

Planning Committee: 23 May 2023

Item Number: 13

Application No: [W 23 / 0405](#)

Town/Parish Council: Lapworth
Case Officer: Theo Collum

Registration Date: 20/03/23
Expiry Date: 15/05/23

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Erection of two storey side/rear extension plus alteration to fenestration
resubmission of approval w/22/1521 FOR Mr Daplyn

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

RECOMMENDATION

The recommendation is to grant planning permission.

DETAILS OF DEVELOPMENT

The proposal seeks a two-storey rear extension and a single-storey side extension, to provide for an additional upstairs bedroom and to extend the kitchen/dining area. The proposal also includes changes to windows on all three elevations. Permission for similar developments were granted for this property in 2020 and 2022, this proposal differs in the design of the side extension.

THE SITE AND IT'S LOCATION

The application site relates to a semi-detached house within a large plot. The site is adjacent to the canal but not within the canal conservation area, and Lapworth is a growth village removed from the greenbelt.

PLANNING HISTORY

W/20/0384 – erection of a two-storey rear extension – submitted on 27/03/20, granted on 05/09/2020

W/20/1260 – erection of a two-storey rear and side extension – submitted on 28/08/2020 and granted on 27/10/2020

W/22/1521 – erection of a two-storey rear and side extension – submitted on 20/09/2022 and granted on 10/11/2022

RELEVANT POLICIES

- National Planning Policy Framework
- [The Current Local Plan](#)
- BE1 - Layout and Design
- BE3 - Amenity

- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: object on the grounds that the extensions would be overdevelopment in an area close to the conservation area and the green belt.

WCC Ecology: object, requesting a Preliminary Bat Roost Survey be carried out

ASSESSMENT

Design

Local plan policy BE1 details that planning permission will only be granted where the proposals harmonise with the existing street scene. The Council's Residential Design Guide offers more specific details on how this is achieved, including criteria for the subservience of proposed extensions to existing dwellinghouses.

This proposal represents an amendment to the application granted under W/22/1521, the only significant change being a change to the design of the side extension. The proposed side extension is now flat roofed with a pitched skylight in the roof, and is now of brick construction with large windows, rather than the largely glazed design of the extension in W/22/1521. While the Warwick District Residential Design Guide does advise against flat-roofed side extensions, an exception was already made on this site for a similar design under application W/20/1260, recognising the limited impact the extension would have on the existing street scene. This previously approved side extension would be larger than that currently proposed and would feature a roof terrace. It would be inconsistent to then refuse a similar feature that would likely have less impact than a design that has already been approved, and still has permission to be built.

Lapworth Parish Council objected on the basis that they considered this overdevelopment, in close proximity to the Canal Conservation Area and the Green Belt. The Green Belt does run alongside the property but the property itself is not in either area, therefore rules regarding extensions to dwellings in the Green Belt do not apply in this case. Additionally, this application does not represent any increase in size over the previously granted proposals and the design cannot be concluded to be more harmful than any of the applications previously granted. The proposal is therefore considered acceptable under policy BE1.

Impact on the Amenity of Neighbouring Occupiers

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy.

There is no conflict with the 45-Degree Guideline or the Distance Separation Standards, and therefore the proposals are considered not to cause any material harm in terms of outlook or loss of light and privacy for neighbouring occupiers. Local Plan Policy BE3 is complied with.

Ecology

The County Ecologist has recommended a Preliminary Bat Survey be undertaken. However, Officers are mindful that there are no specific bat records for the application site itself, the roof space could be converted without the need for planning permission, and the property is well sealed and situated in a built-up area. Moreover, bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010. It is a criminal offence to recklessly disturb or destroy a bat 'roost'. Where a bat 'roost' is present a licence may be necessary to carry out any works. If evidence of bats is found whilst carrying out works, there is a legal requirement to stop work and notify Natural England. A note advising the applicant of this will be added to any approval granted.

SUMMARY / CONCLUSION

The proposals would have an acceptable impact on the character and appearance of the area and on the living conditions of neighbouring dwellings. Therefore it is recommended that planning permission is granted.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 5928/01 D, and specification contained therein, submitted on 20/03/2023. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **Reason:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.
