

Planning Committee: 02 August 2006

Item Number:

Application No: W 06 / 0782 LB

Registration Date: 17/05/06

Town/Parish Council: Leek Wootton

Expiry Date: 12/07/06

Case Officer: Penny Butler

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

Extensions and alterations FOR Warwickshire Police Authority

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

This application was deferred at Planning Committee on the 11 July 2006, to seek further comments from the Arboricultural Officer and to investigate the location of the Redwood trees. These have been requested and will be reported at the meeting.

SUMMARY OF REPRESENTATIONS

Parish Council: Object. "This is a listed building within a conservation area outside the village envelope, is in Green Belt, in an area designated as a Special Landcape Area. East Lodge is of special architectural interest and the character and appearance must be preserved of this Victorian Lodge House.

This proposed development would affect the visual appearance and historical context, not respecting or enhancing, but destroying the character of this building, and we do not approve of part of a listed building being demolished.

The Parish Council objected to the earlier proposal - 05/1825 (amended 05/117) and feel that the earlier refusal reasons have not been overcome. Although the size of the extension has been reduced, it could be reduced further if part of the existing building was not part demolished. One of the previous refusal reasons was concern that the building beneath the canopy of a large mature tree would be harmful and the planning authority were not satisfied that the oak tree would survive construction unharmed. Cutting back the canopy would not stop the roots being damaged by construction.

There are objections about the proposed long drive and garage, which it is felt will, by cutting through trees and hedgerows, destroy the amenity value. This proposed access would be directly opposite access to properties on the other side of the drive, and trees would be adversely affected by any building.

It is difficult to make a judgement on this application due to the extensive redevelopment of the Police HQ, which could conflict with this application."

WCC Ecology: Bat note recommended if proposal affects roof spaces.

WDC Arboricultural Officer: Objected to original consultation due to likely adverse impact on three mature oak trees which are conspicuous on Woodcote Lane, and make a positive contribution to the Leek Wootton conservation area. The proposed development comes too close to, and is likely to have an adverse impact on the health of at least two trees, while the recommendations for pruning are excessive and unnecessary.

RELEVANT POLICIES

- (DW) ENV11 - Retention of Listed Buildings (Warwick District Local Plan 1995)
- DAP6 - Protection of Listed Buildings (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

In 2005 two applications were submitted for planning and Listed Building consent for extensions to the Lodge Building, one of which was withdrawn. The most recent Listed building application (W05/1823LB) was refused at planning committee in January this year, due to damage to the character and integrity of the Listed Building, and the extensions representing overdevelopment. The extensions previously proposed had a greater floor area and provided a dining area within the 'link'.

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 by creating a new living room, to integrate the existing detached outbuilding into the living accommodation, and to link both these buildings to the main house by a narrow mostly glazed link that would also serve as the new main entrance. A roof level extension infilling 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 1.5 metres from the house on the north-west side of the site with vehicular access from this side.

Assessment

The proposed extensions appear subsidiary in scale and appearance to the original building. 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 appears subservient in appearance and the main house remains the dominant element. 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 detached outbuilding is also appropriately designed. 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 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.

In response to the Parish Council's comments, it is not considered that the proposed extensions represent over development of the site, as a substantial proportion of the plot remains undeveloped. The removal of a small part of the dwelling to the rear, which is very well screened, is not considered to harm the historic integrity or character of the building to an unacceptable extent. The redevelopment of the remainder of the police headquarters has no bearing on the determination of this application. The tree issues are not relevant to this listed building application, and are discussed under W05/0783.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years from the date of this consent. **REASON** : To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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) (Drawing Nos: 0457200C; 0457201C; 0457202E; 0457203B; 0457204B; 0457205B), and specification contained therein, submitted on 27 June 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 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 proposed development does not adversely affect the historic integrity, character or setting of the listed building and is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.
