Planning Committee: 23 June 2015 **Item Number: 7**

Application No: W15/0523

Registration Date: 18/05/15
Town/Parish Council: Kenilworth **Expiry Date:** 13/07/15
Case Officer: Helena Obremski
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8 Percy Road, Kenilworth, CV8 1DR
Proposed erection of a two storey side, a two storey rear extension and single storey front extension. FOR Mr Lee

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This application is being presented to Committee due to an objection from the Town Council having been received and Councillor Davies has also called in the application.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

The applicant seeks to demolish the existing detached garage, construct a two storey side extension to incorporate a new single garage, construct a two storey rear extension and a single storey mono-pitched extension to the front elevation of the application property.

THE SITE AND ITS LOCATION

The application property is a two storey, semi-detached dwelling, positioned to the North West of Percy Road. The application property benefits from a detached single garage positioned to the side of the main dwelling and driveway parking to the front of the property. The street scene is characterised by semi-detached pairs of dwellings of differing designs. There are also some detached dwellings and some of the semi-detached pairs have been extended.

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)
- DP8 - Parking (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)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Distance Separation (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Kenilworth Town Council: Object to the proposed development as it would be unneighbourly, cumulatively as an overall package but particularly at the front of the property, out of keeping with the street scene and detrimentally unbalancing to a semi-detached property.

Councillor Davies: Objects to the proposed development due to the detrimental impact on living conditions of the occupiers of No. 6 Percy Road as a result of the proposed single storey front extension. Requests the application be presented to Planning Committee for determination.

WCC Ecology: No objection, subject to the inclusion of bat, amphibian and reptile notes.

Public Response: The occupier of 6 Percy Road has raised objection to the proposed development on the following grounds: Loss of light, the development would be unneighbourly, there are no other semi-detached properties with only one half of the pair with a single storey front extension, the proposed development is out of character with the area, it will set a precedent for Percy Road and the proposed development will cause noise and disturbance during the construction.

ASSESSMENT

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

- The impact on the character and appearance of the area
- The impact on the living conditions of nearby dwellings

- parking
- sustainability
- ecological impact
- health and wellbeing
- other matters

The Impact on the Character and Appearance of the Area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design, which is a key aspect of sustainable development, and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's adopted Local Plan 1996 - 2011 policy DP1 and emerging Local Plan 2011 - 2029 policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing and should harmonise and enhance the existing settlement. The Local Plans call for development to be constructed using the appropriate materials and seek to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide sets out guidance directed at achieving good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

The proposed side and front extensions will be visible within the street scene. The extensions have been designed so that the proposed pitched roof mirrors the gradient of the existing roof slope of the application property in order to respect the character of the original dwelling. The roof line of the proposed development is set down from the main ridge line of the application property and the principle elevation of the extension is set in from the front elevation of the main dwelling, which creates a subservient form of extension and is accordance with the Residential Design Guide SPG. No. 6 Percy Road has objected to the proposed development on the basis that there are no other examples within the street scene where only one half of the semi-detached pair has a single storey front extension and it is therefore out of character with the area, which will set a precedent. However, as there are many properties within the street scene which have similar, mono-pitched lean-to style front extensions, it is considered that the proposed extension to the principle elevation will not appear out of character or incongruous within the street scene. Furthermore, each application is considered on its own merits and it is considered in this case that the proposed extensions would not cause harm to the street scene.

All of the proposed extensions will be constructed from materials to match those of the existing dwelling which is considered to respect the character of the application property. Kenilworth Town Council have objected to the proposed development on the basis that it is out of keeping with the street scene and would detrimentally unbalance a semi-detached property. However, there are many examples of extensions and a variety of styles of properties within the existing street scene and it is therefore considered that the proposed

development would not appear incongruous as there is no established singular characteristic within the street scene. The two storey side extension will alter the character of the semi-detached pair, but it is set down from the main ridge line of the application property, creating a subordinate form of development which is in accordance with the Residential Design Guide SPG and the original property can be easily read against the proposed development.

Therefore, it is considered that the proposed development complies with the Council's adopted Local Plan policy DP1, emerging Local Plan policy BE1 and the Residential Design Guide SPG.

The Impact on Living Conditions of Nearby Dwellings

Warwick District adopted Local Plan policy DP2 and emerging Local Plan policy BE3 require all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide provides a framework for policy DP2, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

Number 6 Percy Road is positioned to the North Eastern boundary of the application site and is the other half of this pair of semi-detached dwellings. There would be no impact to this neighbour as a result of the proposed two storey side extension as it is positioned on the opposite side of the application property to this neighbour. No. 6 has objected to the proposed development on the basis that it is unneighbourly and would cause a loss of light to this their front facing ground floor habitable room. Furthermore, Kenilworth Town Council have objected to the proposed development as cumulatively the extensions form unneighbourly development, particularly the single storey front extension. The agent has plotted the 45 degree guideline on the drawings associated with the application for both the front and rear extensions which show that there is no breach. This has been verified by the case officer on site and therefore it is not considered that there would be a detrimental impact to the living conditions of the occupiers of No. 6 which would warrant a refusal of the application.

Number 10 is positioned to the South Western boundary of the application site. This neighbour benefits from a single detached garage which sits on the boundary shared with the application site. There would be no conflict with the Council's adopted 45 degree guidance at the front or rear due to the combined boundary gap between the properties. The window which serves this neighbour's kitchen and is the primary light source is positioned on the side of the property to the ground floor. As this neighbour's garage is positioned next to this window and the wider view from the window is the application property, the two storey side extension and rear extension will not have a greater impact on the outlook and light than the existing. The proposed first floor side facing window to the South Western elevation of the application property will be conditioned to be permanently obscure glazed and non-opening unless above 1.7 metres in height in order to avoid any perception of loss of privacy. It is therefore considered that

there would be no detrimental impact to the living conditions of the occupiers of No. 10 as a result of the proposed development which would warrant refusal of the application.

There are no rear neighbours which could be impacted as a result of the proposed development.

Therefore, it is considered that the proposed development complies with adopted Local Plan policy DP2, emerging Local Plan policy BE3 and the Residential Design Guide.

Parking

The addition of a bedroom to create a four bedroom property does not create a requirement for increased parking provision in line with the Council's adopted Vehicle Parking Standards SPD. It is considered that there is sufficient off street parking to the front of the property and that the proposal complies with adopted Local Plan policy DP8 and emerging Local Plan Policy TR4.

Sustainability

Due to the scale of the proposed extensions the applicant has submitted a report detailing how 10% of the energy is to be provided by solar panels. Further drawings are required in order to show where the solar panels will be positioned on the application which will be secured by condition. As such, the proposals are considered to be in accordance with the Warwick District Councils adopted Local Plan Policies DP12 and DP13 and the associated SPD as well as emerging Local Plan policy CC2.

Ecological Impact

WCC Ecology have commented on this application site, however, they consider that cautionary bat, reptile and amphibian notes would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council adopted Local Policy DP3 and emerging Local Plan policy NE2.

Health and Wellbeing

N/A.

Other Matters

No. 6 Percy Road has objected to the proposed development due to the potential noise and disturbance which this could cause during the construction of the extensions. However, this is not a material planning consideration and is therefore not considered as part of this application.

CONCLUSION

In conclusion, the proposed two storey side extension, two storey rear extension and single storey front extension are considered to be of acceptable design and scale which would not impact adversely on the on the character or appearance of

the street scene and do not substantially impact on the amenity of neighbouring properties which would support a reason for refusal.

CONDITIONS

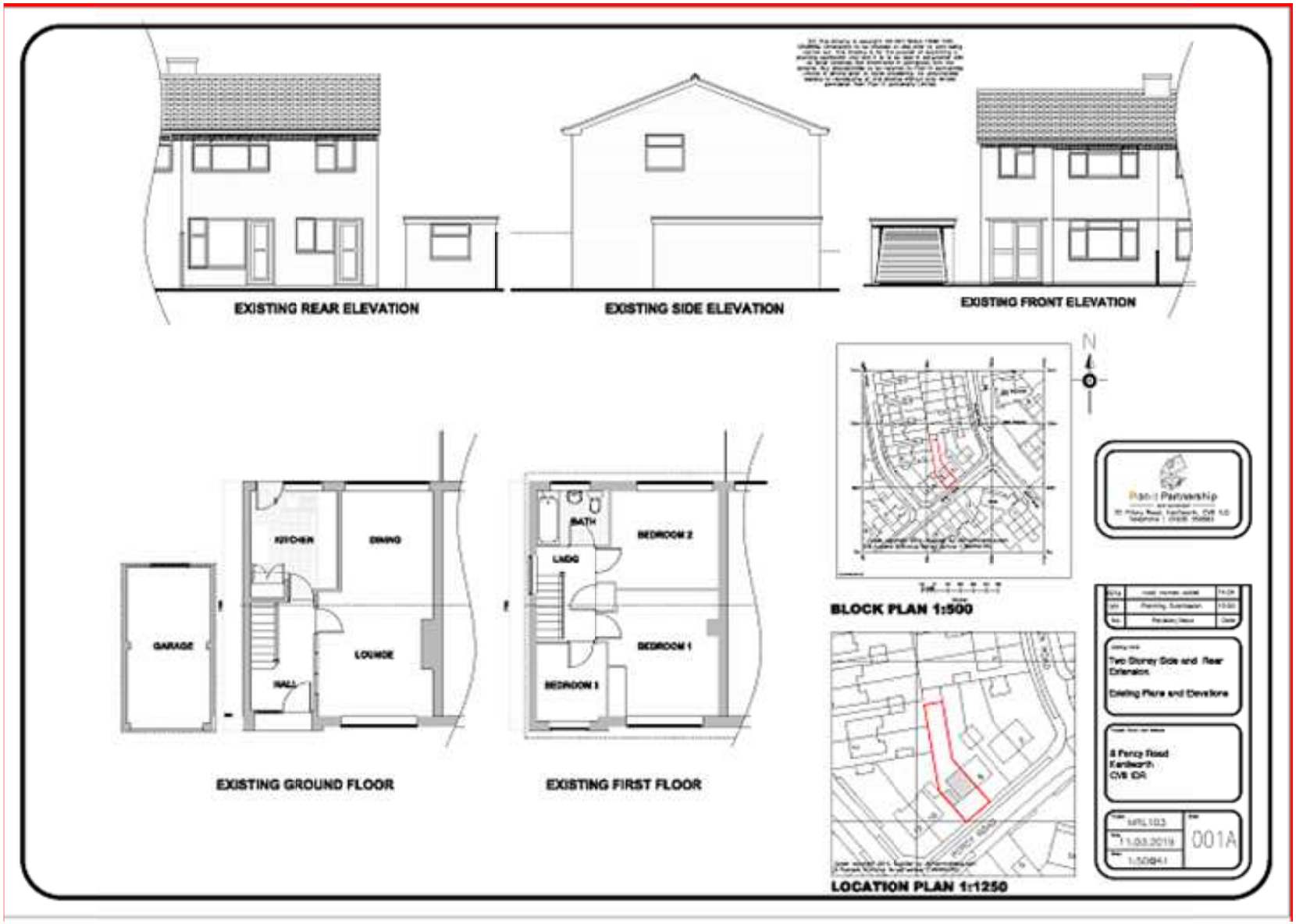
1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing 003A, and specification contained therein, submitted on 11th May 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 The development hereby permitted shall not be commenced unless and until 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 CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed 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 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.

5 Prior to the occupation of the development hereby permitted, the first floor side facing window in the South Western elevation shall be permanently glazed with obscured glass to a degree sufficient to conceal or hide the features of all physical objects from view and shall be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The obscured glazed window(s) shall be retained and maintained in that condition at all times. **REASON**: To protect the privacy of users and occupiers of nearby properties and to satisfy the requirements of Policy DP2 of the Warwick District Local Plan 1996-2011.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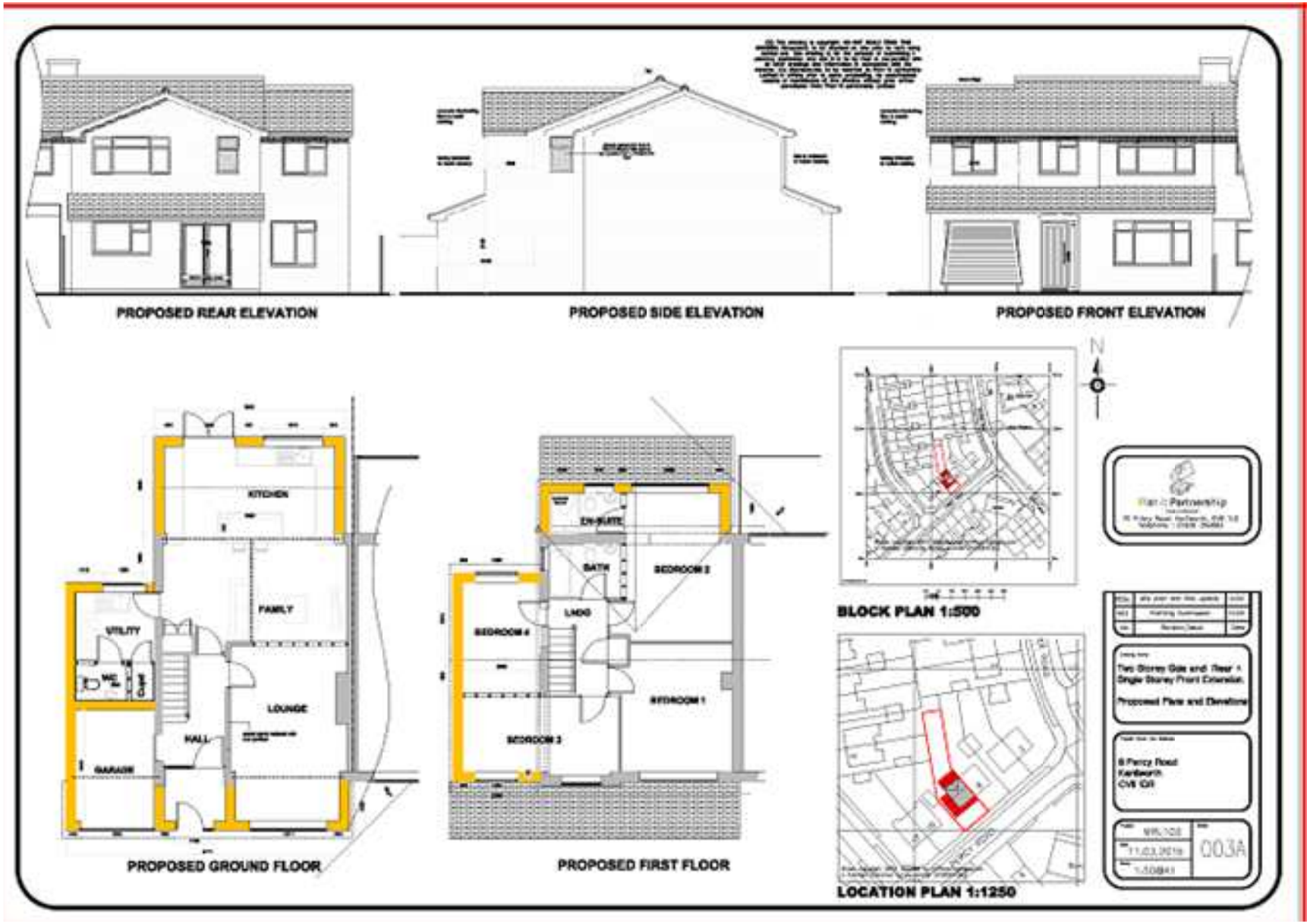
EXISTING SIDE ELEVATION
EXISTING FRONT ELEVATION
KITCHEN
DINING
LOUNGE
HALL
GARAGE
EXISTING GROUND FLOOR
BATH
LNDG
BEDROOM 2
BEDROOM 1
BEDROOM 3
EXISTING FIRST FLOOR
N
BLOCK PLAN 1:500
Two Storey Side and Rear Extension
Existing Plans and Elevations
8 Percy Road
Kenilworth
CV8 IDR
001A
LOCATION PLAN 1:1250


PROPOSED REAR ELEVATION
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KITCHEN
FAMILY
UTILITY
WC
Cupd
LOUNGE
HALL
GARAGE
PROPOSED GROUND FLOOR
EN-SUITE
BATH
BEDROOM 2
LNDG
BEDROOM 4
BEDROOM 1
BEDROOM 3
PROPOSED FIRST FLOOR
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BLOCK PLAN 1:500
LOCATION PLAN 1:1250
Two Storey Side and Rear &
Single Storey Front Extension.
Proposed Plans and Elevations
8 Percy Road
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003A