

**Planning Committee:** 01 February 2006

**Item Number:** 10

**Application No:** W 05 / 1936

**Registration Date:** 29/11/05

**Town/Parish Council:** Bubbenhall  
**Case Officer:** Fiona Blundell

**Expiry Date:** 24/01/06

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**The Cedars, Stoneleigh Road, Bubbenhall, Leamington Spa, CV8 3BT**  
Erection of a conservatory FOR Mr & Mrs M Jones

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This application has been requested to be presented to Committee by Councillor John Hammon.

### **SUMMARY OF REPRESENTATIONS**

**Parish Council:** No objections

**Neighbours:** No representations received.

### **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)
- RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)
- 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**

There have been a number of planning applications on this site. In particular, planning permission was granted in August 1990 (ref 90/0837) for the erection of a two storey rear extension, a replacement double garage and utility room. Since then, the applicant has submitted a further three planning applications (ref W04/0256, W04/1272 and W05/1411) all of which have been subsequently refused on the grounds that the proposal would have clearly exceeded the 50% figure given in the Warwick District Local Plan 1995 and the 30% figure given in the Warwick District Local Plan (Revised Deposit Draft Version) 1996-2011. Furthermore, it was considered that the proposals would have conflicted with the objectives of national guidance, Planning Policy Guidance (PPG2 - Green Belts) representing a disproportionate extension to the original house and resulting in harmful impact on the openness of the Green Belt, significantly impacting on the scale and character of the dwelling and its rural setting.

### **KEY ISSUES**

## **The Site and its Location**

The site relates to a large detached house with an attached outbuilding with two garage doors. The property occupies a large plot with substantial sized front and rear gardens. It is situated in an elevated position, clearly visible from the surrounding gardens and the adjacent highway. The dwelling house is located within the Green Belt and lies outside of the Village Conservation Area and the village 'envelope' as defined in the Warwick District Local Plan 1995.

## **Details of the Development**

The proposal seeks permission to erect a single storey side extension on the south elevation. The proposed extension would incorporate a pitched roof, measuring approximately 4.6 metres in height, 5 metres in depth and 5.8 metres wide.

## **Assessment**

The property, the subject of this application, is a sporadic development within the Green Belt, wherein the Planning Authority is concerned to ensure that the rural character of the area will be retained and protected in accordance with national policy guidance contained in PPG2 "Green Belts", policy (DW) ENV1 of the Warwick District Local Plan 1995 and Policy DAP1 in the Warwick District Local Plan 1996-2011, revised deposit version. The PPG states that the limited extension of existing dwellings in Green Belt areas may be appropriate provided that it does not result in a disproportionate addition over and above the size of the original dwelling, whilst Policy (DW) H14 of the Warwick District Local Plan 1995 also seeks to restrict the amount of extension to existing dwellings in the rural area. This is reflected in Policy RAP3 of the emerging Warwick District Local Plan 1996 - 2011 which presumes against proposals for disproportionate extensions in the Green Belt.

I consider that the proposed conservatory would appear as a significant addition to the existing dwelling, extending the spread of built development across the site, and given the scale of extension already permitted, would constitute a "disproportionate" addition to the original dwelling which would reduce the openness of the Green Belt.

## **RECOMMENDATION**

REFUSE, subject to the refusal reason listed below.

## **REASON**

- 1 The property, the subject of this application, is a sporadic development within the Green Belt, wherein the Planning Authority is concerned to ensure that the rural character of the area will be retained and protected in accordance with national policy guidance contained in PPG2 "Green Belts", policy (DW) ENV1 of the Warwick District Local Plan 1995 and Policy DAP1 in the Warwick District Local Plan 1996-2011, revised deposit version. The PPG states that the limited extension of existing dwellings in Green Belt areas may be appropriate provided that it does not result in a disproportionate addition over and above the size of the original dwelling, whilst Policy (DW) H14 of the Warwick District Local Plan 1995 also seeks to restrict the amount of extension to existing dwellings in the rural area. This is reflected in Policy RAP3 of the emerging Warwick District Local Plan 1996 - 2011 which presumes against proposals for disproportionate extensions in the Green Belt.

I consider that the proposed development would result in a disproportionate addition to the property that would materially alter the scale and character of both the original dwelling and the dwelling as now extended, thus constituting an undesirable extension and consolidation of a residential property. Furthermore, I consider this would be likely to affect detrimentally the openness, character and appearance of this rural locality, thereby constituting inappropriate development unacceptably conflicting with the aims of Green Belt and Local Plan policy.

The proposal would be contrary to the aforementioned policies.

**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:

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