

Planning Committee: 11 January 2006

Item Number: 10

Application No: W 05 / 1825

Registration Date: 03/11/05

Town/Parish Council: Leek Wootton

Expiry Date: 29/12/05

Case Officer: Penny Butler

01926 456544 planning_west@warwickdc.gov.uk

**East Lodge, Warwickshire Police Authority, Woodcote Lane, Leek Wootton,
Warwick, CV35 7QD**

Extension and conversion of Lodge building (amended scheme to W05/1117) FOR
Warwickshire Police Authority

This application was deferred at Planning Committee on the 14th of December 2005, to enable a site visit to take place on the 7th of January 2006. The report which follows is that which was presented previously, however, details regarding the level of proposed extension have been clarified in the Details of the Development section.

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

SUMMARY OF REPRESENTATIONS

Parish Council: Object

"This is a listed building within a Conservation Area outside the village envelope, so is in Green Belt, in an area designated as a Special Landscape Area.

This proposed development would affect the visual appearance and historical context, not respecting or enhancing, but destroying the character of this building of special interest.

The integrity of the building will be destroyed by almost doubling its size and would be totally out of keeping. Plan number 0457 205 shows the Existing NIA at 90.61 sq.m. but this includes the Outbuildings, which are not currently part of the dwelling. This reduces the Existing NIA to 77.89 sq.m., and increases the Proposed NIA from 40.66 sq.m. to 53.38 sq.m. No consideration has been taken for the Garage, which has been left off this plan, but is on all the others. This adds 25 sq.m. to the 53.38 sq.m. making the Proposed Extension NIA 78.38 sq.m. i.e. more than double the Existing NIA of 77.89 sq.m. This also does not take into account the conversion of the loft into a further bedroom with en-suite bathroom.

East Lodge is of special architectural interest and the character and appearance must be preserved of this Victorian Lodge House.

We are concerned that this development along with the proposed new drive, cutting through the trees and hedgerows, will destroy the amenity value.

This is over development, which should not be allowed.

We feel a survey of the existing buildings should be carried out by the applicant in order to assess fully the likely impact of this proposed development. We also feel a survey of the impact of the proposed new driveway, which cuts through the existing hedgerow should be made and of its effect on surrounding mature trees.

We are concerned that the new driveway may lead to further development proposals between East Lodge and Broome Close.

Some years ago Broome Close was refused permission for a double garage similar to that which is proposed in this application.

We believe The Secretary of State and English Heritage should be consulted over this development.

Listed below are the District-Wide Policies that we believe need to be considered whilst assessing this application and which we feel this application does not comply with:

ENV1, ENV5, ENV6, ENV8, ENV9, ENV10, ENV11, ENV12, ENV14, ENV18, ENV24, ENV27, H8, H14, C1, C8 and SSP2."

WCC Ecology: Are satisfied with the submitted bat survey, and request further conditions for tree protection, eradication of Japanese Knotweed, and reptile, bird and planting notes.

CPRE: Object as the site is in the Green Belt and Special Landscape Area where development should only be permitted in very special circumstances. Concerned that the additions appear to spread the foot print of the building further than necessary. Question whether the extension complies with the 50% policy.

RELEVANT POLICIES

- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) ENV5 - Establishment, Maintenance and Review of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV9 - Design Guidance for New Development within Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV10 - Detailed Planning Applications within Conservation Areas (Warwick District Local Plan 1995)
- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
- (DW) ENV12 - Protection of the Setting of Listed Buildings (Warwick District Local Plan 1995)
- (DW) ENV18 - Historic Parks and Gardens (Warwick District Local Plan 1995)
- (DW) ENV24 - Tree Preservation Orders (Warwick District Local Plan 1995)
- (DW) ENV27 - Ecological Development (Warwick District Local Plan 1995)
- (DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)
- (DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)

- (DW) H8 - Limited Infill Villages (Warwick District Local Plan 1995)
- (DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)
- RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)
- SSP2 - Major Developed Sites (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

Earlier this year planning and Listed Building applications were submitted for extensions to the Lodge Building, but these were subsequently withdrawn. A wider entrance lobby, 0.3m longer living room extension, and alternative roof and garage designs were proposed.

KEY ISSUES

The Site and its Location

The Lodge building is located adjacent to the main access to the police headquarters, and in the grounds of the main Listed Building. The frontage of the site runs along the access road into the headquarters, with the rear and sides very well screened by dense tree and shrub cover. The Lodge building has a steep pitched roof running parallel to the road, with two lower rear wings that are not seen from the front. There is also a detached brick out building with pitched roofs close to the rear of the house.

Details of the Development

It is proposed to extend the building at ground floor and integrate the detached outbuilding into the living accommodation, providing large living and dining rooms, a study, and a new main entrance. A roof level extension between the two existing rear gables would enable use of the roof space to provide an additional bedroom with en suite. A detached garage is also proposed located more than five metres from the house in the rear north-west corner of the site with vehicular access from this side.

The extensions constitute an increase in the footprint of the existing building of approximately 36%, not including the original outbuilding. For the purposes of calculating the level of extensions to dwellings, detached outbuildings within five metres are not counted as part of the original dwelling, by virtue of their detachment. Therefore, taking the outbuilding as an extension brings the increase to 53% larger than the existing footprint of the building. This does not include the new bedroom in the roof as this is largely achieved by alteration to the existing roof rather than extension.

Assessment

There are no nearby residential properties that would be affected by the proposed extensions. The main issue is the size, design and appropriateness of the proposed extensions to this dwelling, which is within the grounds of a Listed Building and in the Green Belt, Special Landscape and Conservation Areas.

The dwelling is adjacent to the village policy boundary and, as such, Local Plan Policy H14 applies. This is a design based policy which seeks to restrict the size of

extensions to dwellings in the rural area. Extensions which would substantially alter the scale or character of the dwelling, or represent an increase of more than 50% are not normally permitted. The size of the proposed extensions do not exceed this level, and are well designed to appear subsidiary in scale and appearance to the original building. The only visible elevation of the house is that facing the access road. The side extension has been designed with a noticeably stepped down roof running parallel to the main house. The extension is set back almost the entire depth of the main house, which along with the thick tree screening, means that the extension has a very subsidiary appearance and the main house remains the dominant element. The detached outbuilding is appropriately designed and the alignment of the new driveway will not, in my opinion, give rise to any significant adverse effects on nearby trees.

The design of the extension is in keeping with the style of the Lodge with the original detailing reflected in the brick built parts of the extension. The glazed areas of the extension at the side and rear provide a clear visual break between the Lodge and the original outbuilding, so that their integrity is not lost. The character of the Lodge, and setting of the Listed Building and Conservation Area would not be seriously adversely affected by the proposed extensions, as they are thoughtfully designed to maintain the dominance and character of the original building.

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) (ref.s 0457201A, 0457202A, 0457203A, 0457204A), and specification contained therein, submitted on 3 November 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 To ensure the Japanese knotweed is eradicated effectively and does not spread to other parts of the site or off the site, no work to start until a plan to eradicate the Japanese knotweed has been drawn up and agreed between the applicant and the local planning authority (with advice from Warwickshire Museum Ecology Unit). Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to plant or otherwise cause to grow in the wild a suite of invasive non-native species listed by the Act. This list includes Japanese knotweed, Fallopia Japonica. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.
- 4 Any existing trees or hedgerows should be preserved and protected during and after development through the use of fencing, if they are to be affected. It should be ensured that a buffer zone of at least 2-3 metres is maintained between the development and the edge of the tree canopy and/or hedgerow. It is important not to allow access, or storage of materials within this buffer zone, otherwise soil

compaction is likely to occur, with subsequent damage to the vegetation.

REASON : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

- 5 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any constructional works are commenced. Development shall be carried out in accordance with the approved details. **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 the scale, design and character of the original dwelling and does not harm the general openness or rural character of the green belt within which the property is situated. The development does not adversely affect the historic integrity, character or setting of the building, is of an acceptable standard of design and detailing and preserves the character and appearance of the Conservation Area within which the property is situated. The proposal is therefore considered to comply with the policies listed.
