

Planning Committee: 29 April 2014

Item Number: 13

Application No: W 14 / 0054

Town/Parish Council: Budbrooke
Case Officer: Liz Galloway

Registration Date: 16/01/14

Expiry Date: 13/03/14

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58 Arras Boulevard, Hampton Magna, Budbrooke, Warwick, CV35 8TT

Raising roof height of part of the main dwelling house and construction of a rear roof dormer. FOR Mrs Kirton

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 planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The applicant seeks to raise part of the existing roof on the main dwelling house by 0.6 metres and construct a dormer window on the rear roof.

THE SITE AND ITS LOCATION

The application property is a detached bungalow located to the north of Arras Boulevard and situated within the Green Belt.

PLANNING HISTORY

There is no relevant planning history

RELEVANT POLICIES

- 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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Budbrooke Parish Council: Objects on the ground that the proposed development is inappropriate for the village and Green Belt and it is out of keeping with the current street scene.

WCC Ecology: Recommend bat and bird notes

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- The impact on the street scene
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Parking
- Ecology Issues
- The impact on the Green Belt

The impact on the street scene

As amended, the proposed alterations are to be carried out to only part of the existing roof and the rear roof dormer of the property and will be constructed using materials to match the materials used on the existing dwelling. Other than the raising of part of the roof by approximately 600mm, no other development will be visible within the street scene and it is considered that the increase in roof height would not have a significant impact on Arras Boulevard due to the various designs of bungalows and two storey dwellings within close proximity. Furthermore, the proposed dormer window will be situated on the rear of the property and whilst the increase in roof height will be seen within Arras Boulevard, it is considered that it will not have a detrimental impact on the street scene and, therefore, the proposed development complies with Warwick District Council Local Plan Policy DP1.

The impact on the living conditions of nearby dwellings

Number 56 Arras Boulevard lies adjacent the eastern boundary of the application site, however, it is considered, that in relation to windows belonging to habitable rooms at 56 Arras Boulevard, the proposal would meet the Council's adopted 45 degree guideline and would comply with Warwick District Local Plan Policy DP2.

No residential properties lie to the west or to the rear of the application site.

Renewable Energy

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables in accordance with Policy DP13 and the associated SPD would not be appropriate.

Parking

It is considered that there is sufficient off-street parking to the front of the property and that the proposed development would comply with Warwick District Council Local Plan Policy DP8 and the Council's adopted Vehicle Parking Standards.

Ecology issues

WCC Ecology have commented on this application site, however, they consider that a cautionary bat and bird note would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

The impact on the Green Belt

The proposed raising of the roof and rear dormer window does not represent an increase of more than 30% of the gross floor space of the original dwelling and it is considered that the development respects the character of the original building and is a proportionate addition by reason of its scale, design and character.

Furthermore, the dwelling would retain the character and appearance of a bungalow, albeit with accommodation provided within the roof space, and would still appear as a low subservient building as the existing eaves level will be retained at the same height. It is considered that the extension will not significantly encroach or harm the openness or character of the Green Belt and, therefore, the proposal would be appropriate and complies with Warwick District Local Plan Policy RAP2 and the National Planning Policy Framework.

In conclusion, it is considered that the raising of the roof and rear dormer window are acceptable in terms of their character and appearance within the street scene and Green Belt and do not significantly impact on the amenities of surrounding neighbours such as would support a reason for refusal.

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) and specification contained therein, submitted on 18 March 2014. **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.

- 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 DP1 of the Warwick District Local Plan 1996-2011.
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