

Planning Committee: 15 August 2017

Item Number: 10

Application No: [W 17 / 0931](#)

Registration Date: 22/05/17

Town/Parish Council: Rowington

Expiry Date: 17/07/17

Case Officer: Holika Bungre

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Ribbons, Rowington Green, Rowington, Warwick, CV35 7DB

Roof alterations to studio/garage building to replace two flying dormers with single gable dormer FOR Mr Taylor

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

RECOMMENDATION

The Planning Committee are recommended to GRANT planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The application seeks permission to replace two flying dormers within the roof of the garage with a single gable fronted dormer to optimise the use of the already habitable space at first floor. As the first floor of the garage concerned already houses habitable space, as granted by a previous approval, the floor space increase of this floor has already been calculated and considered proportionate within the Green Belt.

THE SITE AND ITS LOCATION

The application site relates to a detached dwelling to the South side of Rowington Green, located within the Green Belt. This is a large feature arts and craft styled house within the ribbon of development that is Rowington Green. It is of brick construction with a plain tile roof with low overhanging eaves with soffit details. The house itself sits within a very large plot that extends to some distance at the rear. There are properties either side but nothing located directly on the common boundaries. The property is set back from the road behind a hedge and traditional field gate so is not overtly visible in the street scene.

PLANNING HISTORY

W/15/1628 - Granted - Erection of two storey side extension (resubmission of application ref: W/15/0135 to allow for retention of single storey link to outbuilding)

W/15/1520 - Lawful Use - Application for Lawful Development Certificate for proposed erection of a single storey rear extension (2.2m x 4.9m and 2.3m to eaves (overall height of 3.5m)

W/15/0135 - Granted - Erection of two storey side extension

W/07/1970 - Granted - Erection of extension to side to provide replacement garage and stores together with new studio above garage and new garden room

W/89/1073 - Granted - Erection of a detached double garage

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)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: Objection. Stated that the proposal is over a 30% increase in size. This position was retained when reconsidered due to the previous extensions undertaken, the proposed alteration represents a volumetric overdevelopment of the site.

WCC Ecology: Recommend supervised hand strip condition and nesting bird note.

ASSESSMENT

Impact on the Green Belt

The NPPF lists exceptions to inappropriate development in the Green Belt which includes the limited extension of buildings which are not disproportionate. Warwick District Local Plan Policy RAP2 indicates that an extension of more than

30% of the gross floor space of the original dwelling is likely to be considered disproportionate in the Green Belt.

The proposed replacement of the two existing dormers with the one gable fronted dormer will not create any further floor space as the room at first floor there is already in habitable use. The increase in floor space by way of the creation of this upstairs room in the garage was already once taken into account as part of a previous application, and the current garage and its floor space has already been accepted as proportionate to the original dwelling and not harmful to the openness of the Green Belt.

The Rowington Parish Council have objected to the application believing that the dormer is over the 30% increase allowed, however as detailed above, there is no increase in floor space of this proposal, and therefore no reflective percentage value to be considered here.

The Rowington Parish Council also objected as they believe the proposed alteration represents a volumetric overdevelopment of the site due to previous extensions undertaken at the property. Whilst there is a slight element of increased bulk and massing, this is not significant, and it is considered to be quite similar to that of the two existing dormers collectively. Therefore the bulk and mass of the new dormer is not considered to be harmful to the existing building.

The proposed replacement dormer is therefore considered to be proportionate in accordance with Policy RAP2. The proposal is therefore appropriate development in the Green Belt.

Design and Impact on the Street Scene

The proposed dormer will be in keeping with a number of other gable dormers and gables which can be found to the front of the property also and will complement the main property. Due to boundary screening, it will have limited views from the street.

Impact on Neighbour Amenity

The proposed dormer is of such a small scale and the property is at a significant distance from other neighbouring properties, that no loss of outlook, privacy or light will occur to other neighbours.

Ecology

County Ecology have recommended a supervised hand strip condition and a nesting bird note which should be applied.

Renewables

Given the limited scale of the proposed development it is considered that a requirement to provide 10% renewables/ fabric first approach in accordance with Policy DP13 and the associated SPD would not be appropriate.

Summary/Conclusion

The proposals will not increase the floor space upon that existing and the bulk and mass of the proposed dormer will be similar to that of the two existing dormers collectively. It is considered proportionate and therefore appropriate development within the Green Belt, it is suitable in design and will have no adverse impact upon neighbours and therefore the application is recommended for approval.

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 drawings 122MT 02 and 122MT 03, and specification contained therein, submitted on 19th May 2017. **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 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 DP1 of the Warwick District Local Plan 1996-2011.