

Planning Committee: 16 April 2020

Item Number: 1

Application No: [W 20 / 0040](#)

Town/Parish Council: Sherbourne
Case Officer: Emma Booker

Registration Date: 31/01/20
Expiry Date: 27/03/20

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24 Vicarage Lane, Sherbourne, Warwick, CV35 8AB

Replacement of existing flat roof to garage with tiled pitched roof FOR Mr O Newbury

This application is being presented to Committee due to the number of objections and an objection from the Parish Council having been received.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Replacement of existing flat roof of garage with a tiled pitched roof.

The proposed plans have been amended since the original submission; the roof ridge and eaves have been reduced in height. As originally submitted, the new roof was proposed to have a ridge height of approx. 5.0 metres, as amended the ridge is proposed at a height of approx. 4.1 metres.

The proposed pitched roof will be finished with tiles to match the existing dwelling and have a brickwork gable.

THE SITE AND ITS LOCATION

The application site forms one half of a pair of semi-detached two storey dwellings situated on the east side of Vicarage Lane, towards the junction with Stratford Road, Sherbourne. The site is located within the Sherbourne Conservation Area. The village of Sherbourne is situated within open countryside, outside of the Green Belt and is designated as a Limited Infill Village in the Local Plan. The subject dwelling has recently been extended with the addition of a two storey side and rear extension, an existing single storey outbuilding was incorporated into the form of the main dwelling. The garage subject of this application was built under Permitted Development.

PLANNING HISTORY

W/19/0430 - Erection of a two storey side and rear extension and alterations to existing outbuilding. – Granted.

W/19/1191 - Extension of existing garden wall – Granted.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- HE1 - Protection of Statutory Heritage Assets
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne and Wasperton Joint Parish Council - Objection, the development will have an adverse effect upon the character and appearance of the Conservation Area.

WCC Ecology - Advisory notes relating to bats and nesting birds should be attached.

Public Response -

6 objections received on the following grounds:

- The proposed development will dwarf the old cottage.
- Planning permission was not granted for the garage previously.
- The garage is already an overdevelopment of the property and would add to its significant mass.
- The pitched roof would not be in keeping with the Conservation Area or with the three Victorian cottages.
- Whilst the existing garage has no architectural merit, it has relatively little impact on the Conservation Area and is not visually intrusive.
- The proposed pitched roof would produce a garage which is out of scale and overbearing when viewed from Vicarage Lane and Watery Lane.
- There are flat roof garages in the area.
- The visual impact of such a tall building resembles a separate domestic annex adjacent to the already much extended cottage
- Attention drawn to the new tarmac drive, not in accordance with approved plans

3 support comments received on the following grounds:

- The pitched roof would complement the new development and appear in keeping with the original property design
- The existing flat roof does not preserve or enhance the character or appearance of the Conversation Area nor the design or character of the existing dwelling.
- Flat roof garages are not characteristic of the area

ASSESSMENT

Design and impact on the character of the area and street scene, including the character and appearance of the Conservation Area

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 195 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Warwick District Local Plan states that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or if criteria listed within the policy have been satisfied. Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

Objections have been received from 6 neighbours. Collectively, objectors consider that the application should be refused on the basis that the proposal would;

- appear disproportionate to the cottage and out of keeping with its character;
- would represent an overdevelopment of the site and add significant mass;
- appear out of character with the conservation area;
- appear overbearing when viewed from Vicarage Lane and Watery Lane;
- resemble a separate domestic annex adjacent to the already much extended cottage.

In addition to the above, objectors consider that the existing flat roof garage has a small visual impact and does not have an adverse on the Conservation Area as it is largely obscured by the existing boundary treatment. Neighbours also contest the statement within the Planning and Design Statement that there are no flat roof garages in the area, drawing attention to the garage at Benedict House.

Lastly, neighbours highlight that Officers previously resisted the erection of a garage when submitted as part of application ref: W/19/1191. The garage, in its entirety, was previously resisted on the basis that it would result in harm to the character and appearance of the Conservation Area. It was considered that the gap between the side elevation of the single storey rear wing and the side boundary of the site should be retained in order to preserve the original open

character of the plot. However, given that the current proposal is limited to the erection of a pitched roof over a garage which has otherwise been constructed under permitted development, the assessment of the application can only be based on the impact of the proposed roof.

The Parish Council also object to the proposed development on the basis that it would have an adverse effect on the character and appearance of the Conservation Area.

3 letters of support have also been received with the view that the development will complement the existing dwelling and appear in keeping with its character. Supporters of the application also consider that flat roof garages are not characteristic of the area and that the existing flat roof therefore does not preserve or enhance the character or appearance of the Conservation Area, nor the character of existing dwelling.

At the proposed height of 5.0 metres, the Principal Conservation Officer submitted an objection to the initial design of the garage. He considered that the proposal would cause harm to the appearance and character of the Sherbourne Conservation Area and street scene because the pitched roof would compete with the house and disrupt the symmetry of traditional, historic cottages, the character of which is desirable to preserve due to the positive contribution they make towards the Conservation Area.

The applicant has since revised the proposal to reduce the height of the garage to approx. 4.10 metres. The eaves height and roof ridge have been reduced. In response to the amended plans, the Principal Conservation Officer maintained their objection on the basis that the proposed garage would compete with the house and result in a structure that does not appear ancillary nor subservient. The Principal Conservation Officer considers that the pitch of the roof should be at a maximum of 20 degrees. The Conservation Officer's comments are noted, however, this would mean that the roof material would need to be changed to slate or interlocking tiles which would appear incongruous within the streetscene, a point acknowledged by the Conservation Officer.

Officers consider that the amended proposal will have an acceptable impact on the character of the Conservation Area. The proposed garage is considered to harmonise with its surroundings in terms of scale and architectural design. Officers acknowledge that the existing flat roof garage has a minimal impact on the character of the streetscene and Conservation Area, due to the structure being largely obscured from view by the existing boundary treatment, and that the proposed pitched roof will increase the visual impact of the garage. However, it is considered that the proposed development will not result in harm to the character of the Conservation Area because pitched roofs are architectural features of the streetscene and characteristic of the Conservation Area and indeed of the host property. Officers consider that the pitched roof, as amended, will not cause the building to appear disproportionate to the dwelling. It is considered that the garage will remain to appear as an ancillary structure. Due to being significantly set back into the site, it is considered that the garage will not disrupt the symmetry of the principal elevations of the row of Victorian cottages. The garage as proposed will be appear similar in height to the adjacent single storey wing, which was

previously an outbuilding prior to the implementation of planning permission ref: W/19/0430. It is therefore considered that the height of the garage is acceptable and will not cause the structure to appear overly dominant within the streetscene or next to the host dwelling. The proposed use of brickwork and tiles to match existing is considered acceptable and will enable the new roof to visually blend in with its surroundings.

As amended, the proposed development is considered to satisfy the criteria of Local Plan Policies BE1 and HE1.

Impact on the Amenity of neighbouring properties

Warwick District Local Plan Policy BE3 requires 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 requirement 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 SPD provides a framework for policy BE3, which stipulates the minimum requirements for distance separation between properties and that extensions should not breach a 45° line taken from a window of the nearest front or rear facing habitable room of a neighbouring property.

Due to the building being positioned a significant distance from neighbouring dwellings, Officers consider that proposed increase in the scale of the garage will not have adverse impact on the amenity of the neighbours. The proposal is therefore considered to comply with Local Plan Policy BE3.

Ecology

The Ecologist at Warwickshire County Council has recommended advisory notes relating to nesting birds and bats are attached to the designed which is considered appropriate for the scale of the development proposed.

Conclusion

The proposed replacement of the existing flat roof with a pitched roof, as amended, is considered to constitute acceptable development within the Conservation Area, of good quality design. The proposal will not have a detrimental impact upon the character and appearance of the Conservation Area. In addition, the proposed development will not present a negative impact on the amenity of the surrounding residential properties nor poses a significant risk to protected species. The application is recommended for approval.

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) 19-07/PA3/02, 19-07/PA3/03 submitted on 10th January 2020, and 19-07/PA3/04-RevA submitted on 8th April 2020 and specification contained therein. **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 dwelling. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policies BE1 and HE1 of the Warwick District Local Plan 2011-2029.
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