

Planning Committee: 07 February 2012

Item Number: 12

Application No: W 11 / 1353

Town/Parish Council: Rowington
Case Officer: Erica Buchanan
01926 456529 planning_west@warwickdc.gov.uk

Registration Date: 10/11/11
Expiry Date: 05/01/12

**The Holt, Lapworth Street, Bushwood, Lawsonford, Henley-in-Arden,
B95 5HG**

Demolition of existing 3no garages, partial reduction in height of ground level and construction of 2no garages, day room and new front retaining wall FOR
Mr J Gray

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

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: Objection as with previously refused application. The proposal exceeds the footprint of the existing buildings and appear too large for the location. The impact would be significant as it is readily visible from the highway The site is within the Conservation Area and in terms of design the development appears slightly urban and not in keeping with its rural location any replacement buildings should be subservient to the main dwelling in size and most importantly designed to blend in with surrounding buildings and the street scene generally.

Conservation and Design: No Objection The proposal is an improvement to the previous application and breaks down the individual structures which helps to lessen the visual impact

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Planning Policy Guidance 2 : Green Belts

PLANNING HISTORY

There have been a number of extensions carried out to the dwellinghouse. Specific to the current application is a previously refused application for the demolition of the 3 garages and erection of detached garden room and triple garage. The current application seeks to over come the reasons for refusal of that application (W/11/0471).

KEY ISSUES

The Site and its Location

The application site comprises of a detached two storey cottage, which has previously been extended. The site is on a corner plot with vehicular access off a narrow private access drive to the application site and neighbouring properties. There are currently 3 garages in a cluster together on the site all of which have pitched roofs and are constructed of a mixture of brick, prefabricated material and timber.

The site lies in the middle of the village in the Conservation Area within the Green Belt.

Details of the Development

The proposal is to demolish the 3 garages and to construct a dayroom and two garages. The floor area of the dayroom would be 6.5m by 5.1m with a maximum height of 4.1m to the apex of the pitched roof. It would be rendered walls with timber framed doors and windows and a dummy timber hayloft door in the gable end.

The two garages are staggered back from the dayroom. Garage 2 is attached directly to the dayroom and set back by 2.3m. This garage measures 3.4m by 6m with a maximum height of 3m to the apex of the pitched roof. Garage 1 is attached to garage 2 and is set back by 2m and measures 3.9m by 7.1m and has a maximum height of 3.6m to the apex of the pitched roof.

Due to the topography of the site Garage 1 has been cut into the ground to help reduce the height and as result steps lead from the rear garden down to the rear of the garage. In addition a new retaining wall in front of the day room to provide additional amenity space for the property with pedestrian access from the access road.

The plans have been amended to remove the brick stairs leading to the dummy hayloft

Assessment

Design and Layout

The main view from the streetscene would be of the dayroom due to the fact it is situated on the prominent corner however this is single storey and the dummy loft door is an added feature to create a rural look of the building. The garages are set back from the dayroom and are at lower height with limited views from the streetscene I consider that as a result the proposal reduces the visual impact in the streetscene. The impact of the garages is further reduced due to the lowering of the ground level.

The resulting proposal gives an appearance of an ad-hoc development created over a period of time and the simple casement windows are of a style that would have been used in out-houses.

The application has been amended removing the external staircase to the dummy hayloft as this was considered to be out of keeping with the rural area.

I consider that the proposal reflects and contributes to the character and quality of the environment due to its siting, layout and design and is in accordance with policies DP1 and DAP8 of the Warwick District local Plan 1996-2011 which seeks to ensure new developments enhance the character of the area and protects the historic interest and appearance of the Conservation Area.

Amenity

Due to the location of the proposal in relation to neighbouring properties I consider that the proposal would not have a detrimental effect on the amenities of the neighbouring properties. In addition there is adequate space for turning within the site and therefore the proposal would not restrict the use of the joint access road. The proposal is therefore in compliance with policy DP2 of the Warwick District Local Plan 1996-2011 which seeks to ensure that new development would not have an adverse impact on neighbouring amenities.

Green Belt

PPG2-Green Belt states that there is an presumption against inappropriate development within the Green Belt and lists appropriate developments in the Green Belt. Although outbuildings are not classed as appropriate, given the proposed development's relationship to the dwelling, the central village location and that this is replacement for existing garages, I do not consider that the proposal would harm the openness of the Green Belt and therefore is in accordance with PPG2.

Energy Efficiency:

The proposal is of a small scale and relates directly to the dayroom and therefore the requirements for 10% renewable energy is unviable. However measures that will be taken would be high levels of insulation, use of energy saving lights, double glazed windows and sensor controlled outside lighting.

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 application form, site location plan and approved drawing(s) 001 received on 10/11/11 and amended plans 002C, 003B received on 09/01/12, and specification contained therein, submitted on 10/11/11 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 No development hereby permitted shall take place unless and until details of the materials for the retaining wall has been submitted to and approved by the District Planning Authority. Development shall be carried out in accordance with the approved details. **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.

- 4 This permission authorises the erection of an extension to the existing dwelling in the form of a detached building containing 2 garages and a dayroom and shall not be construed as permitting the erection of a separate dwelling unit. **REASON** : Since there is insufficient amenity space for a separate dwelling and to protect the amenity of the nearby residential properties in order to satisfy Policy DP1 and DP2 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development would not cause unacceptable harm to the architectural and historic character of the Conservation Area within which the site is located. Furthermore, the proposal would not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.
