

Extended Delegated Decisions Meeting: 4 June 2020

Application No: [W 20 / 0384](#)

Town/Parish Council: Lapworth

Case Officer: George Whitehouse

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Registration Date: 27/03/20

Expiry Date: 22/05/20

1 St Chads Cottage, Old Warwick Road, Lapworth, Solihull, B94 6LH
Erection of a two story rear extension FOR Mr Wibaut

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

RECOMMENDATION

It is recommended this application is granted subject to conditions.

DETAILS OF THE DEVELOPMENT

Planning permission for the erection of a two storey rear extension.

THE SITE AND ITS LOCATION

1 St. Chads cottage is a large semi detached dwelling set with a large plot, it is adjacent to the canal but not within the canal conservaiton area. Lapworth is also a growth village removed from the Green Belt and therefore policies relating to rural extensions do not apply.

PLANNING HISTORY

BC/05/01026: Erection of garages

RELEVANT POLICIES

- National Planning Policy Framework
- [The Current Local Plan](#)
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- [Guidance Documents](#)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Parish Council: The Parish Council objects to this application as it appears to be overdevelopment, bat survey needed.

WCC Ecology: Object. Pre-determinative bat survey required.

ASSESSMENT

Design

Local plan policy BE1 details that planning permission will only be granted where the proposals harmonise with the street scene. The Council's Residential Design Guide builds on this and details that proposed extensions must be subservient to the original dwelling.

Whilst the Parish Council have objected on the grounds they feel the proposals are overdevelopment, it can be said that the proposals are to the rear of the property and in this context are subservient to the original dwelling. The extension is not widely visible in the street scene since the dwelling is on a much lower ground level than the street. Furthermore, the proposals maintain the character and quality of the original dwelling. In addition to this, when taking into consideration the size of this plot, it is not considered that the proposals can be considered to be overdevelopment.

It is considered that local plan policy BE1 is complied with.

Impact on the amenity of neighbouring occupiers

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy.

There is no conflict with the 45-Degree Guideline or the Distance Separation Standards. Therefore the proposals do not cause detriment to the levels of light and privacy that are currently enjoyed by the neighbours within this residential setting.

It is considered local plan policy BE3 is complied with.

Ecology

The County Ecologist has recommended that a preliminary bat survey is required prior to the determination of the application. I have considered this request and note that the existing dwelling is located within a semi-built up area with other dwellings in close proximity to the dwelling.

On this basis, I do not consider that it is appropriate or practicable to request a bat survey be submitted. In coming to this conclusion, I am mindful of location of the property, the characteristics of the local area and the fact that bats are a protected species under separate legislation and a duty of care by the applicants to ensure protected species are not harmed by the proposal.

On the basis of the above, I consider that the imposition of an explanatory note regarding the applicants responsibility with regard to protected species is sufficient in this case.

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 P133 004, 005 and 006A, and specification contained therein, submitted on 09/03/2020. **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.
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