

Planning Committee: 01 February 2006

Item Number: 17

Application No: W 05 / 2011

Registration Date: 08/12/05

Town/Parish Council: Lapworth
Case Officer: Debbie Prince

Expiry Date: 02/02/06

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77 Station Lane, Lapworth, Solihull, B94 6LP

Construction of rear dormer, conversion of flat roof to pitch at the front of property and erection of new roof to the covered way section to side FOR Mr and Mrs Evans

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

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council objects to the proposal on the following grounds:-
The rear dormer would cause loss of privacy and would be an incongruous feature in relation to this pair of semi-detached houses. The reference in the application to the flat roof at the side to be converted to a pitch suggests that there is a roof to convert; this was removed in order to permit the large extension to the rear of the property under permitted development rights.

Neighbour- One letter has been received objecting to the proposal on the grounds of loss of privacy and that the dormer is an incongruous feature in relation to the pair of semi-detached houses ie. a flat roof coming off at the ridge. An objection to the description of development is also raised as it suggests that the roof already exists.

WCC Ecology- recommends bat Notes

RELEVANT POLICIES

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)
- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
- DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 Revised Deposit Version)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

PLANNING HISTORY

Planning permission was refused W05/1670 on 10th November 2005 for the construction of rear dormer and conversion of flat roof to pitch at front and side on the grounds that the dormer extension was too large, creating an incongruous feature in relation to the pair of semi-detached houses and would lead to a loss of privacy.

KEY ISSUES

The Site and its Location

The application property is a modern semi-detached house located amongst a group of similar properties along Station Lane. This side of Station Lane backs onto the railway and the rear of the properties can be clearly viewed from here.

Details of the Development

The proposal involves the construction of a box dormer extension on the rear of the property. On the side elevation it would include the erection of a pitched roof over a garage and continuing to the rear to form a covered way with three roof lights. A pitched roof would also be constructed on the front elevation to replace the existing flat roof.

Assessment

The dormer extension has been reduced in size, when compared with the previous scheme and although it would still extend from ridge height, I now consider that the proposal is acceptable as it is more in keeping with the size and design of other dormer extensions in the vicinity. The reduction in size has also served to diminish the sense of overlooking, which would in reality be no more than that from the existing first floor windows.

The pitched roofs to the side and front elevations would cause no harm to neighbours in terms of loss of light or privacy and are in keeping with the design of the existing property.

It should be noted that there still seems to be some contention about the rear extension which was built under Permitted Development Rights. This matter was fully explored by the enforcement officer at the time and the view taken that this extension was permitted development, since the original side extensions were demolished before work began

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) EVANS/06, EVANS/05 Rev:A, EVANS/12 Rev: A,EVANS/13 Rev:A, and specification contained therein, submitted on 15th December 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 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 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 surrounding buildings in terms of scale, height, form and massing and does not adversely affect the amenity of nearby residents. The proposal is therefore considered to comply with the policies listed.
