

Planning Committee: 14 December 2005

Item Number: 07

Application No: W 05 / 1691

Registration Date: 11/11/05

Town/Parish Council: Lapworth

Expiry Date: 06/01/06

Case Officer: Steven Wallsgrove

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Cherishville (Turnpike Close), Old Warwick Road, Lapworth, Solihull, B94 6AP

Erection of two-storey, single storey and first floor extensions (including dormer window) FOR Mr and Mrs Tam

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

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: "Objection. Combining the extensions with the existing building, the PC considers that the resulting building would be too large. The PC also comments that the overall plan is unclear."

British Waterways: No comments.

WCC (Ecology): Recommend bat note.

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)

PLANNING HISTORY

The property was built following a planning permission of 1970 and the only other application for extensions was refused in May 2005.

KEY ISSUES

The Site and its Location

The site lies on the corner of the Old Warwick Road and Glasshouse Lane and has its access from Glasshouse Lane. It is a substantial house of three wings, the main part (with the garaging) being two-storey in height while the other two wings are single storey, one creating a front entrance court while the other is at the back.

The whole site lies in the Green Belt but is generally well screened by tall boundary hedging and mature landscaping, including trees along the drive. There is a fairly large greenhouse visible from the entrance.

Details of the Development

The principal part of the proposal is to raise the roof of the front wing and the low part of the main wing to provide additional, first floor, accommodation, and to add a small,

two-storey, extension onto this part. Smaller parts include increasing the depth of the garages, the erection of a two-storey entrance feature porch, and the erection of various dormers.

Assessment

The principal issue in this case is whether the proposed extensions comply with the Council's policy for house extensions in the Green Belt. This policy is generally referred to as the "50% policy" but it is, in fact, a design based policy with the 50% figure being given as an illustration of the maximum size that may be accepted. The new Local Plan will reduce the guideline figure to 30% to bring it more in line with Central Government guidance which refers (in PPG2: Green Belts) to acceptable extensions needing to be "not disproportionate" to the original dwelling.

In the present case, the increased floorspace is well within the guideline while the raised ridgelines are still below that of the main part of the house. The dormers have also been located on the rear elevations where they are not seen in general public views. It is considered, therefore, that while the bulk of the building will be increased by making the one wing two-storey in height, the proposal is not unreasonable, bearing in mind the bulk of the existing dwelling.

The objection of the Parish Council is based on the complicated nature of the proposals and the fact that, when originally submitted, the new works were not coloured or clearly marked. In addition, it was difficult to compare the survey drawings with the proposals since parts of the existing elevations were shaded as if they were new works, and some were either partial elevations or included sections through the building.

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 nos 1175.03 R6 and 1175.04 R6, and specification contained therein, received on 24th October 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.

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 the scale, design and character of the original dwelling and does not harm the general

openness or rural character of the green belt within which the property is situated.
The proposal is therefore considered to comply with the policies listed.
