

**Planning Committee:** 09 October 2018

**Item Number:** 7

**Application No:** [W 18 / 1231](#)

**Registration Date:** 11/07/18

**Town/Parish Council:** Beausale, Haseley, Honiley & Wroxall **Expiry Date:** 05/09/18

**Case Officer:** Liz Galloway  
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**Calmonfree, Haseley Knob, Haseley, Warwick, CV35 7NJ**

Erection of a first floor side extension FOR Mr Bridges

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This application is being presented to Committee as the Parish Council supports the application and it is recommended for refusal.

**RECOMMENDATION**

The Planning Committee are recommended to Refuse the application.

**DETAILS OF THE DEVELOPMENT**

The proposal is for a first floor side en-suite extension above the existing garage.

**THE SITE AND ITS LOCATION**

The application property is a two storey detached dwelling with integral garage situated to the north end of Haseley Knob. The site is washed over by Green Belt.

**PLANNING HISTORY**

1977 - Planning permission granted for the erection of a rear wing.

W10/0767 - Planning permission granted for the erection of a two storey rear extension.

Single storey side extension constructed using 'Permitted Development' rights.

**RELEVANT POLICIES**

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- National Planning Policy Framework
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- Vehicle Parking Standards (Supplementary Planning Document)

- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029)

## **SUMMARY OF REPRESENTATIONS**

**Beausale, Haseley, Honiley & Wroxall Parish Council:** Support.

**WCC Ecology:** Recommend Bat Survey and Protected Species notes.

## **ASSESSMENT**

Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified

Paragraph 145 of the National Planning Policy Framework makes it clear that the construction of new buildings is to be regarded as inappropriate development in the Green Belt. There are certain exceptions to this including where extensions are not disproportionate additions over and above the size of the original building.

The supporting text to Policy H14 of the adopted Local Plan states that development which would represent an increase of more than 30% of the gross floor space of the original dwelling (excluding any detached buildings) located within the Green Belt is likely to be considered disproportionate.

The floor area of the original dwelling was approximately 64 square metres. Cumulatively, the existing and proposed additions amount to approximately 80 square metres which equates to 126% over the floor space of the original building. This is significantly greater than the Council's adopted Local Plan guidance of 30% and is therefore considered to represent a disproportionate addition to the property, which is harmful by definition and by reason of harm to openness and policy H14.

The proposed development would increase the overall bulk and mass of the property and would extend the visual impression of built development within the Green Belt, thus harming openness. Furthermore, the cumulative impact of the existing and proposed development means that the character of the original dwelling is further lost and has substantially altered the scale of the original building.

No very special circumstances have been presented which would outweigh the harm identified. The proposed development is therefore considered to conflict with paragraph 145 of the NPPF and Local Plan Policy H14.

### Design and the impact on the character and appearance of the area

The application property is a detached dwellinghouse and proposes a first floor extension above an existing garage. It is considered that proposed extension would not appear out of character within the street scene and is of an appropriate design for the property. The development would also be constructed out of matching brick and tile to compliment the existing building.

The proposal is therefore considered to comply with Local Plan policy BE1 and the Residential Design Guide SPD.

#### Impact on the amenity of the neighbouring properties

The proposed extensions do not breach the Council's adopted 45° line taken from the adjoining neighbouring properties and causes no significant material harm to the living conditions of the occupiers of the neighbouring properties by reason of loss of light or outlook.

The proposal is considered to comply with Local Plan Policy BE3.

#### Ecology

Taking a precautionary approach, the County Ecologist has recommended that a preliminary bat survey is required prior to the determination of the application. This request has been considered, however, it is also noted that the existing dwelling is well sealed and there are no records of an existing bat roost in the property.

On this basis, it is considered that the likelihood of bats is relatively low and a bat note advising the applicant of their responsibility in relation to protected species would be more reasonable and appropriate in this case.

The proposal is therefore considered to be in accordance with the NPPF and Local Plan policy NE2.

#### **Summary/Conclusion**

The proposed development would represent a disproportionate addition to the application property which constitutes inappropriate development in the Green Belt, which is harmful by definition. The proposal would also cause harm to openness, and no very special circumstances have been presented which outweigh the harm identified.

#### **REFUSAL REASONS**

- 1 The proposed development represents a disproportionate addition to the original building as it increases the overall bulk and mass of the property and would extend the overall visual impression and therefore constitutes inappropriate development in the Green Belt which is harmful by definition and by reason of harm to openness. No very special circumstances are considered to exist which outweigh the harm identified.

The proposed development is therefore contrary to the National Planning Policy Framework and to Policy H14 of the Warwick District Local Plan 2011-2029.

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