

Planning Committee: 12 July 2005

Item Number: 19

Application No: W 05 / 0832

Registration Date: 19/05/2005

Town/Parish Council: Baddesley Clinton

Expiry Date: 14/07/2005

Case Officer: Steven Wallsgrove

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34 Rising Lane, Baddesley Clinton, Solihull, B93 0BZ

Erection of replacement dwelling FOR Mr S. Meli

This application is reported to the Committee because of the objection of the Parish Council.

SUMMARY OF REPRESENTATIONS

Baddesley Clinton Parish Council: *"Bearing in mind the Green Belt status, the Parish Council feels unable to support an application for demolition of the existing dwelling without knowing what is proposed as a replacement dwelling.*

If suitable plans were submitted then the Parish Council may not raise objections but without such proposals the Council does object."

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

PLANNING HISTORY

This dwelling has been the subject of a number of extensions in the early 1990's, including garaging.

KEY ISSUES

The Site and its Location

This house lies in the middle of the village and has a 1960's bungalow on one side and a modern house on the other. The whole area lies in the Green Belt.

Details of the Development

The application has been submitted in outline, only, and is to establish the principle of the erection of a replacement dwelling.

Assessment

The only issue in this case is whether a replacement dwelling is acceptable, in principle, not what the design of the replacement would be.

The present policies do not limit the circumstances when a consent can be given, although central government guidance (in PPG2: Green Belts) indicates that replacement dwellings should not be materially larger than the existing dwelling. Limitations on the circumstances will be introduced in the review of the Local Plan, but these policies can only be given little weight at the present time due to the early stage in the preparation of the new Local Plan.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 This permission is granted under the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995, on an outline application and the further approval of the District Planning Authority shall be required to the undermentioned matters hereby reserved before any development is commenced:-
 - (a) the siting, design and external appearance of the proposed dwelling,
 - (b) details of the access arrangements,
 - (c) details of landscaping.

REASON : To comply with Section 92 of the Town and Country Planning Act 1990.
 - 2 In the case of the reserved matters specified above, application for approval, accompanied by all detailed drawings and particulars, must be made to the District Planning Authority not later than the expiration of three years beginning with the date of this permission. **REASON:** To comply with Section 92 of the Town and Country Planning Act 1990.
 - 3 The development to which this permission relates must be begun not later than the expiration of five years from the date of this permission or within the expiration of two years from the final approval of all reserved matters, whichever is the later. **REASON :** To comply with Section 92 of the Town and Country Planning Act 1990.
 - 4 The replacement dwelling shall be limited in size so that it is not materially larger than the existing in terms of its bulk or gross floor area. **REASON:** To protect the character of the Green Belt and the amenities of neighbours in accordance with policies (DW) ENV1 and ENV3 of the Warwick District Local Plan 1995..
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