

Planning Committee:

Item Number: 13

Application No: W 14 / 0118

Town/Parish Council: Lapworth

Registration Date: 31/01/14

Case Officer: Sally Panayi

Expiry Date: 28/03/14

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Arden Hill Lodge, Lapworth Street, Lapworth, Solihull, B94 5QP

Replacement of existing conservatory with single storey extension; erection of first floor rear extension. FOR Mrs J Griffiths

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal the subject of this application is for the replacement of an existing lawful conservatory with a single storey side/rear extension of the same footprint and a first floor rear extension to the existing bedroom. The application originally included details of a detached garage to the side of the property which has been removed from the proposal.

THE SITE AND ITS LOCATION

The dwelling the subject of this application is a detached brick built lodge located on Lapworth Street in Lapworth. The property has several neighbours of substantial size set in their own grounds. The property is located in the Green Belt.

PLANNING HISTORY

W/05/0958 - Erection of rear extension - Refused 21/07/05

W/05/1682 - Erection of two storey rear extension - Approved 08/03/06

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)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Objection on the grounds of overdevelopment of a small site.

County Ecology: Recommends that a note relating to bats, nesting birds, badgers, hedgehogs and reptiles and amphibians be attached to any approval granted.

Assessment

The main issues for consideration in this case are:

Green Belt policy and the impact on the openness and character of the Green Belt

The principle of the development and the impact on the streetscene

The impact on the amenity of neighbouring residents

Green Belt policy and the impact on the openness and rural character of the Green Belt

The application site is in the Green Belt where Policy RAP2 clarifies that extensions to dwellings will only be permitted where they do not result in disproportionate additions to the original dwelling, which respect its character and which retain openness without significantly extending the visual impression of the built development or substantially altering the scale, design and character of the original dwelling. The policy indicates that extensions of up to 30% of the original gross floorspace will generally be considered acceptable with each case considered on its merits.

The original dwelling had a floorspace of some 123 square metres. The two storey rear extension approved in 2006, together with the existing rear conservatory give an increase of 55% over the original dwelling.

The proposed single storey extension is of a similar footprint and bulk to the pre-existing conservatory which it replaces and as such is not considered to have a material impact on the openness or character of the Green Belt relative to the existing structure. Similarly, the additional 2m deep first floor extension is also not considered to have an impact on the openness or character of the Green Belt to the extent that planning permission should be refused.

Overall, the proposed scheme is therefore considered to be acceptable in Green Belt terms.

The principle of the development and the impact on the streetscene

Local Plan Policy DP1 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. Paragraph 58 of the National Planning Policy Framework promotes development that reflects the appearance and character of the surrounding area. The District Council's Residential Design Guide 2008 sets out design criteria that should be adhered to in order to meet the objectives of good design and layout outlined in Local Plan Policy DP1.

Arden Hill Lodge is a detached house on Lapworth Street close to the junction with Catesby Lane. The property is positioned close to the road and makes a contribution to the street scene in this part of Lapworth. The existing rear extension and the conservatory are also visible from the street and similarly make a contribution to the appearance of the area.

The single storey extension to replace the conservatory is designed in a style to compliment the main dwelling, using materials to match and with a soldier course of bricks above the bi fold doors on the rear elevation.

The first floor extension continues with the same ridge height as the approval granted in 2006, this ridge being set lower than the original dwelling in order to ensure the extension is subservient. The proposed extension is in materials to match.

Taking all matters into consideration, the proposed extensions are considered to be acceptable in design terms and meet the requirements of Local Plan Policy DP1 and the Residential Design Guide.

The impact on the amenity of the neighbouring residents

Local Plan Policy DP2 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of outlook, provision of daylight and visual intrusion. The Council's Residential Design Guide provides a design framework for Policy DP2 and states that extensions should not breach a 45 degree rule taken from the nearest habitable room of a neighbouring property.

Arden Hill Lodge is a detached dwelling with the neighbouring properties being located some distance from the house. Arden Hill Farm to the north is separated from the application site by an access road adjoining the applicant's brick wall and fence panel boundary and a tall conifer and laurel hedge to a height of approximately 8 metres on the neighbour's southern boundary. There is considered to be no impact on this adjoining neighbour.

The Hay House is the neighbouring property to the south-west of the application site. This property is an extensive detached house set in large grounds with a private gated entrance. The boundary between the two properties is a 1.8 metre fence on the applicant's property and with large mature landscaping within the grounds of the neighbouring dwelling. The first floor rear extension includes a juliet balcony window facing towards the rear garden of the neighbouring

dwelling. Given the dense vegetation on the boundary and the distance to the adjoining house there is no opportunity for overlooking from this window. There is therefore considered to be no impact on the neighbour as a result of this proposal.

Overall, the proposed development is considered to have an acceptable impact on the amenity of neighbouring residents and meets the requirements of Local Plan Policy DP2 and the Residential Design Guide.

Other Matters

Health and social wellbeing: Not applicable

Ecology: In accordance with Local Plan Policy DP3, a note relating to bats, nesting birds, badgers, reptiles, amphibians and hedgehogs will be issued with any decision notice granting planning permission in order to protect such species from construction works.

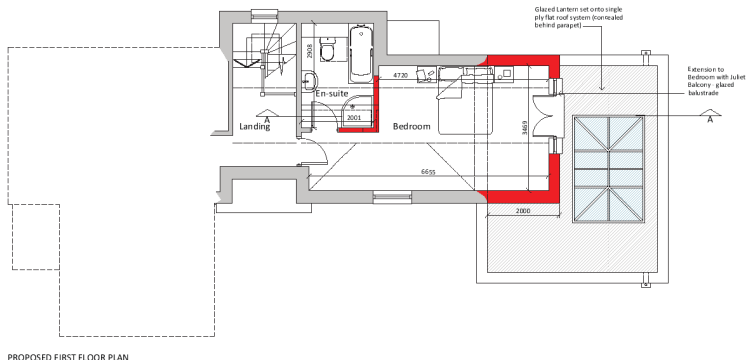
Renewables: In relation to Local Plan Policy DP13, the increase in habitable floorspace is not considered to be sufficient to result in an increase in energy requirements, and therefore a sustainable buildings statement has not been requested.

Summary/Conclusion

In the opinion of the Local Planning Authority, the development respects surrounding buildings in terms of scale, height, form and massing; is acceptable in Green Belt terms and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

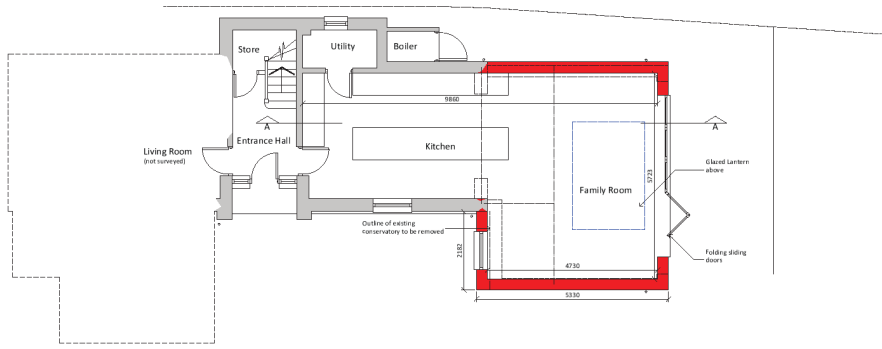
- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 2660-02 Rev C and 2660-03 Rev C, and specification contained therein, submitted on 7 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.



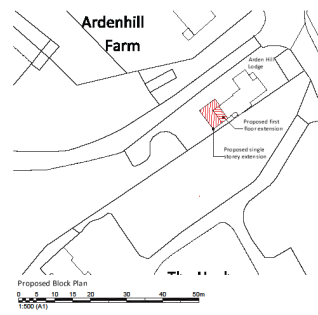
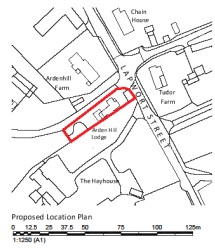
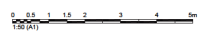
PROPOSED FIRST FLOOR PLAN



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PROPOSED GROUND FLOOR PLAN



(B) Garage omitted 02-03-14 MH
 (A) Revised scheme following client feedback 24-01-14 MH

REVISION	DETAILS	DATE	INITIALS

P L A N N I N G

DRAWING NO: **2660 - 02 Rev B**

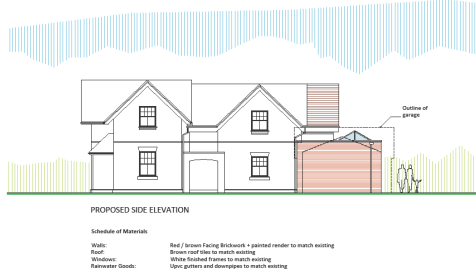
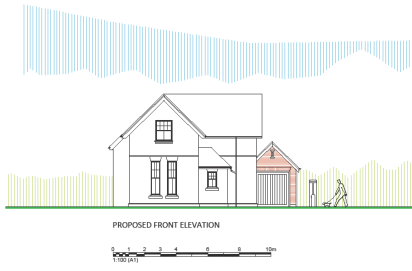
CONTRACT:
**ALTERATIONS AND EXTENSIONS
 ARDEN HILL LODGE
 LAPWORTH ST LAPWORTH B94 5QP**

DRAWING TITLE:
P R O P O S E D P L A N S

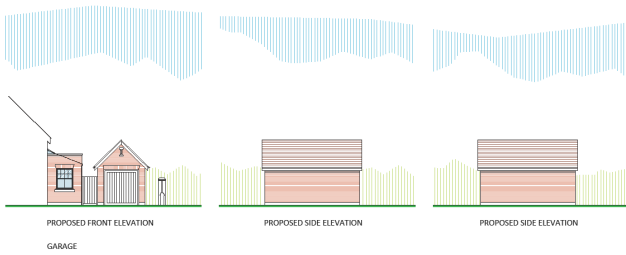
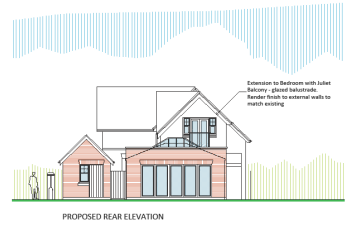
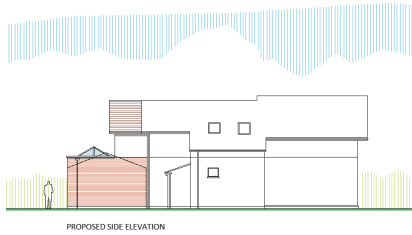
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 DRAWN BY: MH
 DATE: January 2014

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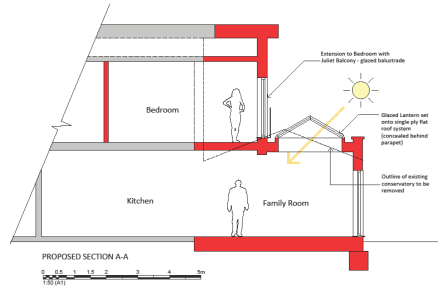


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PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION



1/1 Revised scheme following client feedback 26/01/24 MHI

REVISION	DETAILS	DATE	INITIALS
PLANNING			
DRAWING NO: 2660 - 03 Rev A			
CONTRACT: ALTERATIONS AND EXTENSIONS ARDEN HILL LODGE LAPWORTH ST LAPWORTH B54 5QP			
DRAWING TITLE: PROPOSED ELEVATIONS & SECTION			
SCALE: 1:50 / 1:100 @ A1			
DRAWN BY: MHI			
DATE: January 2024			
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