

**Planning Committee:** 10 November 2010

**Item Number:**

**Application No:** W 10 / 1173

**Registration Date:** 06/09/10

**Town/Parish Council:** Budbrooke

**Expiry Date:** 01/11/10

**Case Officer:** Alex Smith

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**24 Cherry Lane, Hampton Magna, Warwick, CV35 8SL**

Erection of front infill extension to existing bungalow FOR Mr & Mrs Roper  
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This application is being presented to Committee due to an objection from the Parish Council having been received.

**SUMMARY OF REPRESENTATIONS**

**Budbrooke Parish Council:** Object as it will go forward past the building line.

**Ecology:** Recommend a note relating to bats as a protected species.

**Public Response:** No comments.

**RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Planning Policy Statement 22 : Renewable Energy
- Planning Policy Guidance 2 : Green Belts

**PLANNING HISTORY**

W/03/1639 - Granted - Proposed dining room extension

W/08/1412 - Granted - Erection of a wooden fence (part retrospective)

**KEY ISSUES**

**The Site and its Location**

The application relates to a single storey detached bungalow, located within a village in the green belt. The property is on the western side of Cherry Lane, and is a corner plot situated adjacent to both New Close and Cherry Lane.

Cherry Lane is composed of residential properties, that are a mixture of two storey dwellinghouses and bungalows. The streetscene has a number of different architectural styles and designs, and there is no set front building line on either side of the street.

New Street is small cul-de-sac consisting of six properties which are a mixture of two storey dwellinghouses and bungalows. These properties have differing

designs and architectural styles with inconsistent materials which create a varied streetscene.

## **Details of the Development**

The application is for a single storey front and side extension, to create a dining room at the front of the property. The proposed extension would protrude forward of the existing principal elevation by 2.025 metres and would involve the demolition of an existing porch. The application would create a new front gable and pitched roof above the extension and would replace the existing front door with a new door in the principal elevation.

## **Assessment**

The main issues relevant to the consideration of this application are as follows:

- The impact on the character and appearance of the area.
- The impact on the living conditions of the neighbouring dwellings.
- Development within the green belt.
- Provision of renewable energy requirement.

### The impact on the character and appearance of the area.

Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. It must therefore be considered if this application would be contrary to this policy.

At present the property is an L shaped bungalow which was designed to fit with the curvature of the corner on which it is located. There are further examples of this design of bungalow at 6, 11, 26 and 29 Cherry Lane, all of which are corner plots. The design of all of these bungalows had an area floor space removed in the front facing corner of the bungalows, and it is this area of the space where the proposed extension would be located. The bungalow at 6 Cherry Lane has implemented a similar design which has created a porch which projects forward of the building line facing towards Bellam Road.

As part of the consultation process Budbrooke Parish Council objected to the proposed application as the extension would not respect the front building line of the existing property and the rest of Cherry Lane. The applicant property currently has a principal elevation which is set closer to the highway than any other property on the western side of the street. However, there is no straight front building line on Cherry Lane, as the properties are set back from each other moving north from the applicant property up Cherry Lane. So whilst the objections of the Budbrooke Parish Council have been noted, I am of the opinion that such a small forward projection would not impact on an already staggered streetscene sufficiently to warrant a refusal of this application.

As the property is a corner plot, the impact on the streetscene on New Close must also be considered. The proposed extension would be built in line with existing side elevation, ensuring it would not be nearer the highway than the existing elevation. Apart from the applicant property, there are two other properties on the northern side of New Close, a small two storey house and a bungalow. Both of these properties are different in design, architectural style

and materials to the applicant property. Therefore the proposed development would have minimal impact to the character and appearance of New Close.

Due to the mixture of styles and designs of properties in the vicinity, no established front building line and the small scale of the proposed development, I believe that the impact of the proposed extension would be minimal and would not be contrary to policy DP1. Therefore the application should not be refused on this basis.

#### The impact on the living conditions of the neighbouring dwellings.

Policy DP2 of the Warwick District Local Plan states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby users and residents. It must therefore be considered if this application would be contrary to this policy.

Due to the location and the small scale of the proposed extension the impact to the neighbouring properties would be minimal. There would be no conflict of the 45 degree guideline to any adjacent dwelling, meaning there would be no loss of light or outlook that would impact on the amenity of the neighbouring properties.

I am of the opinion that the proposed extension would not be contrary to policy DP2 of the Warwick Local Plan, and therefore should not be refused on this basis.

#### Development within the Green Belt

Policy RAP2 of the Warwick District Local Plan states extension to dwellings will be permitted unless they result in disproportionate additions to the original dwelling.

As the property is located within the village of Hampton Magna, it is considered to be included within a built up area. So whilst the proposed extension would be developed within the green belt, it would not detract from the visual amenity of the green belt, due to the large number of properties already developed within the existing village.

In addition to this the total floor space added to the existing property would increase the floor space by only 4.6%. This would be within the maximum permitted limit for extensions within the green belt, which is set at 30% by policy RAP of the Warwick District Local Plan.

#### Provision of sustainable building statement.

I am of the opinion that the scale of the extensions would create a low level of additional energy consumption for the applicant property. At this level of energy consumption it would not be feasible to ask the applicant to prepare for a sustainable building statement as part of this application.

### **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(s) 10/44-02, and specification contained therein, submitted on 8th September 2010 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 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.

### **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 surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.

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