

Planning Committee: 22 June 2005

Item Number: 26

Application No: W 05 / 0688

Registration Date: 26/04/2005

Town/Parish Council: Lapworth

Expiry Date: 21/06/2005

Case Officer: Will Charlton

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Catesby Cottage, Catesby Lane, Lapworth, B94 5QS
Erection of a two storey side extension FOR Mr & Mrs Greenway

SUMMARY OF REPRESENTATIONS

Parish Council : Objection on grounds of over development.

RELEVANT POLICIES

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

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

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

PLANNING HISTORY

A previous planning permission was granted in 2002 (W02/1133) for a two-storey extension to the property, replacement of a flat roof with a pitched, and the erection of a two car carport and general store. This permission was for an extension in the same location as currently proposed, with the roof pitch running in the same direction as the current dwelling, thereby elongating the property by approximately 8 metres. The total floor space increase was approximately 42% over the original property.

KEY ISSUES

The Site and its Location

Catesby Cottage was a former outbuilding of Catesby House, which is situated to the south of the application property, while Catesby House itself has recently been extended and converted into a number of apartments. Whilst the property is situated within the Green Belt and Special Landscape area, it is accessed from both Catesby Lane and Lapworth Street, situated in a sheltered position with limited visibility from either road.

Details of the Development

The main part of the proposal involves the erection of a 2 storey side extension, with the roof pitch running the opposite direction to the main property, thereby creating a front gable and a pitched roof to the existing flat roof single storey element. The application represents approximately a 60% increase in the floor area over the original dwelling house.

Assessment

The revised scheme is visually more subsidiary than that approved, with the front gable being approximately 5 metres in width, with a hall and staircase 'link' approximately 2 metres wide between the main extension and the dwelling. The reorientation of the extension allows the ridge height to be approximately 1.5 metres lower than the main dwelling, whereas the approved scheme shows a difference of approximately 0.8 metres between the two roof lines. The extension is also designed so as to create a staggered appearance with a lower eave height to the 'link' thereby retaining the current dwelling as the dominant element.

Although the floor space is over the 50% referred to within the Council's policies regarding extensions in the Green Belt, this is only a guidance figure and the design of the extension is such that it does not appear disproportionate. The proposal respects the character, scale and design of the original dwelling, and as such I am satisfied that the proposal is acceptable and in line with current local policy guidance.

REASON FOR RECOMMENDATION

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

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing SK01 Rev B, and specification contained therein, submitted on 27 May 2005 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 Local Plan Policy ENV3.
 - 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 ENV3 of the Warwick District Local Plan.
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