

Planning Committee: 01 February 2006

Item Number: 22

Application No: W 05 / 2065

Registration Date: 22/12/05

Town/Parish Council: Lapworth

Expiry Date: 16/02/06

Case Officer: Debbie Prince

01926 456555 planning_west@warwickdc.gov.uk

147 Chassetts Wood Road, Lapworth, B94 6EN

Ground and first floor extensions to rear of existing dwelling FOR Mr Alan Rudge

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

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council objects to the proposal on the grounds of:-
Loss of an historic cottage. This was originally a Lapworth brickworker's cottage and is therefore of historic interest to the area. The balance at the front of the house will be altered and the P.C. considers the extensions as overdevelopment. Members suggest that it would be valuable for the Conservation Architect to visit this site to investigate.

Neighbours- no views received.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
- DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 Revised Deposit Version)
- (DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

PLANNING HISTORY

There is no relevant planning history for this cottage. However, it is believed that the wing which extends to the rear towards the railway and appears today as a series of extensions, was in fact in existence in 1925.

KEY ISSUES

The Site and its Location

The application property is a traditional brick built, double fronted cottage, with a large irregular, single storey wing to the rear. The property is positioned close to the road, but has its own grounds, and no near neighbours, on the east side of Chassetts Wood Road.

Details of the Development

The proposal involves a number of modest extensions to the rear of the property at ground and first floor levels.

Assessment

The property has not been extended post 1st July 1948. The proposed extensions would not be easily viewed from the road, are modest in size and would serve to give the rear of the property a more cohesive appearance. The Parish Council are mainly concerned about the change to the front elevation which involves the removal of the front door and its replacement with a window. However, the property is not listed and this change although not ideal could be made under Permitted Development Rights.

I therefore consider that the proposals comply with current policy and are acceptable.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 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) 05/069/1,05/069/3,05/069/4, and specification contained therein, submitted on 21st December 2005 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 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **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 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.
