Planning Committee: 14 October 2015 **Item Number:** 13

Application No: W 15 / 1379

Registration Date: 26/08/15
Town/Parish Council: Kenilworth **Expiry Date:** 21/10/15
Case Officer: Helena Obremski
01926 456531 Helena.Obremski@warwickdc.gov.uk

20 Crackley Hill, Coventry Road, Kenilworth, CV8 2FP
Erection of single storey rear extension FOR Mr & Mrs Pope

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

Erection of a single storey rear extension to be constructed from materials to match those of the existing dwelling. The scheme has been amended so that the roof design is now a dual-pitched roof, rather than a lean-to in order to reduce the impact on the adjoining neighbours.

THE SITE AND ITS LOCATION

The application property is a two storey, semi-detached dwelling with driveway parking and a single garage. The application site is positioned to the South East of Crackley Hill which is characterised by pairs of semi-detached dwellings and is a predominately residential area. The level of the land slopes down towards the North East along Crackley Hill.

PLANNING HISTORY

There is no relevant planning history relating to this site.

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)
- DP12 - Energy Efficiency (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)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

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

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Object on grounds of size and proximity to the neighbouring property particularly in relation to the difference in land levels.

Public Response: Two separate objections have been received from occupiers of No.22 Crackley Hill on grounds of: Loss of light to the dining room and conservatory, loss of light to the garden and patio area, increased sense of enclosure, loss of outlook from the conservatory, garden and patio, the extension would be intrusive, overbearing and out of proportion with the existing property, concern regarding the position of the existing sewer path in relation to the proposed development and noise and disturbance during the building works.

Assessment

Design

As the proposed extension will be positioned to the rear of the application property, there will be no material impact on the character and appearance of the street scene. It will provide a subservient form of extension to the main property in accordance with the Council's Residential Design Guide SPG.

Impact on Neighbouring Residential Amenity

The neighbouring property at number 18 is positioned to the South Western boundary of the application site and is set at a higher ground level than the application property. This neighbour benefits from a single storey rear extension and their garage is also positioned to the rear of their property, on the boundary shared by these properties. The proposed development will protrude 1.3 metres past the existing side extension and there will be no conflict with the Council's adopted 45 degree line guidance as a result of the proposed development. It is

therefore considered that there would be no material harm to the living conditions of the occupiers of Number 18 as a result of the proposed development which would warrant refusal of the application.

The neighbouring property at number 22 is positioned to the North Eastern boundary of the application site and is forms the other half of this pair of semi-detached dwellings. This neighbour benefits from a single storey rear garden room extension. Two of the occupiers of this property have objected to the application for the reasons outline above. The Town Council have also objected to the application as they consider that the proposed extension would be oppressive in terms of size and proximity to the neighbouring property, particularly in relation to the difference in land levels between the properties. The Town Council have requested that the Planning Committee makes a site visit to the application property and Number 22.

The objections are noted. However, the walls at either end of the garden room are solid and do not allow any light to transmit through. The roof of the garden room is obscure corrugated plastic, which further limits the light which passes through the extension. The rear wall is clear glazed. Therefore, as the light to the dining room has been already been substantially limited by the existing garden room extension, it is considered appropriate to measure the 45 degree line from the rear of the garden room rather than the dining room. From this point there is no conflict caused by the proposed extension.

Nevertheless, as number 22 is positioned on a lower ground level, it was considered appropriate to request that the roof design be amended to reduce the impact on the neighbour. This has been done. It was not considered reasonable to request that the extension was reduced in depth as requested by the neighbour as the extension did not breach the 45 degree guideline. It is considered that there would be no material harm to the living conditions of the occupiers of Number 22 as a result of the proposed development which would warrant reason for refusal.

The occupiers of Number 22 have also expressed concern regarding the sewer positioned to the rear of the application property and noise and disturbance during the building works. However, the former is a matter to be dealt with by Severn Trent Water and the latter is a temporary impact of all development and is not a reason for withholding planning permission.

The proposal is therefore considered to accord with Saved Policy DP2 of the adopted Local Plan.

Energy Efficiency/CO ²

Due to the limited scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables or a 10% reduction in CO^2 production through a fabric first approach would not be appropriate.

Health and Wellbeing

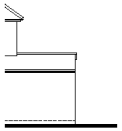
N/A

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 amended drawing 15-013-01 Revision A, and specification contained therein, submitted on 30th September 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.

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 DP1 of the Warwick District Local Plan 1996-2011.



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EXISTING REAR ELEVATION
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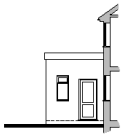

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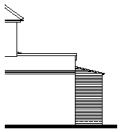

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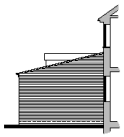

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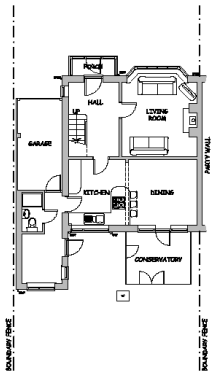

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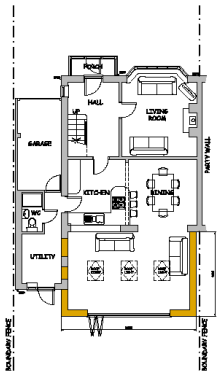

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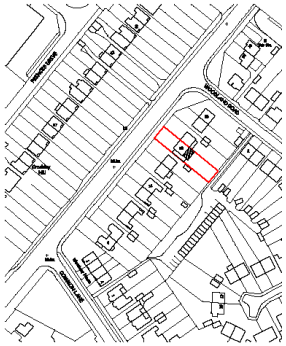

SITE LOCATION PLAN
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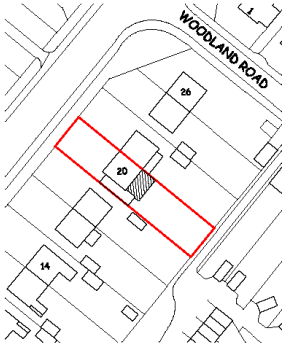

BLOCK PLAN
Scale 1:500 @ A1

Notes

This drawing shows design intent only. Do not scale from this drawing. All dimensions to be checked on site and any discrepancies reported back to issuer before work commences. To be used for Planning Application only.

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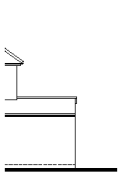
Client: MR & MRS. M. POPE

Project: PROPOSED REAR EXTENSION
AT 20 CRACKLEY HILL,
KENILWORTH,
CV8 2FP.

Drawing Title: PLANNING APPLICATION DRAWING

Drawing Status: PLANNING	Drawn By: JNS
Drawing Scale: AS SHOWN @ A1	Date: 09.05.15
Project Drawing No.: 15-013-01	Revision: -



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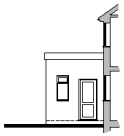

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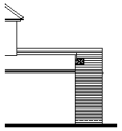

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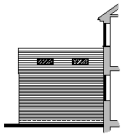

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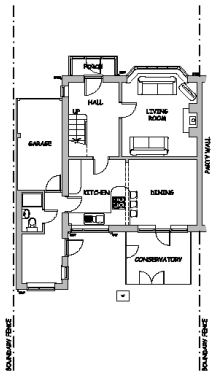

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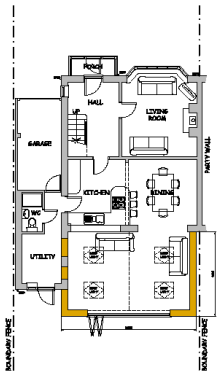

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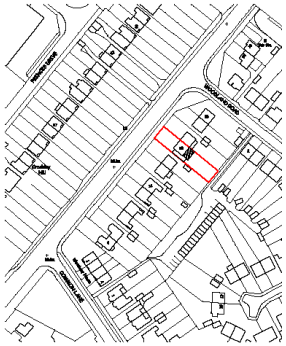

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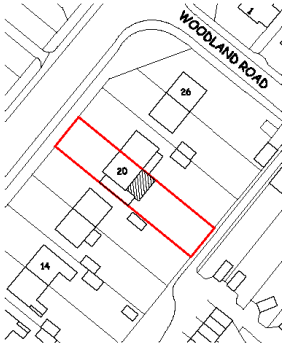

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REV A: ROOF CHANGED FROM MONO-PITCH TO GABLE 30.09.15

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