

Planning Committee: 16 July 2019

Item Number: 16

Application No: [W 19 / 0804](#)

Town/Parish Council: Budbrooke

Registration Date: 06/06/19

Case Officer:

Rebecca Compton

Expiry Date: 01/08/19

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Erection of hip to gable roof extension over single storey rear room, application of new render and make good existing render FOR Mr K Eales

This application is being presented to Planning Committee as the applicant is closely related to a Warwick District Council employee.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The proposal seeks to make good the existing render to the property and make alterations to the rear roof over the single storey room by way of a hip-to-gable roof extension.

THE SITE AND ITS LOCATION

The application property is a detached bungalow situated along Birmingham Road, Budbrooke, Warwick. The site is situated in the Canal Conservation Area and is washed over by Green Belt.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029)
- HE1 - Protection of Statutory Heritage Assets (Warwick District Local Plan 2011-2029)
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029)
- Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)
- Neighbourhood Plan
- Budbrooke Neighbourhood Plan

SUMMARY OF REPRESENTATIONS

WCC Ecology: Recommend notes relating to bats and nesting birds.

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

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 proposal relates to external alterations to the existing building that will not result in any increase in floor area above the existing property. The alterations to the rear roof will be no higher than the existing hipped roof and will therefore not increase the visual impression of the building in terms of scale and massing.

It is considered that the proposed alterations would not be harmful to the openness of the Green Belt by reason of inappropriateness or harm to openness.

Design and impact on the character of the area and street scene, including the character and appearance of the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a conservation area.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 195 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE1 of the Warwick District Local Plan states that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or if criteria listed within the policy have been satisfied. Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposal to alter the roof from a hip to a gable over the existing rear single storey room is considered acceptable for the existing property in terms of design as the main roof to the property is also gabled. The existing single storey room is situated fully to the rear and is not visible from any wider public views. The proposal to make good the existing render is considered acceptable as the existing property benefits from render and there are examples of render in the street scene.

The Conservation Officer has raised no objection to the scheme.

The proposed alterations are not considered to cause harm to the character and appearance of the street scene or the Conservation Area and the proposal is considered to comply with Policy HE1.

Impact on the amenity of neighbouring properties

The proposed alterations to the rear roof will not have a negative impact on the amenity of either adjacent neighbouring property in terms of loss of light or outlook as the proposed roof will be no higher than the existing. The proposal is considered to comply with Policy BE3.

Budbrooke Neighbourhood Plan

Budbrooke Neighbourhood Plan Policy BNDP7 requires all new development to make a positive contribution to the character and appearance of the area and be of good design and quality. For the reasons outline above, the proposal is considered to comply with Neighbourhood Plan Policy BNDP7.

Conclusion

The proposed alterations are considered appropriate development in the Green Belt that will not result in harm to the character and appearance of the street scene or the Canal Conservation Area, or residential amenity.

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) BR/02, BR/06, and specification contained therein, submitted on 15th May 2019. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 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 BE1 of the Warwick District Local Plan 2011-2029.
