

Application No: [W 15 / 0822](#)

Town/Parish Council:	Weston under Wetherley	Registration Date:	26/05/15
Case Officer:	Emma Spandley	Expiry Date:	21/07/15
	01926 456533 emma.spandley@warwickdc.gov.uk		

Westfield House, Rugby Road, Weston Under Wetherley, Leamington Spa, CV33 9BW

Erection of a first floor side extension; two storey and single storey rear extension and a single front extension with an open porch. FOR Mr Smith

This application is being presented to Committee as the Parish Council, the ward Councillor and 8 letters of support have been submitted for the application, and it is recommended for refusal.

RECOMMENDATION

Planning Committee are recommended to REFUSE planning permission

DETAILS OF THE DEVELOPMENT

The application is for a two storey rear; first floor side extension; a front porch and elevational changes to the front.

THE SITE AND ITS LOCATION

The application property is a two storey detached dwelling located with the Green Belt in the village of Weston Under Whetherley. It is set back from the road at the end of a run of house.

PLANNING HISTORY

W/74/0788 - Erection of a room extension, granted 29th November 1974;

W/02/1386 - Erection of a single storey extension following demolition of existing extension and a pitched roof to replace flat roof over garage, granted 15th October 2002.

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)

- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (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)
- DS19 - Green Belt (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE6 - Archaeology (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)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Weston under Wetherley Parish Council: Support

Cllr Nick Harrington: Support

Cllr Pamela Redford: Support

WCC Archaeological: Originally requested an archaeological survey but as the development has commenced this is no longer considered appropriate.

WCC Ecology: No objection subject to conditions.

Public Response:

7 letters of support have been submitted in relation to the design of the proposed extension

Assessment

The main issues in the consideration of this application are:

- Whether the proposal constitutes appropriate development in the Green Belt and if not, whether any very special circumstances exist to outweigh the harm by reason of inappropriateness.
- Design and Visual impact.
- Impact on neighbours.
- Energy Efficiency.

The site lies in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Paragraph 89 in the National Planning Policy Framework states with regards to extensions, that the extension or alteration of a building (inter alia) where they do not result in disproportionate additions over and above the size of the original building will not be considered as inappropriate development within the Green Belt. This exception is echoed and clarified in Policy RAP2 of the Warwick District Local Plan which states that extensions in excess of 30% over the original floor area are likely to be considered as being disproportionate.

The original house had a gross floor area of 196 square metres; the previous extensions which consist of single storey extensions and a first floor side extension equated to a cumulative additional floor area of 51.59 square metres and represented a 26.3% increase.

The proposed extensions would add an additional 93 square metres of gross floor space and when combined with the previous extensions, equate to a 47.2% increase in floor area to the original house. Whilst the applicant disagrees with the above calculations and considers that the two storey rear extension should not be included in the calculations, that is not the case.

Taking all of the above into account it is considered that the extensions in their totality are disproportionate additions and therefore amount to inappropriate development within the Green Belt and are harmful to the Green Belt by definition to which there is an objection in principle. The prominent location of the property in an edge of village location is such that the additional bulk and massing of the proposals would be readily visible.

Design and Visual appearance

The extensions and the external alterations are considered acceptable in design terms.

Impact on neighbours

Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

The Residential Design Guide SPG (April 2008) provides a design framework for Policies DP1 & DP2 and states that two storey extensions should not breach a 45 degree line taken from the centre point at ground floor and the quarter point at first floor from the nearest habitable room of a neighbouring property, nor should an extension restrict the outlook or amenity of a neighbouring property.

The proposed extension will not breach the 45 degree sightline taken from the neighbouring properties with regards to the rear and side extensions and they are not considered to be unacceptable in that respect.

Energy Efficiency

Policy DP12 of the Warwick District Local Plan 1996-2011 states new development will be required to be energy efficient, whilst DP13 of the Warwick District Local Plan 1996-2011 states all development will be required to show how 10% of the predicted energy consumption of the property has been generated by renewables. Further guidance is set out within the Sustainable Buildings Statement (2008) Supplementary Planning Document.

A Sustainable Buildings Statement has not been submitted, however, this could be controlled by a suitably worded condition, if permission were to be granted.

Ecology

The County Ecologist has advised that there are no issues arising in respect of bats which could not be addressed by means of a suitably worded condition.

Archaeology

The proposed development lies within an area of significant archaeological potential, within the probable extent of the medieval settlement at Weston under Wetherley (Warwickshire Historic Environment Record MWA 19200). There is, therefore a potential for the proposed development to disturb archaeological deposits, including structural remains, associated with the medieval and later occupation of this area. Originally a programme of archaeological work was required to be submitted. However, as the development has already commenced it would not be appropriate to request archaeological investigations to be undertaken.

Summary/Conclusion

Whilst the proposed extensions seem modest, when taken together with all previous extensions to the application property they are considered to comprise inappropriate development within the Green Belt to which there is an objection in principle. In the absence of any very special circumstances sufficient to overcome that harm, the proposed development is contrary to Warwick District Local Plan Policy RAP2 and the National Planning Policy Framework.

REFUSAL REASONS

The property, subject of this application, is within the Green Belt, wherein the Local Planning Authority is concerned to ensure that the rural character of the area will be retained and protected in accordance with national policy guidance contained in the National Planning Policy Statement (NPPF). The NPPF states that the limited extension of existing dwellings in Green Belt areas may be appropriate provided that it does not result in a disproportionate addition over and above the size of the original dwelling. Policy RAP2 of the Warwick District Local Plan 1996-2011 seeks to prevent extensions to dwellings which substantially alter the scale, design and character of the original dwelling and indicates that extension which are greater than 30% of the floor area of the original dwelling are likely to be considered disproportionate.

In the opinion of the Local Planning Authority it is considered that, when taken together with the existing extensions, the proposed development would alter the scale and character of the original dwelling, thus constituting an undesirable extension and thereby constituting inappropriate development, which is harmful by definition. The proposal would therefore be contrary to the objectives of the aforementioned policies.



