

Planning Committee: 08 December 2015

Item Number: 8

Application No: [W 15 / 1842](#)

Town/Parish Council: Lapworth

Case Officer: Emma Spandley

01926 456533 emma.spandley@warwickdc.gov.uk

Registration Date: 06/11/15

Expiry Date: 01/01/16

The Pound House, Lapworth Street, Lapworth, Solihull, B94 6AX

Erection of single storey front/ side extension after demolition of the existing pool house (resubmission of W/14/0590 & W/15/0051) FOR Mr & Mrs Hogarth

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

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

Demolition of the existing pool house and the erection of a single storey front / side extension.

THE SITE AND ITS LOCATION

The Pound House is a large country house set in substantial grounds, being mostly well screened from public vantage points. There are a small number of other dwellings within the grounds of the house. The site lies at the northern end of Lapworth Street on the edge of a small hamlet of well-spaced dwellings. The site is washed over by Green Belt and there is open countryside to the side and rear.

PLANNING HISTORY

Extensions to the original dwelling include a rear dining room extension (W/90/0338), rear garden room, side orangery (W/01/0336) and a two storey extension replacing a former single storey part (W/91/0891).

In 2010 planning permission was granted for a single storey corridor link between the main house and the detached swimming pool building (W/10/1321). This permission has not been implemented.

In 2014 planning permission was granted by Planning Committee for the erection of a single and two storey front / side extension. The approved extensions equated to a 40% increase of the gross floor space of the original dwelling. The officer's report for that application recommended approval and stated:-

"Whilst it is acknowledged that the proposed extensions together with the exiting extensions will exceed the 30% guideline, the proposals are considered relatively small in comparison with the existing house. The proposed extensions respect the character of the original dwelling by retaining its visual dominance, the two storey extension is tucked behind an existing two storey front extension which means that it will be read against the existing built form and will not extend the visual footprint of the building into the openness of the Green Belt. Furthermore, the location of the proposed extensions is within a small internal courtyard which is surrounded by high brick built walls. Therefore, it is considered on balance that the proposed extensions are not considered inappropriate development within the Green Belt and will not erode the openness of the Green Belt"

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- 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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Distance Separation (Supplementary Planning Guidance)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Objection on the grounds that the proposal exceeds the 30% guideline in Local Plan Policy RAP2.

WCC Ecology: No objection subject to a condition requiring the building to be demolished in the presence of a qualified bat worker.

ASSESSMENT

It is considered that the key issues in the consideration of this application are:

- Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether any very special circumstances exist to outweigh the harm by reason of inappropriateness.
- Impact on neighbours;
- Impact on Ecology;
- Renewables; and
- Health and wellbeing

Green Belt and impact on character of the area

Paragraph 89 of the National Planning Policy Framework states that the extension or alteration of a building (inter alia) where they do not result in disproportionate additions over and above the size of the *original* building constitutes appropriate development in the Green Belt. This is echoed in Policy RAP2 of the adopted Local Plan which states that extensions to dwellings will be permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings) which:-

- a) do not respect the character of the original dwelling by retaining its visual dominance;
- b) do not retain the openness of the rural area by significantly extending the visual impression of built development; or
- c) substantially alter the scale, design and character of the original dwelling.

Paragraph 8.25 of Policy RAP2 clarifies that extensions in excess of 30% over the original floor area are likely to be considered as disproportionate.

The proposed extensions equate to a 40% increase of the gross floor space of the original dwelling.

Whilst it is acknowledged that the proposed extensions together with the existing extensions will exceed the 30% guideline, the proposals involve the removal of existing outbuildings and the consolidation of the floor space into the new extensions, which are considered relatively small in comparison with the existing house. The proposed extensions respect the character of the original dwelling by retaining its visual dominance. The two storey extension has been reduced in size from that what was approved under W/14/0590 and is tucked behind an existing two storey front extension which means that it will be read against the existing built form and will not extend the visual footprint of the building and have a material impact on the openness of the Green Belt. Furthermore, the location of the proposed extensions is within a small internal courtyard and includes the removal of an existing pool house, where the footprint is re used and is surrounded by high brick built walls.

The previous application allowed a 40% increase in floor space and this application does not propose to add any additional floor area than that. The planning permission approved under W/14/0590 cannot be implemented if this

current application is implemented as both proposals relate to the same area. As the previous permission is extant and can be built at any time, it is a material planning consideration in the determination of this application and it is considered that it would be unreasonable to refuse the current application on the basis of being in excess of 30%.

It is therefore considered that the proposal would be appropriate development in the Green Belt and accord with Policy RAP2.

Ecology

A bat survey was submitted with the application but no evidence of bats were found during the survey. However, due to the nature of bats and the fact that the application includes demolition works, County Ecology have requested a condition that requires the building to be demolished in the presence of a qualified bat worker.

Impact on neighbours

It is considered that there would be no material harm to residential amenity as a result of the proposal as there are no immediate neighbours which would be affected by the proposals. It is therefore considered that there would be no conflict with the objectives of Policy DP2 in the Local Plan.

Renewables

The proposals are supported by a Sustainable Buildings Statement which confirms the use of renewables. This can be secured by a suitably worded condition.

Health and wellbeing

Not applicable

SUMMARY/CONCLUSION

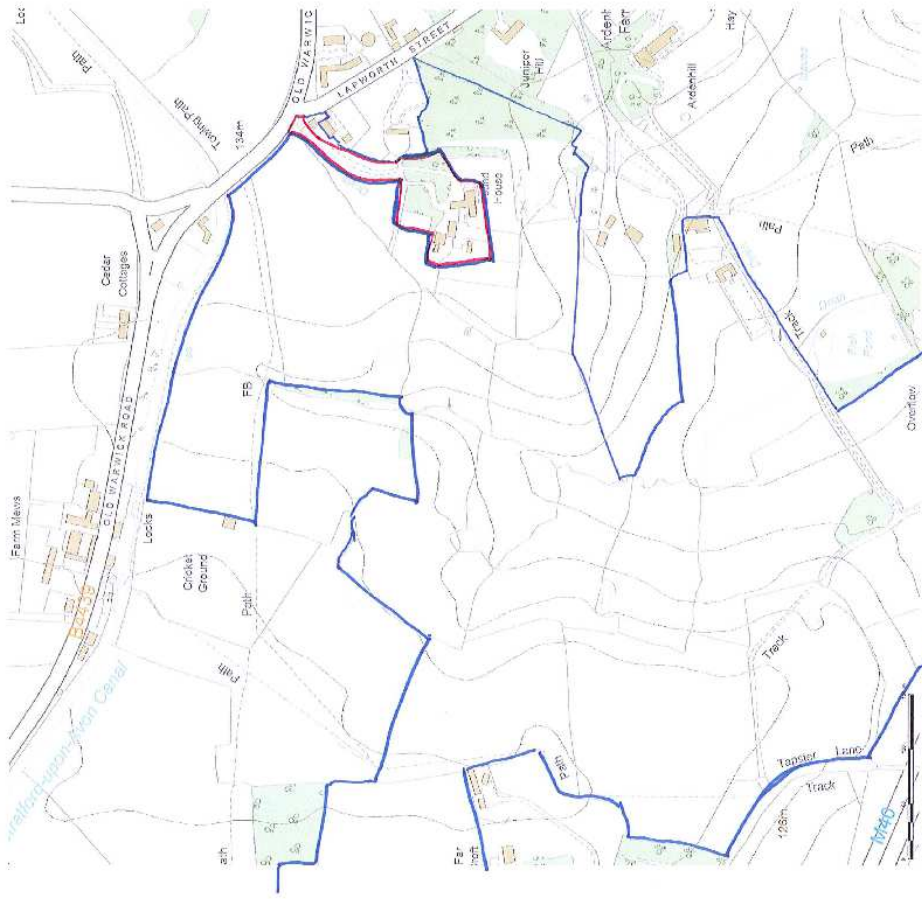
Whilst the proposals exceed the 30% guideline for extensions to dwellings within the Green Belt, it is considered on balance, that due to the size of the property, the size and location of the extensions and the removal of the outbuilding, that they do not result in a disproportionate addition to the original building or harm the openness of the Green Belt. As a result they are not considered to be inappropriate development within the Green Belt.

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 drawing(s) 1202 - SK01 - REV E; 1520 - G02 & 1520 G04, and specification contained therein, submitted on 6th November 2015. **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 The development hereby permitted shall not commence unless and until two weeks' notice in writing of the start of works has been given to a suitably qualified bat worker appointed by the applicant to supervise all destructive works to the roof. All roofing material is to be removed carefully by hand. Should bats be found during this operation, then work must cease immediately while Natural England are consulted for advice and no further works shall be undertaken at the site unless and until full details of measures for bat migration and conservation have been submitted to and approved in writing by the local planning authority. The development shall then proceed in full accordance with the approved details and any required mitigation works shall be complete in full accordance with the approved details and shall not be removed or altered in any way without the prior written approval of the local planning authority. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.
- 4 The development hereby permitted shall not be first occupied unless and until the renewable energy/fabric first scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.

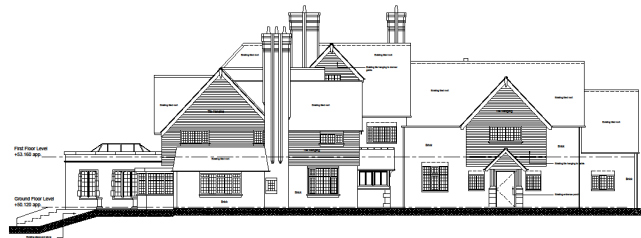


Supplied by Streetwise Maps Ltd
www.streetwise.net Licence No:
 100047474

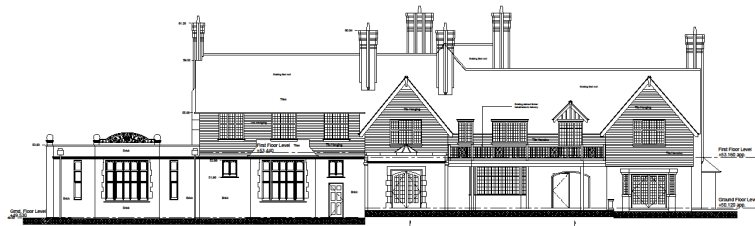
**ARCHITECTURE
 DESIGN
 DEVELOPMENT**

ARCHITECTURE DESIGN DEVELOPMENT LIMITED
 Company No: 02052980
 VAT No: 248 550 945
 Email: architects@add-kent.co.uk
 Tel: 01565 755775

Contract -	Drawings -
Pound House, Lapworth, Warwickshire	Site Location Plan
Drawn - RT, MJN	Checked - MB
Date - 12/02	Drawn by - L, T
Job No. - 1202	Approved - *
	Revision - *
	Date - Jan '14
	Scale - 1:5000 @A4
	Costs - 1202.10
	£400



EAST ELEVATION
- As Existing

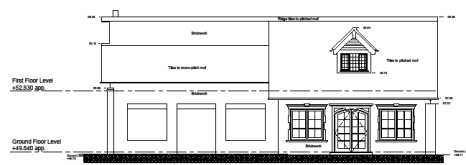


SOUTH ELEVATION
- As Existing

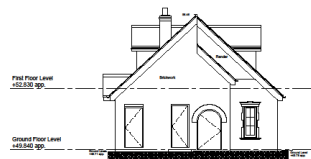


Planning

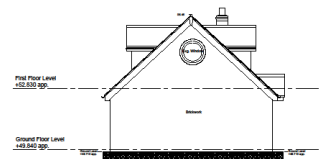
Pound House,
Lapworth, Warwickshire
South and East Elevations
As Existing
**ARCHITECTURE
DESIGN
DEVELOPMENT**
ARCHITECTURE DESIGN DEVELOPMENT LIMITED
COURTENAY HOUSE, 10000 ROAD, LONDON, ENGLAND, E14 3AF
TEL: 0203 7310111 FAX: 0203 7310111
EMAIL: info@architecturedesigndevelopment.co.uk
DRAWN: M.J.N. CHECKED: A. J. APPROVED: A. J.
DATE: 11/05/2017 SCALE: 1:500, 1:250, 1:125, 1:62.5, 1:31.25, 1:15.625
JOB NO.: 1520 DRAWING NO.: A07 REV. NO.: 1



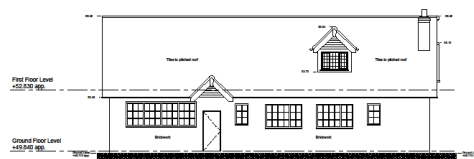
POOL HOUSE - SOUTH ELEVATION
- As Existing



POOL HOUSE - WEST ELEVATION
- As Existing

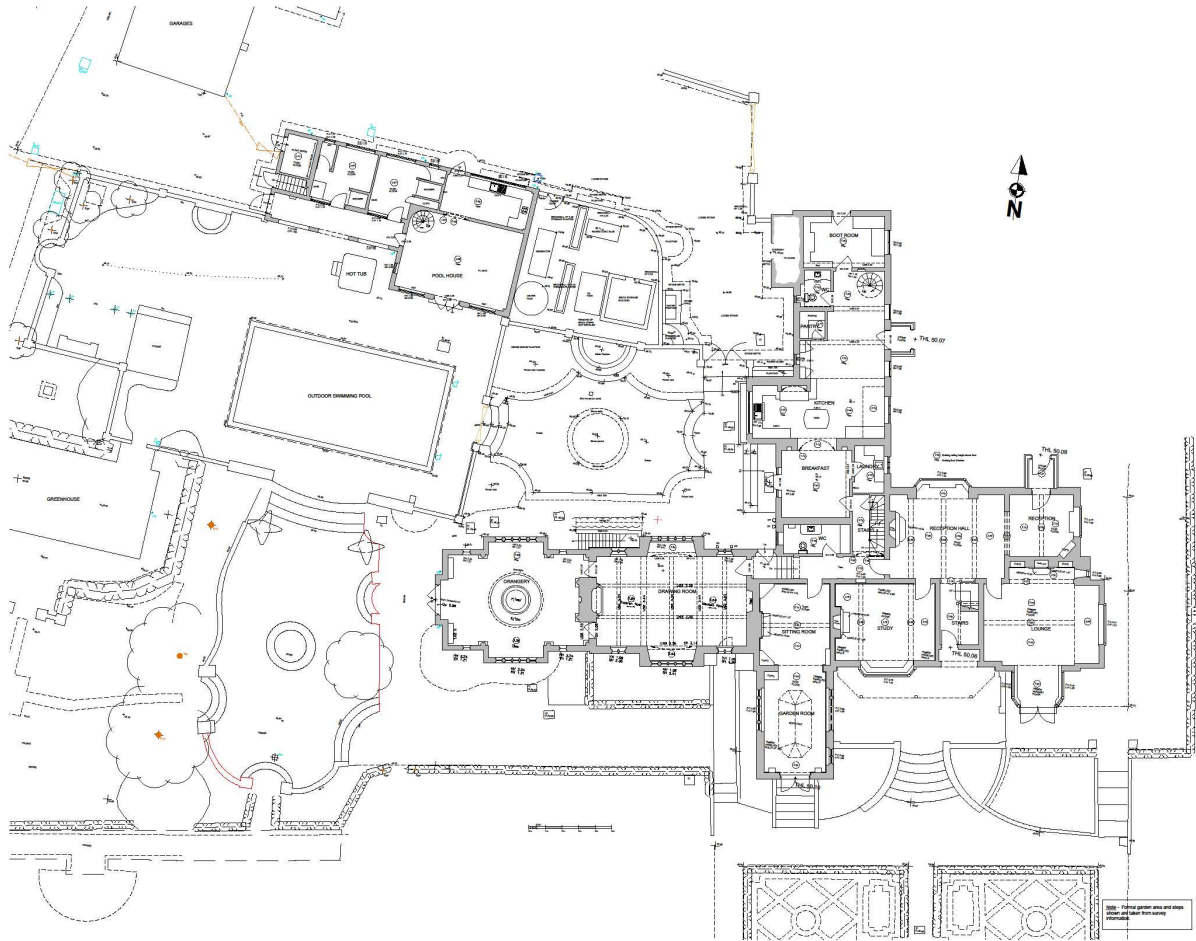


POOL HOUSE - EAST ELEVATION
- As Existing



POOL HOUSE - NORTH ELEVATION
- As Existing





Planning

Pound House,
Lapworth, Warwickshire
Ground Floor Plan
As Existing

**ARCHITECTURE
DESIGN
DEVELOPMENT**

ARCHITECTURE DESIGN DEVELOPMENT LIMITED
Lapworth House, 100 High Street, Lapworth, Warwick, CV35 9EF
Tel: 01927 700111 Fax: 01927 700112
Email: info@add.co.uk Website: www.add.co.uk
Scale: 1:100 Date: Oct 2015 Job No: 100140
Job No: 100140 Drawing No: 100140-01

ARCHITECTURE DESIGN DEVELOPMENT Limited
 Caledon in mouse, Telford Street, Knutsford, Cheshire, WA16 6AG
 e-mail: architects@edd-knutsford.co.uk
 Fax: 01565 750818 Tel: 01565 750778

Drawn - **NG** Checked - **A** approved - **A**
 Issue - **1:100 @A5 Date - Sept '15** call Ref - 1202-SK21
 Job no. - **1202** Draw no. - **SK01** Rev no. - **E**

