

Planning Committee: 23 May 2006

Item Number: 15

Application No: W 06 / 0530

Registration Date: 05/04/06

Town/Parish Council: Lapworth

Expiry Date: 31/05/06

Case Officer: Steven Wallsgrove

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215 Station Lane, Lapworth, Solihull, B94 6JG

Erection of a single storey rear extension and detached garage FOR Mrs B Lind

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

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: "Objection - overdevelopment of the site. This bungalow has already been extended several times creating a fairly substantial dwelling for the size of the plot. Yet further development would be detrimental to the streetscene. The Parish Council is not clear where the access to the proposed new detached garage is to be. The Parish Council believes there is no right of access off Priory Close and would object strongly to an access being created off Rising Lane due to road safety issues."

Neighbours: Objections have been received from, or on behalf of, 4 residents on grounds of impact on parking, access, highway safety, dwelling already vastly extended, out of keeping, and private access.

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

PLANNING HISTORY

The dwelling was built following an outline consent in 1974 and has been the subject of various extensions, principally for a side garage and utility room, and rear dormers. There is also a rear conservatory. Various planning permissions, including one for a covered swimming pool, have not been implemented.

KEY ISSUES

The Site and its Location

The property consists of a bungalow (now with a large rear dormer) at the north end of Station Lane at its junction with Rising Lane. It has a large garden with a rear access off Priory Close into the end of the garden. It lies within the village envelope within the Green Belt.

Details of the Development

The proposal is in two parts, namely a flat roofed garden room attached to the rear of the bungalow with an extension to an existing ground floor bedroom to provide en-suite facilities on the existing rear terrace, and a detached garage at the bottom of the garden. This would have a low pitched roof over the main part and a section of flat roof due to the tapering shape of the building. This garage would fill in the whole depth of this part of the tapering garden from the end of the private access road up to the boundary with Rising Lane and would adjoin existing garages.

The conversion of the remainder of the existing garage to a study does not need planning permission.

Assessment

The principal issue in this case is the impact on the amenities of the neighbours since the garage is shown as being kept within the existing boundary to Rising Lane. The applicants have also confirmed that they have a right of way over the rear access drive in their deeds.

In the case of the rear extension, this will have no material impact on the neighbour since there has been an extension to that property adjoining this part of the site and there are no windows affected. Since it lies within the village envelope, the 50% Policy does not need to be applied and the extension would have no material impact on the openness of the Green Belt. It would have no impact on the street scene.

The garage has been designed to fit the shape of the site and would have its access off the private drive, not Rising Lane and, as stated above, the applicants have confirmed that they have a right of way, although this is not a planning matter. The back of the garage would be visible from Rising Lane, behind the existing 2m high fence, but it is considered that this would not be so detrimental as to justify a refusal and the applicant has said she is continuing to install screen planting on the outside of this fence.

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) 06/788/02 and /03, and specification contained therein, submitted on 5th April 2006 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.

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.
