

Planning Committee: 12 July 2005

Item Number: 15

Application No: W 05 / 0789

Registration Date: 10/05/2005

Town/Parish Council: Shrewley

Expiry Date: 05/07/2005

Case Officer: Debbie Prince

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Lilac Cottage, Case Lane, Five Ways, Shrewley, Warwick, CV35 7JD
First floor extension built over existing garage to form hobbies studio FOR Mrs
J Wood

This application has been referred to Committee as the Parish Council supports the development and the recommendation is one of refusal.

SUMMARY OF REPRESENTATIONS

Shrewley Parish Council: Supports the application. No reasons for the support are given.

Neighbours: No views received.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)
(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)
RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 First Deposit Version)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

PLANNING HISTORY

The property has a large double garage and a small rear extension that appears to have been built under Permitted Development rights.

KEY ISSUES

The Site and its Location

The application property is an attractive, brick built ,semi-detached cottage with a flat roofed double garage to one side ,set behind a small front garden on the south side of Case Lane. It is located in the Green Belt opposite

Shrewley Lodge Farm and is part of a cluster of residential properties at the east end of Case Lane.

Details of the Development

The proposal involves the addition of a first floor with dormer windows above the existing garage and a small extension to accommodate the stair case.

Assessment

The property is located within the Green Belt, where it is necessary to ensure that the rural character of the area will be retained and protected in accordance with national policy guidance contained in PPG2 "Green Belts" and policy (DW) ENV1 of the Warwick District Local Plan and emerging policy DAP1 of the first deposit version of the Local Plan (1996-2011). The PPG states that the limited extension of existing dwellings in green belt areas may be appropriate provided that it does not result in a disproportionate addition over and above the size of the original dwelling, whilst Policy H14 of the Warwick District Local Plan and emerging policy RAP3 of the first deposit version of the Local Plan (1996-2011) seek to restrict the amount of extension to existing dwellings in the rural area.

The property has already been extended beyond the 50% limit that is currently considered appropriate for properties in the Green Belt. Furthermore, the proposal, although not having any adverse impact on the amenity enjoyed by neighbouring properties, would significantly alter the scale and character of the property as with the extension the garage would appear larger than the existing house in the street scene. It is, therefore, considered that the proposal would detrimentally affect the character of this rural locality, thereby constituting inappropriate development conflicting with the aims of Green Belt and Local Plan policy.

RECOMMENDATION

REFUSE for the following reasons :

- 1 The property, subject of the application, is within the Green Belt, wherein the Planning Authority is concerned to ensure that the rural character of the area will be retained and protected in accordance with national policy guidance contained in PPG2 "Green Belts" and policy (DW) ENV1 of the Warwick District Local Plan and emerging policy DAP1 of the first deposit version of the Local Plan (1996-2011). The PPG states that the limited extension of existing dwellings in green belt areas may be appropriate provided that it does not result in a disproportionate addition over and above the size of the original dwelling, whilst Policy H14 of the Warwick District Local Plan and emerging policy RAP3 of the first deposit version of the Local Plan (1996-2011) seek to restrict the amount of extension to existing dwellings in the rural area.

It is considered that the proposed development would radically alter the

scale and character of the original dwelling, thus constituting an undesirable extension and consolidation of a residential property likely to affect detrimentally the character of this rural locality, thereby constituting inappropriate development conflicting with the aims of Green Belt and Local Plan policy.