

**Planning Committee:** 12 July 2005

**Item Number:** 12

**Application No:** W 05 / 0733

**Registration Date:** 25/05/2005

**Town/Parish Council:** Rowington

**Expiry Date:** 20/07/2005

**Case Officer:** Steven Wallsgrove

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**8 Shrewley Common, Shrewley, Warwick, CV35 7AP**

Extensions to existing property and subdivision to form two dwellings. FOR  
Mrs J Ward

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This application is reported to the Committee because of the support of Shrewley Parish Council and the recommendation is one of refusal. No reasons for the support of the application have been given.

**SUMMARY OF REPRESENTATIONS**

**Shrewley Parish Council:** Support this application.

**Rowington Parish Council:** Have no objection.

**Environment Agency:** No objection

**RELEVANT POLICIES**

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

(DW) H8 - Limited Infill Villages (Warwick District Local Plan 1995)

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

**PLANNING HISTORY**

This small cottage was extended, by well over 100%, following a planning permission of 1965.

**KEY ISSUES**

**The Site and its Location**

The property lies outside the village envelope, down a private drive, in a relatively isolated position in the Green Belt.

**Details of the Development**

The proposal is to erect a two-storey extension onto the north side of the original, timber-framed, cottage, a single storey extension onto the mid-1960's extension, and to connect the whole with two, self contained, dwellings.

## **Assessment**

The principal issue in this case is that the property lies in the Green Belt.

The original dwelling was a single storey timber-framed, cottage with two rooms on the ground floor and two bedrooms in the roof space. It was the subject of a very large extension in the mid 1960's which was added on to one end of the dwelling.

The present proposal, therefore, is clearly contrary to policy in terms of the size of extensions, and would also seriously detract from the character of the original, small, timber-framed, building. In addition, the creation of a second dwelling is also contrary to Green Belt policy since any such dwelling has to have very special justification on grounds of local need.

The justification given, however, is purely personal and is stated to be:-

"The purpose of the alterations and extensions is to enable my client's daughter and her family to live with (the applicant) at Rose Cottage but in separate accommodation. It may be that the proposals conflict slightly with the percentage rule policy but if so I trust that you will take into account the minimal size of the extension and the fact proposals will enable (the applicant) to remain at Rose Cottage but not have to live on her own."

Personal circumstances are inevitably temporary in nature and rarely outweigh the long term objectives of green belt protection policies. In addition, the creation of an additional dwelling in this relatively isolated "non-sustainable" location conflicts with the aims of structure plan and local plan policies which seek to encourage sustainable forms of development in the urban areas of the district.

## **RECOMMENDATION**

REFUSE for the following reasons:

- 1 Policy GD.3 of the Warwickshire Structure Plan 1996-2011 directs most new development towards urban locations, whilst in rural areas, policy RA.1 states that the development should be provided for in local plans specifically to meet the needs of the local population. The Warwick District Local Plan specifies in policy (DW) H8 a number of limited infill villages within the district where housing development may be permitted, within defined village policy boundary areas. The application site is not within a defined village policy boundary and is within an area where the Planning Authority would not normally permit residential development unless it were justified by agricultural or other special needs. There is no evidence that it is so justified and there are considered to be no other special circumstances sufficient to justify departing from the Plan in order to permit

the development applied for.

- 2 The property, subject of the application, is within the Green Belt, wherein the 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 PPG2 "Green Belts" and policy (DW) ENV1 of the Warwick District Local Plan and emerging policy DAP1 of the first deposit version of the Local Plan (1996-2011). The PPG 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, whilst Policy H14 of the Warwick District Local Plan and emerging policy RAP3 of the first deposit version of the Local Plan (1996-2011) seek to restrict the amount of extension to existing dwellings in the rural area.

It is considered that the proposed development would radically alter the scale and character of the original dwelling, thus constituting an undesirable extension and consolidation of a residential property likely to affect detrimentally the character of this rural locality, thereby constituting inappropriate development conflicting with the aims of Green Belt and Local Plan policy.