitted on 6th December 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 The rear terrace hereby permitted shall not be occupied unless and until the privacy screen has been erected in accordance with the approved details. The privacy screen shall remain in situ at all times thereafter. **Reason:** To protect the amenities of occupants of nearby properties in accordance with Policy BE3 of the Warwick District Local Plan 2011-2029.
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