

Planning Committee: 23 November 2005

Item Number: 08

Application No: W 05 / 1707

Registration Date: 14/10/05

Town/Parish Council: Sherbourne

Expiry Date: 09/12/05

Case Officer: Steven Wallsgrove

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Poplars House Farm, Watery Lane, Sherbourne, Warwick, CV35 8AL

Erection of single storey side extension forming garden room FOR Mr P Choma

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

SUMMARY OF REPRESENTATIONS

Barford (Joint) Parish Council: The Joint Parish Council raises objection on the following grounds:

Quality and accuracy of the application: the use of the building is business, not residential; the drawing is not a true representation of the building with details missing or wrong; there is not public foul sewer.

The building is in a conservation area, taking into account earlier successful planning applications, this further development is excessive development.

The extension is an inappropriate and disturbing appendage to a house of historical interest and merit.

RELEVANT POLICIES

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV8 - New Development within Conservation Areas (Warwick District Local Plan 1995)

PLANNING HISTORY

There have been a number of planning applications for this site, but none have been implemented (except for the detached garage). The use, therefore, remains as a single dwelling, with no extensions.

KEY ISSUES

The Site and its Location

The property lies in the Sherbourne Conservation Area at the junction of Watery Lane, Fulbrook Lane, and the main road to Barford. It has a range of former agricultural buildings (now offices) adjoining it on the Watery Lane frontage. The detached garage has its access off Watery Lane, through the car park for the offices.

Details of the Development

The proposal is to erect a single storey, brick and tile, garden room on the end of the house towards the garage.

Assessment

The principal issue in this case is the impact of the proposal on the Conservation Area, namely does it protect and enhance its character in accordance with Central Government Guidance (PPG15: Planning and the Historic Environment) and the development plan.

In this case, the extension is hidden by the existing house from the south, by the office buildings from the west, and by vegetation and a 1.8 m close boarded fence (hidden behind shrubs and trees) from the east. It is considered, therefore, that the character of the area will be protected as it will also be further away from the main road than the existing garage.

In terms of the other issues raised by the Parish Council, the extension will not need a foul drainage connection, the only other development of the site has been the garage so that it does not constitute overdevelopment, and it will have very little visual impact on the character of the house, which is not listed as being of special architectural or historic interest. It will be necessary, however, to approve details of the windows, etc, and the materials to ensure they are correct.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following 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 no 05-3040A , and specification contained therein, received on 14th 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.
- 3 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure an appropriate standard of design and appearance within the Conservation Area, and to satisfy Policy ENV8 of the Warwick District Local Plan.
- 4 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.
