

Planning Committee: 21 February 2006

Item Number: 04

Application No: W 05 / 1958

Registration Date: 16/12/05

Town/Parish Council: Rowington

Expiry Date: 10/02/06

Case Officer: Steven Wallsgrove

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Chapel Haven, Narrow Lane, Lowsonford, Solihull, B95 5HN

Erection of side entrance porch/lobby and side dormer FOR Mr and Mrs M Taylor

This application was deferred at Planning Committee on the 1st February 2006, to enable a site visit to take place. The following report is unaltered from that previously considered.

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

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: "This property has been the subject of considerable extension over the past few years, and Councillors would query the total increase in gross floor area in relation to PPG2, particularly "limited extensions to existing dwellings".

The property was originally an old chapel of simple architectural design and whilst recent extensions have been sympathetic, this proposal is not considered to be of appropriate design and scale, and does not in any way respect the character of the original dwelling. In terms of design the proposed addition neither enhances nor harmonises with the existing property. The dwelling is very close to the highway, the proposed addition readily visible, and this would appear contrary to planning policies specifically designed to retain and protect the openness of the Green Belt/SLA and Rural Area.

Councillors have serious concerns regarding overdevelopment of this site as a whole."

Neighbours: One neighbour objects as considers design not in sympathy with chapel, contrary to countryside protection policies, considerable development already taken place, and block plan inaccurate for development near stream.

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)
- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

PLANNING HISTORY

This former chapel has been the subject of 3 planning applications since 1965, with various enforcement investigations, including one case against the use of the adjoining small paddock as part of the curtilage of the dwelling, and a Certificate of Lawfulness for the curtilage at the rear. One of the planning applications was

withdrawn. The most recent application was for replacement extensions which was granted as the design was a significant improvement over the previous works.

KEY ISSUES

The Site and its Location

The property lies outside the village of Lowsonford, in the Green Belt, and is part of a ribbon of detached houses.

Details of the Development

The proposal is to erect a side porch/glazed lobby to form an identifiable front door and is set back some 4.0 m from the front wall. A dormer window is also proposed to be inserted into the existing side roofslope of the main property, almost over the proposed porch, to match an existing double dormer on this side nearer the front.

Assessment

The principal issue in this case is whether the proposal protects the character and bulk of the original dwelling in accordance with Policy (DW) H14 of the Local Plan. Although this policy is normally referred to as the "50% Policy", it is, in reality, a design based policy with the 50% figure being given to illustrate the maximum that is likely to be acceptable under the design side of the policy.

In this particular case, the house has already been substantially extended, with a 'catslide' roof in 1965 on one side and a two-storey extension on the other which replaced inappropriate extensions. These extensions resulted in the front door being on the side of the house, towards the rear.

The present proposal is to construct an entrance feature as a glazed lobby with an open entrance porch which would be set well back, but just in front of a screen wall between the house and the side boundary wall. This boundary also has shrub planting on the applicants side, and a tall conifer screen on the neighbouring property which make the side access quite dark.

It is considered that the proposal will not materially affect the character and bulk of the dwelling, due to its design and set back, even though the extensions exceed the 50% guideline figure.

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 approved drawing number 225911/01, and specification

contained therein, received on 6th December 2005 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 Local Plan Policy ENV3.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development respects the scale, design and character of the original dwelling and does not harm the general openness or rural character of the green belt within which the property is situated. The proposal is therefore considered to comply with the policies listed.
