

Planning Committee: 17 July 2018

Item Number: 10

Application No: W 18 / 0954

Town/Parish Council: Lapworth

Case Officer: Rebecca Compton

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Registration Date: 14/05/18

Expiry Date: 09/07/18

Priory Farm, Rising Lane, Lapworth, Solihull, B94 6JD

Erection of two storey side extension and first floor extension to existing detached garage FOR Mr P Blackburn

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

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

DETAILS OF THE DEVELOPMENT

The proposal is for a first floor over the existing single storey detached garage with a two storey side extension.

THE SITE AND ITS LOCATION

The application site comprises Priory Farm, which is a residential two storey dwelling house with lower slim two storey converted barn to the side. The curtilage extends back from Rising Lane with a dog leg in one side boundary, where the property adjoins one of two adjacent converted agricultural barns. These barns were originally joined to the barn adjoining the application dwelling, but have since been given consent to become detached. The site is on the northern side of Rising Lane, within the Green Belt. The application relates to a single storey detached garage situated to the front of the dwelling.

PLANNING HISTORY

The planning history for this site primarily relates to the host dwelling and not the application garage.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Object on the grounds that the proposal is excessive in height, not in keeping with the street scene and inappropriate development.

WCC Ecology: Recommend that an Initial Bat Survey is carried out.

Public Response: Two letters of objection have been received with concerns over loss of light, privacy, overlooking and the design of the proposed building in relation to the surrounding buildings.

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PLANNING HISTORY

None relevant.

ASSESSMENT

The key issues relating to this proposal are:

- Design and impact on the street scene
- Impact on the amenity of neighbouring properties
- Parking

Design and impact on the street scene

The application garage is set back over 25m from Rising Lane and therefore views of this building from the street are limited due to the distance from the road and the tall trees and vegetation along the northern boundary. The street scene is varied with the properties to the northern side of Rising Lane being predominantly converted agricultural buildings, set back over 35m from the main road, and the properties on the southern side of Rising Lane being large detached properties situated close to the main road. Therefore the limited views of this building will not appear incongruous in the street scene due to the

number of two storey buildings either situated close to or set back from the main road. Therefore the proposal is not considered to be uncharacteristic of this part of Rising Lane.

The proposal will be visible from the neighbouring properties Priory Barn and Rising Barn to the east of the site, which are converted agricultural buildings with a mix of single storey converted barns and a two storey farmhouse. The application garage is located close to the single storey barn conversion situated within Priory Barn along the western boundary. As the existing properties within Priory Barn and Rising Barn vary between single storey and two storey buildings, it is considered that a two storey building visible in the context of this complex would not appear out of keeping.

Two objections have been received with concerns over the proposed building appearing overbearing against the single storey barns, however, as stated above, the properties situated next to the application site vary in height and the application garage is a more modern addition that is separated from Priory Farm by a boundary wall and therefore is read separately to the converted agricultural buildings.

The proposed extensions to the garage are considered of an acceptable design and will be constructed of brick and tile to match the existing garage which is considered acceptable.

The proposal is therefore considered to comply with Local Plan policy BE1 and the Residential Design Guide SPG.

Impact on the amenity of neighbouring properties

The proposed extensions will not breach the Council's adopted 45° line taken from the neighbouring converted barn at Priory Barn. The nearest window to this property serves a store room which is not a habitable room.

The proposed extensions to the garage will not breach the Council's adopted distance separation guidelines as no properties are situated directly to the rear of the building.

Two objections have been received from neighbouring properties with concerns of overlooking to the private amenity space of the properties situated within Priory Barn and Rising Barn. The only windows facing these properties are roof lights that have been amended to be obscure glazed and non-opening to address the concerns of overlooking raised by the neighbours. As such the objections have been overcome and the proposal will not result in material harm to living conditions by reason of loss of light, outlook or privacy. A condition has been added to remove the Permitted Development Rights for any alterations to the eastern elevation to ensure no further roof lights or windows are inserted or the existing ones amended that could create an overlooking issue.

The proposal is considered to comply with Local Plan Policy BE3 and the Residential Design Guide SPG.

Parking

The property benefits from a large drive with sufficient parking for two cars in accordance with the Vehicle Parking Standards SPD.

Conclusion

The proposed extensions to the existing garage are considered of an acceptable design that will not adversely affect the setting of the building and the wider street scene. The proposal will not create a negative impact upon the amenity of neighbouring properties in terms of loss of light, outlook and privacy. In addition the proposal retains sufficient parking for two cars in accordance with the adopted guidance. The application is therefore recommended for approval.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning 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 drawing(s) (PAM 2701/03 & PAM 2701 02C), and specification contained therein, submitted on 14 May 2018 & 2 July 2018 respectively. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 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 BE1 of the Warwick District Local Plan 2011-2029.
- 4 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no alterations shall be made to the eastern elevation of the building hereby approved. **REASON:** That having regard to the design, layout and general nature of the proposed development it is important to ensure that no further development is carried out which would affect the amenity of adjacent properties. Therefore, no additional development is to be carried out without the permission of the local planning authority in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
