

Planning Committee: 11 July 2006

Item Number:

Application No: W 06 / 0783

Registration Date: 17/05/06

Town/Parish Council: Leek Wootton

Expiry Date: 12/07/06

Case Officer: Penny Butler

01926 456544 planning_west@warwickdc.gov.uk

**East Lodge, Warwickshire Police Authority, Woodcote Lane, Leek
Wootton, Warwick, CV35 7QD**

Extensions and alterations FOR Warwickshire Police Authority

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

SUMMARY OF REPRESENTATIONS

Parish Council: Object. "This is a listed building within a conservation area outside the village envelope, is in Green Belt, in an area designated as a Special Landscape Area. East Lodge is of special architectural interest and the character and appearance must be preserved of this Victorian Lodge House.

This proposed development would affect the visual appearance and historical context, not respecting or enhancing, but destroying the character of this building, and we do not approve of part of a listed building being demolished.

The Parish Council objected to the earlier proposal - 05/1825 (amended 05/117) and feel that the earlier refusal reasons have not been overcome. Although the size of the extension has been reduced, it could be reduced further if part of the existing building was not part demolished. One of the previous refusal reasons was concern that the building beneath the canopy of a large mature tree would be harmful and the planning authority were not satisfied that the oak tree would survive construction unharmed. Cutting back the canopy would not stop the roots being damaged by construction.

There are objections about the proposed long drive and garage, which it is felt will, by cutting through trees and hedgerows, destroy the amenity value. This proposed access would be directly opposite access to properties on the other side of the drive, and trees would be adversely affected by any building.

It is difficult to make a judgement on this application due to the extensive redevelopment of the Police HQ, which could conflict with this application."

WCC Ecology: Bat note recommended if proposal affects roof spaces.

WDC Arboricultural Officer: Objected to original consultation due to likely adverse impact on three mature oak trees which are conspicuous on Woodcote Lane, and make a positive contribution to the Leek Wootton

conservation area. The proposed development comes too close to, and is likely to have an adverse impact on the health of at least two trees, while the recommendations for pruning are excessive and unnecessary.

RELEVANT POLICIES

- (DW) ENV27 - Ecological Development (Warwick District Local Plan 1995)
- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)
- (DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
- RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING HISTORY

In 2005 two applications were submitted for planning and Listed Building consent for extensions to the Lodge Building, one of which was withdrawn. The most recent planning application (W05/1825) was refused at planning committee in January this year, due to damage to the character and integrity of the Listed Building, the extensions representing overdevelopment, and concern over impact on a large tree. The extensions previously proposed had a greater floor area, and provided a dining area within the 'link'.

KEY ISSUES

The Site and its Location

The Lodge building is located adjacent to the main access to the police headquarters, and in the grounds of the main Listed Building. The frontage of the site runs along the access road into the headquarters, with the rear and sides very well screened by dense tree and shrub cover. The Lodge building has a steep pitched roof running parallel to the road, with two lower rear wings that are not seen from the front. There is also a detached brick out building with pitched roofs close to the rear of the house.

Details of the Development

It is proposed to extend the building at ground floor by creating a new living room, to integrate the existing detached outbuilding into the living accommodation, and to link both these buildings to the main house by a narrow, mostly glazed link, that would also serve as the new main entrance. A roof level extension infilling between the two existing rear gables would enable use of the roof space to provide an additional bedroom with en suite. A detached garage is also proposed located 1.5 metres from the house on the north-west side of the site with vehicular access from this side.

The extensions constitute an increase in the footprint of the existing building of approximately 31% (the previous scheme increased the footprint by 36%), not including the original outbuilding. For the purposes of calculating the level of extensions to dwellings, detached outbuildings within five metres are not counted as part of the original dwelling, by virtue of their detachment. Therefore, taking the outbuilding as an extension brings the increase to 48% larger than the existing footprint of the building. This does not include the new bedroom in the roof as this is largely achieved by alteration to the existing roof rather than extension.

Assessment

There are no nearby residential properties that would be affected by the proposed extensions. The main issue is the size, design and appropriateness of the proposed extensions to this dwelling, which is within the grounds of a Listed Building, in the Green Belt, and Conservation Area, and the impact on the surrounding trees.

The dwelling is adjacent to the village policy boundary and, as such, Local Plan Policy H14 applies. This is a design based policy which seeks to restrict the size of extensions to dwellings in the rural area. Extensions which would substantially alter the scale or character of the dwelling, or represent an increase of more than 50% are not normally permitted. The size of the proposed extensions do not exceed this level, and are well designed to appear subsidiary in scale and appearance to the original building.

The only visible elevation of the house is that facing the access road. The side extension has been designed with a noticeably stepped down roof running parallel to the main house. The extension is set back almost the entire depth of the main house, which along with the thick tree screening, means that the extension appears subservient in appearance and the main house remains the dominant element. The detached outbuilding is also appropriately designed. The glazed areas of the link at the side and rear provide a clear visual break between the Lodge and the original outbuilding, so that their integrity is not lost. The character of the Lodge, and setting of the Listed Building would not be seriously adversely affected by the proposed extensions, as they are thoughtfully designed to maintain the dominance and character of the original building. The design of the extension is in keeping with the style of the Lodge with the original detailing reflected in the brick built parts of the extension.

The applicant submitted a tree assessment with their application, which raised objections from the District Councils Arboricultural Officer. The applicants have now suggested further compensatory measures to minimise damage to the three large oak trees at the rear of the site in response to these objections. These measures include moving the garage out from beneath the Root Protection Area, and realigning the extensions so that there is a minimal amount of building under this area. Special shallow and loaded foundations are to be used to minimise intrusion on the root system. These measures are considered adequate to address the issue of tree protection.

In response to the Parish Council's comments, it is not considered that the proposed extensions represent over development of the site, as a substantial proportion of the plot remains undeveloped. The removal of a small part of the dwelling to the rear, which is very well screened, is not considered to harm the historic integrity or character of the building to a significant extent. The redevelopment of the remainder of the police headquarters has no bearing on the determination of this application.

RECOMMENDATION

GRANT, subject to the conditions listed below.

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) (Drawing No.s: 0457200C; 0457201C; 0457202E; 0457203B; 0457204B; 0457205B), and specification contained therein, submitted on 27 June 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
- 3 To ensure the Japanese knotweed is eradicated effectively and does not spread to other parts of the site or off the site, no work to start until a plan to eradicate the Japanese knotweed has been drawn up and agreed between the applicant and the local planning authority (with advice from Warwickshire Museum Ecology Unit). Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to plant or otherwise cause to grow in the wild a suite of invasive non-native species listed by the Act. This list includes Japanese knotweed, Fallopija Japonica. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 4 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by

the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development respects the scale, design and character of the original dwelling and Listed Building, and does not harm the general openness or rural character of the green belt within which the property is situated. The development does not adversely affect the historic integrity, character or setting of the building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated. The proposal is therefore considered to comply with the policies listed.
