

**Application No:** [W 15 / 1583](#)

**Town/Parish Council:** Norton Lindsey  
**Case Officer:** Anne Denby

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**Registration Date:** 12/10/15

**Expiry Date:** 07/12/15

**The Willows, Wolverton Road, Norton Lindsey, Warwick, CV35 8JL**

Extensions to ground floor and removal of existing roof structure and formation of new pitched roof to enlarge the existing first floor footprint, including raising existing ridge height. FOR Mr & Mrs Boddington

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This application is being presented to Committee as the Parish Council supports the application and it is recommended for refusal.

**RECOMMENDATION**

It is recommended that the application be **refused** for the reasons stated.

**DETAILS OF THE DEVELOPMENT**

The proposals are to remodel the existing dormer bungalow by extending the ground floor to the side/rear and removing the existing dormer windows at first floor.

The ground floor extensions will 'square-up' the footprint of the existing bungalow providing extended living accommodation and covered play area. At first floor the dormer windows will be removed with a dual-pitch roof with gable front proposed.

This will involve an increase to the ridge height by 0.9m and provide for additional living accommodation at first floor.

The application is supported by a bat report which states that the property has not been identified as a bat roost or hibernation site, and no further surveys or mitigation measures are considered necessary.

In response to concerns raised in relation to the increase in footprint beyond the original dwelling the following information has been provided by the Planning Agent in support of the application:

- Whilst it is accepted that the floor area is slightly greater than the existing dwelling plus 30%, the scheme represents a serious attempt by the applicant to meet the recommendations and advice offered during the previous application.

- The existing, badly extended bungalow is utilitarian and of little or no architectural merit.
- The site is located within a continuous run of development whereby any increase in floor area would be much less conspicuous than within an open countryside location.
- Any visual impact would be limited by the large set-back from the main road, and by the roof ridge height being lower than that of the adjoining property.
- The extended dwelling would not conflict with, or undermine, any of the identified purposes of Green Belt designation.
- Norton Lindsey is a designated infill village whereby new-build residential development of up to two houses per plot is acceptable and new infill development has been approved within close proximity of the application site. It is an inequitable approach that allows new-build properties of unrestricted size whilst at the same time resisting the sensitive extension of existing properties within the village.
- The proposed contemporary design would result in a significant improvement to the street scene and provide an attractive family home to add to the established housing stock of the village.

### **THE SITE AND ITS LOCATION**

The application site is an existing detached dormer bungalow located on the southern side of the highway within the village of Norton Lindsey.

The dwelling is set back substantially from the front boundary with the public highway within a ribbon development. To the east of the site is the conservation area. The site itself is outside the conservation area but directly adjoins its boundary.

The site is within Green Belt.

### **PLANNING HISTORY**

2615 - Proposed Bungalow - Granted, 11th March 1958

2615/A - Amendment to location of Cess Pit - Granted, 23rd May 1958

2615/1 - Ground and first floor extensions - Granted,

W/15/0119 - Remove existing dormered 1st floor and construct new 1st floor over existing external footprint, new porch, ground floor extension and render - Refused, 25/3/15 by reason of the bulk and mass of the proposal and its design which radically altered the scale of the dwelling unacceptably impacting on the character and openness of the rural locality and comprising inappropriate development within the Green Belt to which there is an objection in principle.

## **RELEVANT POLICIES**

- National Planning Policy Framework

### The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)

### The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

### Guidance Documents

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

## **SUMMARY OF REPRESENTATIONS**

**Norton Lindsey Parish Council:** Support

**Highways:** No objection

**Ecology:** No objection, subject to informative notes

### **Assessment**

The main issues in the assessment of this proposal are:

- The principle of the development
- Impact on the character of the surrounding area / Green Belt
- Impact on neighbouring properties
- Ecology

- Energy Efficiency / CO2 reduction
- Health & Wellbeing

## **Principle of the development**

The application site lies in the Green Belt. The National Planning Policy Framework (NPPF) states that the essential characteristics of Green Belt are openness and permanence. The NPPF states that inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. (Para 87.) 'Very special circumstances' will not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 89 of the NPPF states with regards to extensions, the extension or alteration of a building (inter alia) where they do not result in disproportionate additions over and above the size of the original building will not be considered as inappropriate development within the Green Belt. The construction of new buildings within the Green Belt are however considered to be inappropriate. However, there are exceptions to this, including, limited infilling, replacement buildings, which are not materially larger than those they replace.

Policy RAP2 of the adopted Warwick District Local Plan 1996-2011 and Policy H14 of the emerging Warwick District Local Plan 2011 - 2029 seek to prevent "disproportionate" additions to dwellings in rural areas which substantially alter the scale, design and character of the original dwelling, in order to protect the landscape and character of rural areas. Within these Policies, as a guideline, it is considered that development which would represent an increase of more than 30% to the gross floor space of the original dwelling (excluding any detached buildings) located within the Green Belt are likely to be considered disproportionate. Furthermore, the National Planning Policy Framework (NPPF) states that disproportionate extensions are inappropriate development which is harmful by definition.

The application site, which is within the Green Belt, comprises of a detached dwelling which was originally a single storey bungalow. The dwelling already benefits from ground floor and first floor dormer extensions.

The proposals seek to construct additional extensions to the ground floor and extend the existing first floor accommodation by removing the dormer window and reconfiguring the roof including raising the main ridge line by 0.9m . The proposed extensions will result in a 211% increase in the floorspace of the original dwelling, an increase will in excess of the guidelines contained within Policy RAP2.

It is considered that these extensions and alterations would significantly alter the original dwelling. The extensions would significantly alter the appearance of the dwelling and together with the design changes and increase in height to the roof, would leave no reference to the scale or design of the original dwelling. Together with the increase to the footprint, far beyond 30% from the original dwelling, the

extensions are considered to result in disproportionate additions to which there is an objection in principle, that would not respect the character or scale of the original dwelling and adversely impact on openness. The development is thereby considered to be contrary to the aforementioned policies.

### **Impact on the character of the surrounding area / Green Belt**

Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

Policy RAP2 states that extensions to dwellings will be permitted unless they result in disproportionate additions to the original dwelling which:

- a) do not respect the character of the original dwelling by retaining its visual dominance
- b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or
- c) substantially alter the scale, design and character of the original dwelling.

The proposed extensions will not retain the visual dominance of the original dwelling. The proposals will envelope the original dwelling and leave little trace as to what form the original dwelling took. The original dwelling was a modest single storey bungalow and although it is acknowledged that the dormer windows added later are visually intrusive, the scale and design of the original dwelling can still be seen.

Whilst the applicants desire to 'update' the building is recognised it is considered that this could be undertaken in a manner which respects the scale and character of the original dwelling. Whilst the design of the existing dwelling is not of any particular architectural merit, it is not considered to be so visually intrusive to the surrounding area to warrant the extent of proposals subject of this application or override other policy considerations.

The extensions would result in a large block dwelling which would be substantially increased from the original and existing both in footprint and overall height and bulk. As discussed above the proposals are not considered to retain the openness of the rural area as they result in disproportionate additions to the original dwelling and the proposals will significantly extend the visual impression of built development when viewed from the surrounding area.

The dwelling is set back from Wolverton Road however there are open views to the rear and due to level changes, the dwelling will be quite visible on the approach along Wolverton Road from the north. The site is adjacent to the Conservation area and will be viewed as a backdrop to adjacent buildings at The Laurels. However considering the design of the existing dwelling and positioning within the plot the proposals are considered to have a neutral impact on the setting of the Conservation Area. The proposals will substantially alter the scale, design and character of the original dwelling and due to their overall scale and bulk are considered to result in a dwelling which does not positively contribute to

the rural character of the surrounding area and will adversely impact on openness.

Under the previous refusal, it was considered that extensions on the existing footprint may be acceptable, however the current proposals extend the footprint of the building even further and subsequently result in additions and alterations to the bungalow which are considered to be significantly disproportionate.

The development is thereby considered to be contrary to the aforementioned policies.

### **Impact on neighbouring properties**

Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

To the west of the application site is an existing dwelling known as 'Kerry.' This dwelling is a single storey building with first floor accommodation provided in the roofspace.

To the side of the adjacent property 'Kerry' there are 3no. windows, 2no. of which serve habitable rooms (kitchen and dining room) and the middle window is an obscure glazed window to a bathroom. The clear glazed windows, although they serve habitable rooms are secondary windows with additional sources of light to these rooms available on the front and rear elevation.

The window to the rear of the side elevation serves the kitchen, however there is a conservatory addition to the rear which is open to the kitchen and also provides the main outlook for this room. The proposed extensions will not infringe on a 45-degree sightline from the rear of the conservatory.

There is a bedroom window at first floor level to the rear elevation and the proposed dwelling will infringe on a 45-degree sightline from this window. However considering the existing relationship between these dwellings and that the proposed reconfigured dwelling is only 1 1/2 storey, the proposal is not considered to result in detrimental harm that would be sufficient to warrant refusal of this application.

A balcony is proposed to the rear at first floor level and this will present an opportunity for overlooking particularly considering the angle of the dwelling at the application site. A condition could be imposed to require the installation of a screen to address this issue.

'The Laurels' is a residential dwelling located to the east of the application site. This dwelling is set some distance from the application site and there is no direct window-window relationship between these properties. The development will have some visual impact on the occupants of this property but this will not be significantly increased from that which already exists.

## **Ecology**

WCC Ecology have commented on this application site and a bat survey has been submitted. The Ecology Officer has stated that the survey appears to have been carried out in accordance with the appropriate methodology and there can be confidence in its findings. The report found no evidence of bats and no suitable areas for bats to roost were identified. The recommendations in the submitted report are accepted and a bat note is recommended to be attached to any approval.

Therefore, this application in its present form is considered acceptable and complies with Warwick District Council Policy DP3.

## **Energy Efficiency / CO2 reduction**

The requirement to include energy efficiencies within the proposed development has been acknowledged. This is in accordance with Policy DP13 and the associated SPD and can be secured by condition.

## **Health and Wellbeing**

There are no issues in relation to this application.

## **Summary/Conclusion**

The application is for extensions / additions to the existing dwelling within the Green Belt, which due to their size, design and scale are considered to constitute inappropriate development within the Green Belt to which there is an objection in principle and which will have an adverse impact on the openness of the surrounding area contrary to national and local policy. Furthermore the proposals will substantially alter the scale, design and character of the original dwelling and are therefore contrary to Policy RAP2 and the NPPF and no very special circumstances have been put forward sufficient to outweigh that harm.

- 1 The proposed development by reason of its scale, bulk and massing comprises inappropriate development within the Green Belt to which there is an objection in principle and in respect of which no very special circumstances have been demonstrated to exist sufficient to outweigh that harm by reason of inappropriateness. For that reason, the proposed development is also considered to alter the scale and massing of the dwelling to the extent that it is harmful to the existing rural character of the surrounding area.

The proposed development is therefore contrary to the National Planning Policy Framework and to Policy RAP2 of the Warwick District Local Plan 1996 - 2011.

