

Planning Committee: 18 May 2022

Item Number: 7

Application No: [W 22 / 0241](#)

Registration Date: 09/02/22

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall

Expiry Date: 06/04/22

Case Officer: James Moulding
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3 Church Cottages, Church Road, Honiley, CV8 1NP

Alterations and extensions to increase height of existing side and rear wings, dormers, fenestration alterations, infilling of overhang to enlarge hallway, and all associated works FOR Mr & Mrs N Smith

This application is being presented to Committee as more than 5 public responses support the application in addition to support from the Parish Council and it is recommended for refusal.

RECOMMENDATION

It is recommended Planning Committee refuse to grant planning permission for this application for the reasons set out in this report.

DETAILS OF THE DEVELOPMENT

This application proposes the increase in height of existing side and rear wings, dormers, fenestration alterations and infilling of overhang to enlarge the hallway.

THE SITE AND ITS LOCATION

The application site is located in a rural area and is contained within the Green Belt. 3 Church Cottages is a two storey detached dwelling, positioned on the East side of Church Lane. The dwelling is set within a large plot and is located a significant distance from neighbouring properties. The dwellinghouse has previously been extended by way of two single storey extensions on the North and East elevations.

PLANNING HISTORY

The addition of two single storey extensions on the East and North elevations.

The erection of a detached garage.

RELEVANT POLICIES

- National Planning Policy Framework

Warwick District Local Plan 2011-2029

- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- DS18 - Green Belt
- H14 - Extensions to Dwellings in the Open Countryside

Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley & Wroxall Parish Council: Support.

WCC Ecology: Neutral, satisfied with the bat surveys and mitigations.
Condition - Schedule of bat mitigation measures.

Public Response: 5 in support, summary of mains points raised:-

- Proposal would enhance the visual aspects of the property
- Proposal would increase the thermal efficiency of property
- Proposal would not affect openness
- Proposal consists of minor changes only
- Proposal would update out of character 1980's extensions

ASSESSMENT

Green Belt

Policy H14 in the Local Plan states that extensions to dwellings in the open countryside will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings), 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.

As a guideline, for properties located in the designated Green Belt (taking into account any previous extensions) that represent an increase of more than 30% to the gross floor space of the original dwelling (excluding any detached buildings), are likely to be considered disproportionate.

The property has had previous additions which equate to an 87.6% total increase above the floor area of the original dwelling. Considering that the property is already in excess of the designated Green Belt Policy Guidelines for what should be considered disproportionate, any further increase to the built form, regardless

of additional floor space increase, will likely be considered disproportionate. The proposed increased ridge height would represent a noticeable change in the overall visual dominance and scale of the dwelling. The increase in ridge height would also reduce openness. Openness has both spatial and visual elements so whilst the footprint of development proposed has little to no change over and above the existing, there is a visual reduction of openness by way of a 1.5 metre and 1.2 metre ridge height increase on each respective wing.

On this basis it is considered that the proposal is unacceptable and contrary with the objectives of this Local Plan Policy.

The applicants raise that in 2003 the council previously granted an application for planning permission at the same property for a very similar scheme (W/03/1428). It should be noted however, that since that time, national guidance on the Green Belt has been strengthened. Further, this scheme proposed to increase the ridge height of only the rear wing and to introduce a small balcony extension. In totality the increases currently proposed would represent a greater volume of development within a stronger national policy context.

Therefore, the principle of development is considered to be unacceptable as the proposals are contrary to Local Plan Policy H14.

Design and impact on the character and appearance of the area

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design. The adopted Residential Design Guide SPD also sets out design principles to which development proposals will be expected to comply.

Whilst the proposal is considered to materially increase the scale of the original property, it is not considered that the extension is poorly designed when read in the context of the existing site. The extension is subservient and complies with the relevant design guidance set out in the Residential Design Guide SPD. The design of the proposal is also in keeping with the existing dwelling, with matching brick work and tiles proposed.

The application is considered to comply with Local Plan Policy BE1 and the Residential Design Guide SPD.

Amenity

The application site is located a considerable distance from the nearest neighbouring property. The open setting and distance separation results in the consideration that the proposals will not result in unacceptable loss of amenity for the neighbouring dwellings

The application is considered to comply with Local Plan Policy BE3.

Ecology

Preliminary and subsequent bat surveys have found evidence to suggest the presence of three different bat species using the site. Mitigation measures proposed as the erection of bat boxes located on surrounding trees has been assessed and approved by the County Ecologist. These mitigations are detailed in the Site Plan ROC/666/PD/003A. Proposed construction methods to allow access and roosting of bat species around the fascia boarding and additional bat box proposed on the side gable of the property.

These measures are considered sufficient to ensure the development does not have an unacceptable impact on protected species.

Summary

The proposals would result in a further increase to built form in addition to the existing 87.6% increase over and above the original dwelling and therefore result in a disproportionate addition within the Green Belt which is contrary to the aims and objectives of Local Plan Policy H14. It is therefore recommended that planning permission is refused.

CONDITIONS

- 1 The NPPF and Policy DS18 of the Warwick District Local Plan state that the extension of a building that results in disproportionate additions over and above the size of the original building will constitute inappropriate development within the Green Belt. Policy H14 states that extensions that represent an increase of more than 30% to the gross floorspace of the original building are likely to be considered disproportionate.

In the opinion of the Local Planning Authority, the proposed development represents a disproportionate addition to the original building and therefore constitutes inappropriate development in the Green Belt which is harmful by definition and by reason of harm to openness. No very special circumstances are considered to exist which outweigh the harm identified.

The proposed development is therefore contrary to the aforementioned policies.

