

Planning Committee: 23 May 2006

Item Number: 05

Application No: W 06 / 0421

Registration Date: 10/03/06

Town/Parish Council: Honiley

Expiry Date: 05/05/06

Case Officer: Debbie Prince

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**The Bungalow, (Garden House), Honiley Hall, Honiley Road, Honiley,
Kenilworth, CV8 1NP**

Erection of a detached double garage with storage over FOR Mr P Warwick

This application has been requested to be presented to Committee by
Councillor Compton

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley and Wroxall Joint Parish Council : raise objection on the following grounds. No special circumstances shown to justify this new development within the green belt. The previous approved application already considerably increased the size and prominence of the bungalow to be replaced, and it is considered that that application may not have gained approval with these large garages and storage space included.

Neighbours: No views received.

RELEVANT POLICIES

- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
- (DW) ENV3 - Development Principles (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 W2000631 for a replacement dwelling for the existing wardens bungalow built in the 1960's was originally granted in 2000. This has been followed by a number of other permissions for slightly differing designs and a change of location. The most recent permission W05/0131 was granted under delegated powers on 7th March 2005 for a replacement dwelling with basement accommodation on this site.

KEY ISSUES

The Site and its Location

The application site lies within the Green Belt to the north and in the grounds of Honiley Hall. The proposed garage would be located within the permitted residential curtilage of the replacement dwelling, which is still to be built.

Details of the Development

The proposal involves the erection of a red brick double garage approximately 9.0m x 7.0m, with a ridge height of 7.5m. The garage would have a steeply pitched, clay tile roof, which would be used for storage and an external stair case.

Assessment

The proposed garage respects the design of the approved replacement dwelling, which also has a steeply pitched roof with accommodation in the roof space. Nevertheless, the proposals would result in the erection of an additional building on the site, which would appear to be more than half the size of the approved dwelling in terms of "footprint". In my opinion, although the general principle of a reasonable size garage on this site may be acceptable, as the site is located within the Green Belt, I consider that a building of this size would significantly reduce the openness of the Green Belt.

RECOMMENDATION

REFUSAL, subject to the refusal reason listed below.

REASON

- 1 The site is situated within the Green Belt and the Warwickshire Structure Plan 1996-2011 together with the Warwick District Local Plan and Planning Policy Guidance Note 2 states that, within the Green Belt, the rural character of the area will be retained, protected and wherever possible enhanced. Local Plan policy (DW) ENV1 and emerging policy DAP1 of the first deposit version of the Local Plan (1996-2011) state that development will not normally be permitted, except in very special circumstances, for the construction of new buildings, unless it fulfils specific criteria. The proposed development does not satisfy any of these criteria and will significantly reduce the openness of the Green Belt. In the Planning Authority's view, very special circumstances sufficient to justify departing from the development plan and permitting a building of the size and height proposed have not been demonstrated.
