

**Planning Committee:** 02 July 2013

**Item Number:** 10

**Application No:** W 13 / 0602 LB

**Town/Parish Council:** Stoneleigh

**Case Officer:** Graham Price

01926 456531 graham.price@warwickdc.gov.uk

**Registration Date:** 07/05/13

**Expiry Date:** 02/07/13

**Pear Tree Cottage, 5 Vicarage Road, Stoneleigh, Coventry, CV8 3DH**

Proposed extensions to dwelling forming larger Kitchen, larger office and guest bedroom, bathroom and boot room from existing Utility and relocated downstairs WC at the ground floor. New First Floor Ensuite and replanned Bathroom and new dormer to Bedroom. FOR Mr Beaumont

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

**RECOMMENDATION**

Planning Committee are recommended to Grant permission subject to conditions.

**DETAILS OF THE DEVELOPMENT**

The application proposes the erection of a single storey rear extension to create additional floor space. The scheme has been amended in order to reduce the massing of the new rear wing. The proposed extension will add to the existing original rear projection of the property and will measure approximately 10m in width; 5.7m in depth at its furthest point and 4.3m in height at its highest point. External materials have been chosen to match the existing dwelling.

**THE SITE AND ITS LOCATION**

The application relates to a large two storey Grade II Listed detached property situated on the north side of Vicarage Road in Stoneleigh. This part of Vicarage Road is characterised by a mixture of detached and semi-detached properties of varying size and design situated on plots of varying size. The properties are a mixture of listed and unlisted buildings. The property is located within the Stoneleigh Conservation Area.

**PLANNING HISTORY**

There is no planning history for this property that is relevant to the consideration of this application.

**RELEVANT POLICIES**

- National Planning Policy Framework

- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

## **SUMMARY OF REPRESENTATIONS**

**Stoneleigh & Ashow Parish Council** - Objection on the grounds that the proposed extension is overdevelopment of the existing cottage which already provides very substantial living space. It will have a detrimental effect on the appearance of a listed building. They do not consider the style and appearance to be sympathetic to the existing cottage.

**WCC Archaeology** - Recommended that a condition is attached requiring a program of archaeological work to be undertaken

**Public responses** - 2 letters of objection were received on the ground of impact on the Listed Building and impact on the living conditions of the neighbouring properties. One further letter was received commenting on impact on a neighbouring property.

## **ASSESSMENT**

The main issue relevant to the consideration of this application is as follows:

- Impact on the Listed Building

### Impact on the Listed Building

Warwick District Local Plan Policy DAP4 states that consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting.

The proposed extension is considered to be of an appropriate scale and design for the building. The design of the extension is considered to respect the character of the original dwelling in that a similar roof pitch has been used; eaves detail from the main part of the house has been used on the new extension, and reclaimed matching brick and roof tiles will be used for the roof and walls.

The size and massing of the extension is not considered to detract from the main part of the listed property, and is considered to be an acceptable addition to the property.

The proposal would therefore be in accordance with Warwick District Local Plan Policy DAP4.

### Other matters

Three letters were received from neighbouring properties commenting on the listed building and neighbour impact.

Whilst not strictly relevant to the determination of this application for Listed Building Consent, it is noted that there may be some impact on the neighbouring property in terms of visual impact. The closest neighbour is Holly House situated just to the north of the application property. This property has a higher ground level than the application property. As the proposed extension is single storey with an eaves height just above the level of the existing boundary wall, it is considered that the distance separations guidelines will not be applicable in this case. In addition the roof of the extension is sloping away from this neighbour further reducing the impact. Based on this it is considered that the impact on this neighbour would be acceptable.

The comments from WCC Archaeology have been noted and a condition will be attached to the Planning Permission requiring a program of archaeological works to be undertaken.

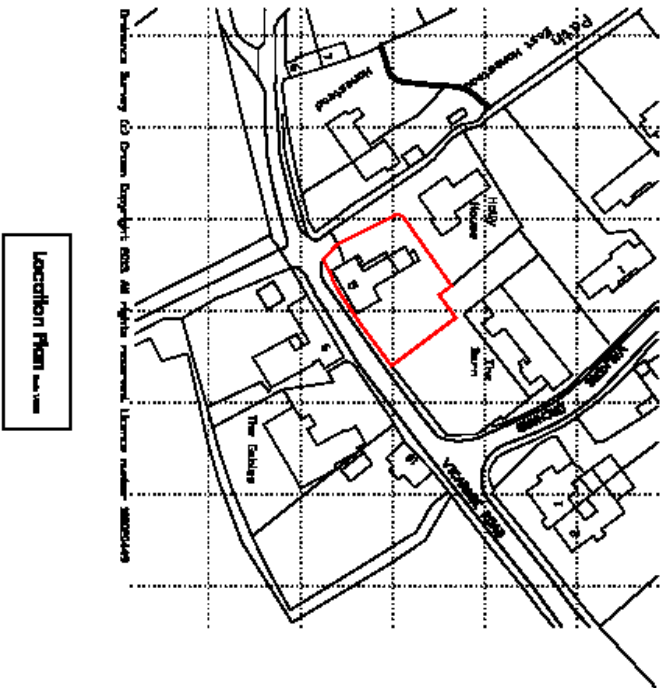
**SUMMARY/CONCLUSION**

In conclusion the proposal is considered to be appropriate for the listed building and is not considered to adversely affect the special architectural or historic interest, integrity or setting of the Listed Building to the extent that would justify a refusal of Listed Building Consent, and should therefore be approved.

**CONDITIONS**

- 1 The works hereby permitted shall begin not later than three years from the date of this consent. **REASON:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 drawings 002A, 005A, 006A, 007A, and specification contained therein, submitted on 07/05/2013 and 18/06/2013. **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.

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Location Plan

**THEM DATA WINDING**

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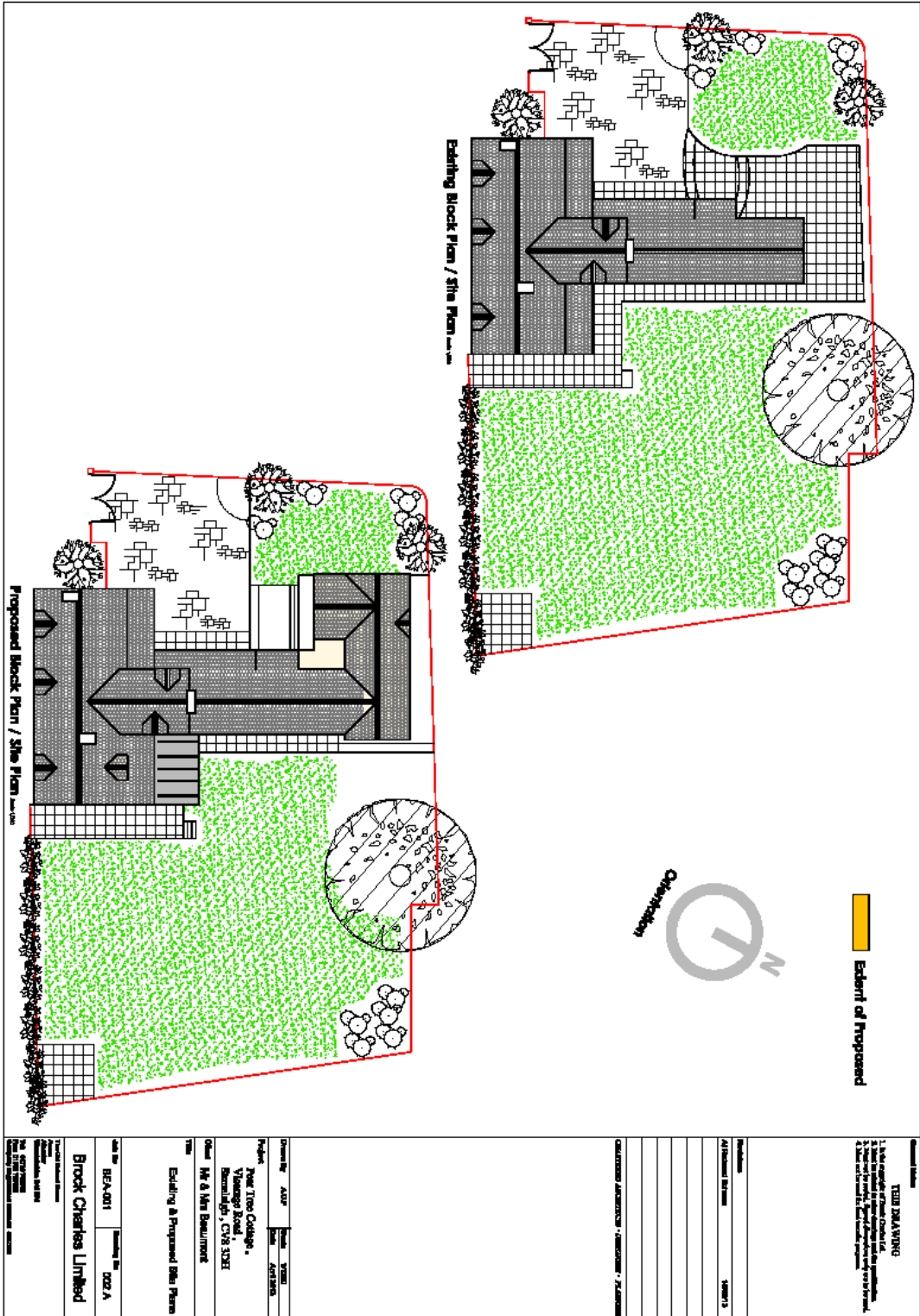
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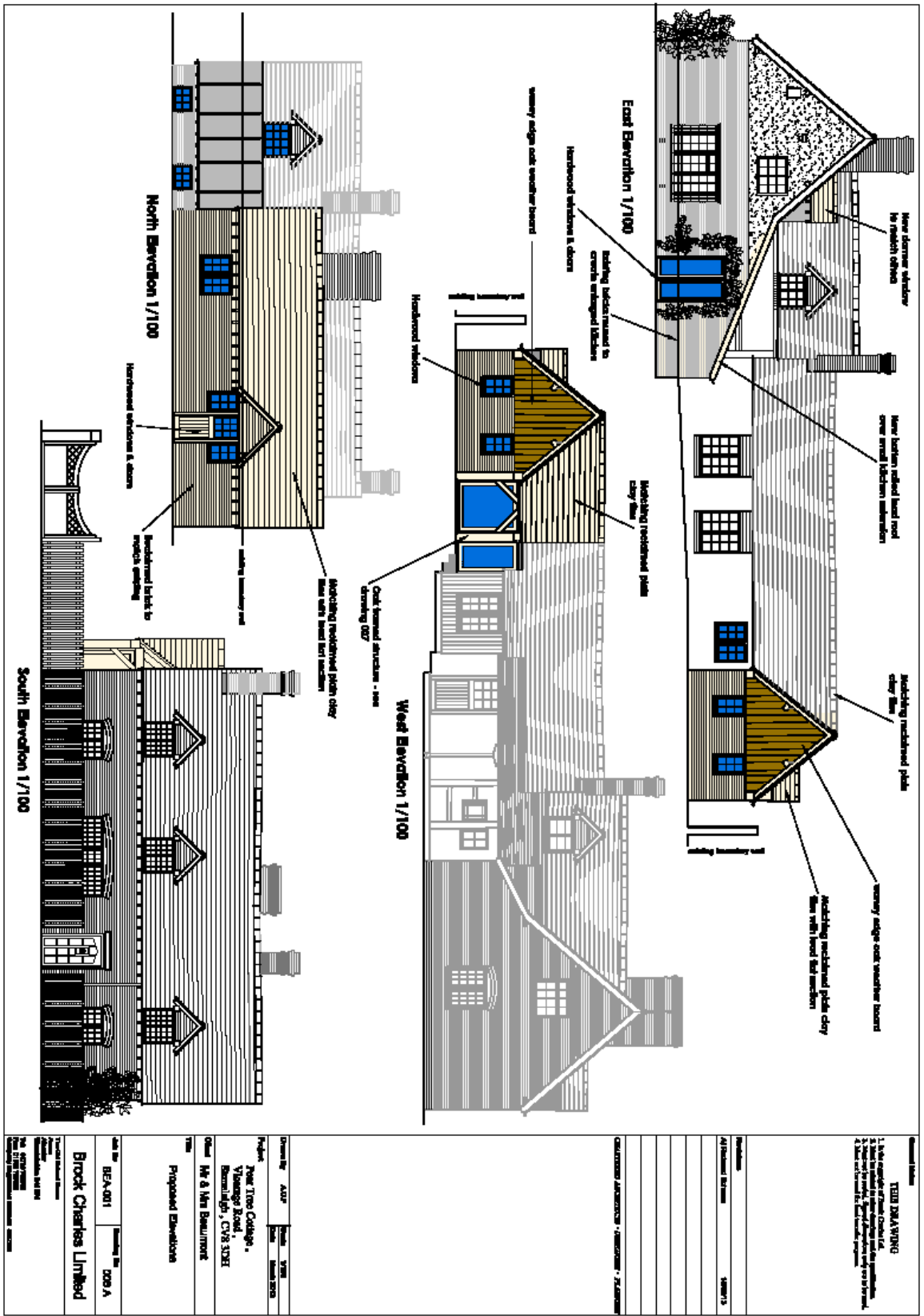
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Drawn by: ADP Date: 27/08/2018  
 Project: Two Two Cottage,  
 Vauxage Road,  
 Borehampton, CV9 3DE  
 Client: Mr & Mrs Bealworth  
 Title: Location Plan  
 Job No: BEA-001 Drawing No: 001  
**Brock Charles Limited**  
 Technical Drawing Office  
 100, High Street,  
 Borehampton, Glos, GL7 5JH  
 Tel: 01753 82222  
 Fax: 01753 82222  
 Email: sales@brockcharles.com









**GENERAL NOTES**

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Project No.	14000715
Client	
Address	
City	
Country	

**CLIENT'S APPROVAL** - SIGNATURE - DATE

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Drawn by: AJP Date: 2018

Project: Three Tins Cottage, Vantage Road, Remalrigg, CV8 3SE

Client: Mr & Mrs Beaulmont

Type: Proposed Extensions

Site No: BEA-011

Plot No: 200 A

Client: Brock Charles Limited

Address: Brock Charles Limited, 100, High Street, Belper, Derbyshire, DE9 8AA

Phone: 01773 834100

Website: www.brockcharles.co.uk



