

Planning Committee: 11 July 2006

Item Number:

Application No: W 06 / 0827

Registration Date: 19/05/06

Town/Parish Council: Baddesley Clinton

Expiry Date: 14/07/06

Case Officer: Debbie Prince
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**Old Keepers Lodge, Haywood Lane, Baddesley Clinton, Solihull, B93
ODG**

Demolition of existing dwelling and replacing it with a new house. FOR Mr Mrs
C Agnew

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

SUMMARY OF REPRESENTATIONS

Baddesley Clinton Parish Council: object to the proposal on the following grounds:-

"Having considered the revised proposal for Old Keepers Cottage it is the view of the Parish Council that the revised plans are in essence the same as the previous plans submitted and rejected by the Planning Committee in February 2006 (Ref. W05/2070).

The Parish Council are unanimous in their objection to this proposal and reiterate their strongly held views that this proposal is wholly unsuitable for its location in the Green Belt and Special Landscape Area for the following reasons:

- The proposal does not contribute to a sense of local identity, nor is it an appropriate design or scale for its location, nor does the proposal reflect the local vernacular. The design would have an adverse impact on the surrounding environment in such a sensitive location, adjoining ancient woodland, thereby conflicting with the Local Plan. (Policy RAP4 1996-2011).
- The current two-storey proposal bears no resemblance to the single storey building which was granted planning permission in 2002 (W2002/1670). Nor does it equate to that proposal in terms of reflecting the form, size and massing of the original dwelling (Lodge). It would be in stark and adverse contrast to the backdrop of Hay Wood, an important ancient wood.
- The change in the materials proposed since the Refused application (W05/2070) will not significantly affect the impact the structure will have upon its surroundings and will in effect have an urbanising effect upon this sensitive location.

The Parish Council would urge that permission is Refused."

National Trust – consider style of dwelling is completely inappropriate for its location. Dwelling will be more dominant in the lane and will dominate vistas to and from nearby church and woodland. Light pollution will result due to large areas of glazing, design is “monumental” and roof pitch is inappropriate.

RELEVANT POLICIES

- (DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
- (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)
- DAP3 - Protecting Special Landscape Areas (Warwick District 1996 - 2011 Revised Deposit Version)

PLANNING HISTORY

The existing property has been much extended, together with numerous extended outbuildings. It was originally a game keepers cottage, with large eave overhangs, giving the property a unique character. However, because of the extensions, the dwelling is not of a listable quality. The Council's Conservation Architect who has investigated the property confirmed this with English Heritage when the original outline application was submitted in 2002.

Permission was then granted in January 2003 for outline planning permission to replace the dwelling with what could be described as a modern interpretation of the "keepers lodge", in broad accordance with indicative plans submitted as part of the application. The extension to time allowed for implementing this permission was granted on the 16th January 2006 which gives them until 2009 to submit reserved matters.

Planning permission was refused for a new dwelling after demolition of existing on the 23rd February 2006 on the grounds that the proposal did not contribute to a sense of local identity or reflect the local vernacular and its design would have an adverse impact on the surrounding environment in a sensitive location, adjoining ancient woodland thereby conflicting with Local Plan.

KEY ISSUES

The Site and its Location

The property is in a remote location to the south of the village of Baddesley Clinton. There are no immediate neighbouring properties, apart from other randomly located dwellings along Haywood Lane, all of different periods and sizes. The site is set away from the road, up a long drive which is also a bridle way, with the backdrop of Hay Wood to the east.

Details of the Development

It is proposed to demolish the existing " keepers lodge" and replace it with a modern contemporary designed dwelling and a detached garage and carport with home office accommodation above in a similar style. The new dwelling would be located as previously submitted on a level site to the north of the existing property, with Haywood an Ancient Woodland to the east. This would also be on the footprint of the illustrative scheme granted outline consent.

The design of the property has been amended to try and address the issues members of the Planning Committee raised about the previous scheme. The property would now be two storey with a pitched, slate roof (ridge height of 6.5m) rather than a flat roof, to try and create a more traditional appearance. Both floors have large, near full height windows and the other materials to be used would be beige render and timber which would also naturally age to a grey colour. The front elevation facing Haywood Lane is still articulated and split so that the first floor is set back and this area used as a balcony. The access road has also been relocated to use the existing road from Haywood Lane, rather than create a new access.

A comprehensive landscaping scheme has been submitted with the application which shows the planting of semi-mature, broad leaf trees (6 -9m) to the front of the new property.

Assessment

The replacement of the existing buildings has been agreed in principle. The location of the proposed dwelling would mean that it would be less visible from Haywood Lane and neighbouring properties than the existing dwelling. The property would also be located further away from the bridle way.

PPG2 guidance states that replacement dwellings should not be materially larger than the dwelling it replaces. The outline scheme previously permitted represented a 42% increase in floor area, however, the footprint of the property was only a 3% increase over the existing buildings on the site. This scheme would involve a dwelling of floor area 426.2sq m and a volume of 1156 cu m which represents a 0.6% reduction in floor area and a 12.5% reduction in volume from that previously granted. Therefore, I consider that the proposal is not larger than the approved indicative design. The addition of the slate, pitched roof has increased the bulk of the property compared with the previous refused design. However, I consider that the impact of this is more than compensated for, by giving the property a softer, more traditional appearance.

The design of the property is wholly contemporary, but it is evident that an attempt has been made to incorporate features and influences from the surrounding area. It is unlikely that the new property would be visible from Haywood Lane, except for the tiled roof, the views of which would be further softened by the proposed planting of semi-mature trees. Moreover, by the careful use of appropriate materials and the articulation of the design, I consider that the proposed property, although very modern would compliment its surroundings and blend in successfully with the trees in Hay Wood.

It is proposed to remove permitted development rights regarding the painting of the dwelling, together with rights to extend the dwelling in order to protect its sensitive setting in the future.

RECOMMENDATION

GRANT, subject to the conditions listed below.

- 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(s) 1279/31H, 1279/37H, 1279/39H, 1279/40E, 1279/41C, 1279/42A and specification contained therein, submitted on 19th May 2006 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 details of existing and proposed ground levels of the development, including the finished floor levels of the building 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 protect the character of the area and the amenities of adjoining occupiers in accordance with the requirements of Policy ENV3 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.
- 5 A landscaping scheme, incorporating existing trees and shrubs to be retained and new tree and shrub planting for the whole of those parts of the

site not to be covered by buildings shall be submitted to and approved by the District Planning Authority before the development hereby permitted is commenced. Such approved scheme shall be completed, in all respects, not later than the first planting season following the completion of the development hereby permitted, and any trees removed, dying, being severely damaged or becoming seriously diseased within five years of planting, shall be replaced by trees of similar size and species to those originally required to be planted. Existing trees which are shown as being retained shall be dealt with in accordance with BS 5837:2005. In particular, before any materials are brought on the site or any demolition or development commenced, stout protective fencing should be erected to enclose the perimeter of the branch spread of each tree or shrub to be retained, together with the branch spread of any tree growing on adjoining land which overhangs the site. Such fencing shall be satisfactorily maintained until all development has been completed. **REASON** : To protect and enhance the amenities of the area, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

- 6 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 a high standard of design and appearance for this site in a sensitive Green Belt location.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no development shall be carried out which comes within Parts 1 and 2 of Schedule 2 of this Order, without the prior permission of the District Planning Authority. **REASON** : This site is in a sensitive Green Belt location. It is considered appropriate therefore to retain control over future development to ensure that the residential amenity of this locality is protected in accordance with the provisions of District-Wide Policy ENV3 of the Warwick District Local Plan.
- 8 No lighting shall be fixed to the external walls or roof of the building hereby permitted, or on any open land within the application site without the written consent of the District Planning Authority. **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.

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:

The proposed replacement dwelling is not materially larger than the existing dwelling and does not result in a greater impact on the character and openness of the rural area. The proposal is therefore considered to comply with the policies listed.
