

**Planning Committee:** 13 August 2019

**Item Number: 9**

**Application No:** [W 19 / 0806](#)

**Town/Parish Council:** Weston under Wetherley  
**Case Officer:** Rebecca Compton  
01926 456544 rebecca.compton@warwickdc.gov.uk

**Registration Date:** 30/05/19  
**Expiry Date:** 25/07/19

**14 Rugby Road, Weston under Wetherley, Leamington Spa, CV33 9BW**

Erection of two storey side extension. FOR Mr J Coleman

-----

This application is being presented to Committee as the Parish Council supports the application and it is recommended for refusal.

**RECOMMENDATION**

Committee are recommended to refuse planning permission.

**DETAILS OF THE DEVELOPMENT**

The proposal seeks permission to erect a two storey side extension.

**THE SITE AND ITS LOCATION**

The application property is a two storey semi-detached dwelling located on the eastern side of Rugby Road, Weston Under Wetherley. The site is washed over by Green Belt.

**PLANNING HISTORY**

W/10/0197 - Permission granted for a single storey garage.

**RELEVANT POLICIES**

- National Planning Policy Framework
- The Current Local Plan
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document)

## **SUMMARY OF REPRESENTATIONS**

**Weston Under Wetherley Parish Council:** Support the application due to the personal circumstances of the applicant and will improve the appearance of the property.

**WCC Ecology:** Recommend initial bat survey.

## **ASSESSMENT**

Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified

The main issue in the consideration of this application is whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and other harm identified.

Paragraph 145 of the National Planning Policy Framework requires the construction of new buildings to be regarded as inappropriate in Green Belt except where the extensions or alterations are not disproportionate additions over and above the size of the original building.

The supporting text of Policy H14 of the adopted Warwick District Local Plan 2011-2029 states that development which would represent an increase of more than 30% of the gross floor space of the original dwelling (excluding any detached buildings) located within the Green Belt is likely to be considered disproportionate.

The floor area of the original dwelling was 138.39 square metres. The additions (existing and proposed) amount to approximately 79.72 square metres which equates to 58% above the floor space of the original building. This is significantly greater than the Council's adopted Local Plan guidance of 30% and is therefore considered to represent a disproportionate addition to the property, which is harmful by definition and by reason of harm to openness.

No very special circumstances have been presented which would outweigh the harm identified. The proposed development is therefore considered to conflict with the NPPF and Local Plan Policy H14.

### Design and impact on the street scene

The proposed two storey side extension is set down and set back to create a subservient addition to the property in accordance with the adopted Residential Design Guide SPD. The proposed extension is no more than 2/3rds the width of the original property and is considered of an acceptable design for the property and the street scene.

The proposal is considered to comply with policy BE1.

### Impact on the amenity of neighbouring properties

The proposed extensions will not breach the Council's adopted 45° line when taken from the nearest windows serving the immediate neighbours at numbers 13 and 15 Rugby Road. The proposal is not considered to present a negative impact on the amenity of the neighbouring properties with regards to light and outlook.

The proposal is considered to comply with policy BE3.

### Ecology

Taking a precautionary approach, the County Ecologist has recommended that a preliminary bat survey is required prior to the determination of the application. This request has been considered, however, it is also noted that the existing dwelling is well sealed with other dwellings in close proximity.

On this basis, it is considered that the likelihood of bats is relatively low and a bat note advising the applicant of their responsibility in relation to protected species would be more reasonable and appropriate in this case.

### Parking

The Council's adopted Parking Standards require a 4 bed property to provide 3 off road parking spaces, the existing property benefits from a large front drive that provides sufficient space for 3 off road parking spaces. The proposal therefore complies with the adopted Parking Standards SPD and policy TR3.

### Summary/Conclusion

The proposed development would represent a disproportionate addition to the application property which therefore means that the proposal constitutes inappropriate development in the Green Belt which is harmful by definition. It would also be harmful by reason of harm to openness.

## **REFUSAL REASONS**

- 1 In the opinion of the Local Planning Authority, the proposed development represents a disproportionate addition to the original building and therefore constitutes inappropriate development in the Green Belt which is harmful by definition and by reason of harm to openness. No very special circumstances are considered to exist which outweigh the harm identified.

The proposed development is therefore contrary to the National Policy Framework and to Policy H14 of the Warwick District Local Plan 2011-2029.