

Planning Committee: 2 April 2020

Item Number: 4

Application No: [W 20 / 0184](#)

Registration Date: 28/01/20

Town/Parish Council: Beausale, Haseley,
Honiley & Wroxall

Expiry Date: 24/03/20

Case Officer: Thomas Fojut
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Lincoln Croft, Church Road, Honiley, Kenilworth, CV8 1TJ

Single storey extension at rear of existing dwelling to provide a disabled accessible shower room and bedroom, plus an extension to the utility area and orangery. FOR
Master Jeevan Ahark

This application is being presented to Planning Committee as the Parish Council objects the proposal and it is recommended for approval.

RECOMMENDATION

Planning Committee is recommended to 'GRANT' planning permission subject to the conditions listed below.

DETAILS OF THE DEVELOPMENT

The proposal seeks permission for the erection of a single storey rear extension to provide a disabled accessible shower room and bedroom, plus an extension to the utility area and orangery.

THE SITE AND ITS LOCATION

The site relates to a three storey detached dwelling located on the east side of Church Road, Honiley which is located in the Green Belt.

PLANNING HISTORY

W/18/0012 - Lawful Development Certificate for proposed alterations and infilling of roof to change from a gable roof design to a pitched roof design; front roof light and second floor side facing window. Permission granted February 2018.

W/11/0001 - Erection veranda to rear (Retrospective). Permission granted April 2011.

W/10/0950 - Erection of single storey rear extension. Permission granted October 2010.

W/07/2070 - Erection of dwelling with retention of garage and flat. Permission granted March 2008.

W/07/1230 - Erection of two storey dwelling and triple garage block after demolition of existing dwelling, garage and outbuildings (storage/distribution wine business). Permission granted August 2007.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- BE1 - Layout and Design
- BE3 - Amenity
- DS18 - Green Belt
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

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

Beausale Haseley Honiley and Wroxall Parish Council - Objects as the development appears to take the property above the 30% Green Belt policy.

ASSESSMENT

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

- Whether the proposal constitutes appropriate development in the Green Belt;
- Visual impact on the street scene;
- Impact on the amenity of neighbouring uses;
- Parking and Highway Safety;
- Ecology;

Whether the proposal constitutes appropriate development in the Green Belt, and if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and any other harm identified

The National Planning Policy Framework (NPPF) states that the essential characteristics of Green Belt are openness and permanence. Paragraph 133 in the

NPPF states that the exceptions to inappropriate development in the Green Belt includes the extension or alteration of a building where this does not result in disproportionate additions over and above the size of the *original* building. The subtext to the policy indicates that an extension of more than 30% of the gross floor space of the original dwelling is considered disproportionate in the Green Belt.

By looking through the planning history, the existing property was built following demolition of the original dwelling which was granted permission in August 2007 (W/07/1230). The property was also extended following the approval of permissions in October 2010 and February 2018 respectively. These approvals constitute a 5% increase to the gross floor area of the existing property, and by also taking the current development proposals into account would equate to an increase in gross floor space of approximately 20.66%, which is less than 30% the size of the original dwelling.

It is therefore considered the proposals are proportionate and thereby appropriate development which would be in accordance with Policy H14 of the Local Plan and the NPPF.

Visual impact on the street scene

Warwick District Local Plan Policy BE1 states that development will be permitted where it harmonises with and improves the character of the surrounding area. The adopted Residential Design Guide SPD also sets out design principles to which development proposals will be expected to comply.

The proposed extension is situated at the end of a long drive which is located a considerable distance from the road. The proposed extension is located to the rear of the property to the east. The nearest residential property is located to the south of the application property, with open fields being located to the north and east of Lincoln Croft. It is considered that the current development proposals have been designed to be in keeping with the property and streetscene.

To add to this, the proposed scheme is considered to harmonise with the existing property, and adopt appropriate materials. The development is therefore viewed 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 all neighbouring residents, in terms of light, outlook 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 loss of light and outlook.

The development proposals are located to the rear of the property and the neighbouring properties are located a sufficient distance from the application

property. The proposed extension will not breach the 45 degree line from windows serving habitable rooms of the neighbouring dwellings and there would be no material harm by reason of loss of light, outlook and privacy.

It is therefore considered the application would be in accordance with Policy BE3 of the Local Plan and the Residential Design Guide SPD.

Parking and Highway Safety

Policy TR1 of the Warwick District Local Plan requires all developments to provide safe, suitable and attractive access routes for all users that are not detrimental to highway safety. Policy TR3 requires all development proposals to make adequate provision for parking for all users of a site in accordance with the relevant parking standards.

The Highways Authority have raised no objections to the development proposals. Through assessing car parking availability within the site, there is sufficient space within the grounds of the application property for the provision of the required number of parking spaces as set out in the Parking Standards SPD. As such, this is not considered to impact the development and the issue of access is considered acceptable having regard to Policies TR1 and TR3.

Ecology

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

Conclusion

It is therefore recommended that planning permission be 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) 4682-101E, and specification contained therein, submitted on 28th January 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.
