

**Planning Committee:** 06 April 2011

**Item Number:**

**Application No:** W 11 / 0001

**Registration Date:** 21/01/11

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

**Expiry Date:** 18/03/11

**Case Officer:** Debbie Prince  
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**Lincoln Croft, Church Road, Honiley, Kenilworth, CV8 1NP**

Erection veranda to rear (Retrospective) FOR Mr Ahark

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

**SUMMARY OF REPRESENTATIONS**

**Beausale Haseley Honiley & Wroxall PC:** 'The Parish Council objects to this proposal as contrary to PPG2 and Local Plan Policies DAP1 and RAP2. Firstly, the approved dwelling was significantly bigger than the footprint of the existing buildings on site, which then included the store with flat over. Since then, several additions have already taken place, like:-

The Orangery was not in the planning application and was added later

A new garage block then added, which like the Orangery was not on the original plans

The storage building and flat, due to be removed, was retained for further accommodation

Now the Verandah

The cumulative effect would be detrimental to the openness of the Green Belt (PPG2 and DAP1), and would significantly extend the impression of development to the detriment of the openness of the rural area (RAP2)'

**Public response:** No views received.

**RELEVANT POLICIES**

- 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)
- Planning Policy Guidance 2 : Green Belts

**PLANNING HISTORY**

- Planning permission for a garage with flat over (ancillary to Black Croft) was approved in 1953, with a multiple garage being given a temporary permission in 1957 (renewed until 1975).
- A large garage for a private car collection was approved in 1989.
- W07/0065 A Certificate of Lawfulness for the use of the garage buildings for a wine business, with the flat as an independent dwelling, was granted in 2007.
- W07/1610, W07/2070 A replacement dwelling for the flat and business premises was approved shortly afterwards, with two similar schemes being submitted later the same year, one being refused and the other granted (in March 2008).

- W08/1157 Consent was given later in 2008 for the original garage and flat to be used as ancillary accommodation, when 'permitted development' rights under Classes A, B, C, D or E of Part 1 of Schedule 2 were removed.
- W08/1661 New entrance gates and a gas tank were approved in 2009.
- W10/0950 Erection of a single storey extension was granted in 2010.

## **KEY ISSUES**

The key issue in this case is the impact of the veranda or cumulative impact from the development on the openness of the Green belt.

## **The Site and its Location**

The property is a substantial detached house located in the Green Belt with the old garage and flat having been retained. Its only close neighbour is Blackcroft but Lincoln Croft stands well within its own grounds.

## **Details of the Development**

The proposal involves the retention of an open-sided and slightly raised verandah with canopy above measuring approx 7.5m x 2.7m located to the rear of this recently built property.

## **Assessment**

The application needs to be considered against the Local Plan policy and PPG2 : Green Belts. These make it clear that an extension is acceptable if it is not disproportionate to the original dwelling ( meaning the new property), with the guideline in the Local Plan being a maximum of 30% of the gross floor area of the original dwelling. The property is large and has already had a small extension. Nevertheless, the current application is for the retention of an open sided verandah which is located to the rear and tucked into a corner of the L-shaped property. Therefore, in my opinion this verandah has no material impact on the openness of the Green Belt and would not significantly alter the bulk or scale of the building.

## **RECOMMENDATION**

GRANT, subject to the conditions listed below.

## **CONDITIONS**

- 1 The development hereby permitted shall be retained in accordance with the details shown on the approved drawing(s) 1200-19A, 1200-15B, 1200-16B, and specification contained therein, submitted on 21st January 2011 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

## **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 does not harm the general openness or rural character of the green belt within which the property is situated. The proposal is therefore considered to comply with the policies listed.

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