

Planning Committee: 24 September 2013

Item Number: 10

Application No: W 13 / 0800

Town/Parish Council: Rowington
Case Officer: Liz Galloway

Registration Date: 16/07/13

Expiry Date: 10/09/13

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Bridge Cottage, Finwood Road, Rowington, Warwick, CV35 7DH

Erection of two storey rear extension FOR Mr Hempstock

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

RECOMMENDATION

Grant subject to conditions

DETAILS OF THE DEVELOPMENT

The applicant seeks to construct a two storey rear extension.

THE SITE AND ITS LOCATION

The application property is a detached dwelling with converted garage and carport, located to the north west of Finwood Road. The property is located directly adjacent the highway and lies to the east of the canal and situated within the Green Belt.

The property has benefited from the previous extensions mentioned above, which has increased the visual impression and footprint of the original canal side cottage.

PLANNING HISTORY

W78/0901 - Erection of a front porch

W81/0079 - Erection of a two storey extension

W82/0416 - Erection of a garage with carport and balcony to existing house

W81/1029 - Erection of two storey extension to create lounge with bedroom and en suite above with balcony at first floor

W06/1528 - Extension to roof above attached garage to create first floor study area

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: Objects on grounds of over intensification of the site and disproportionate.

WCC Ecology:

Condition:-

1. The development hereby permitted (including demolition) shall not commence until further bat survey of the site, to include appropriate activity surveys in accordance with BCT Bat Surveys – Good Practice Guidelines, has been carried out and a detailed mitigation plan including a schedule of works and timings has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation plan shall thereafter be implemented in full.

Reason: *To ensure that protected species are not harmed by the development.*

Note: The bat mitigation measures are likely to have implications for the design and/or layout of the development.

Canal & River Trust: No objection

The Inland Waterways Association (Warks branch): can see little justification for this application.

PLANNING HISTORY

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KEY ISSUES

The Site and its Location

The application property is a detached dwelling with converted garage and carport, located to the north west of Finwood Road. The property is located directly adjacent the highway and lies to the east of the canal and situated within the Green Belt.

The property has benefited from the previous extensions mentioned above, which has increased the visual impression and footprint of the original canal side cottage.

Details of the Development

The applicant seeks to construct a two storey rear extension.

Assessment

The main issues relevant to the consideration of this application are as follows:

- Impact on the Green Belt
- The impact on the street scene
- The impact on the living conditions of nearby dwellings
- Renewable Energy
- Ecology Issues

Impact on the Green Belt

The site lies within the Green Belt and inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 89 in the National Planning Policy Framework states with regards to extensions, the extension or alteration of a building (inter alia) where they do not result in disproportionate additions over and above the size of the original building will not be considered as inappropriate development within the Green Belt. This exception is echoed and clarified in Policy RAP2 of the Warwick Districts Local Plan which states that extensions in excess of 30% over the original floor area are likely to be considered as disproportionate.

The existing house as it stands today has been considerably extended.

The original house was approximately 93.16m². W/81/1029 added an additional 55.48m² to the original house by way of a two storey rear extension. This equated to a 59% increase on the gross floor area. The policy indication of disproportionate at the time of the decision was 50% of the original floor area. In 1982 and 2006 (W820416 and W06/1528) the erection of a garage with carport and porch area and study above created a further approximate 41.25m².

The total amount of floor area added to the original property since it was built is 96.73m² which equates to a 103% increase on the gross floor area of the original dwelling.

The proposed extension seeks to add a further 7.68m². However, it is also proposed to remove existing extensions with a floor area of 7.92 sq m. Consequently there would be no overall increase in floor area and therefore no greater impact on the openness of the Green Belt. Furthermore, the visual impact of the proposed extension would be limited by its position in the corner

between the two wings of the existing house. Therefore it has been concluded that this would not be a disproportionate addition to the house and therefore that this would be appropriate development within the Green Belt, in accordance with Local Plan Policy RAP2 and the NPPF.

Impact on the street scene

The proposed two storey extension will be situated on the rear of the property and will have no detrimental impact on the street scene of Finwood Road, however, it will be visible to the users of the adjacent canal, however, although the extension would be on view to members of the public it is considered to comply with the Residential Design Guide and would, therefore, comply with Warwick District Local Plan Policy DP1.

The impact on the living conditions of nearby dwellings

No adjacent residential properties will be affected by loss of light, outlook or privacy and, therefore, the proposal complies with Warwick District Local Plan Policy DP2.

Renewable Energy

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables in accordance with Policy DP13 and the associated SPD would not be appropriate.

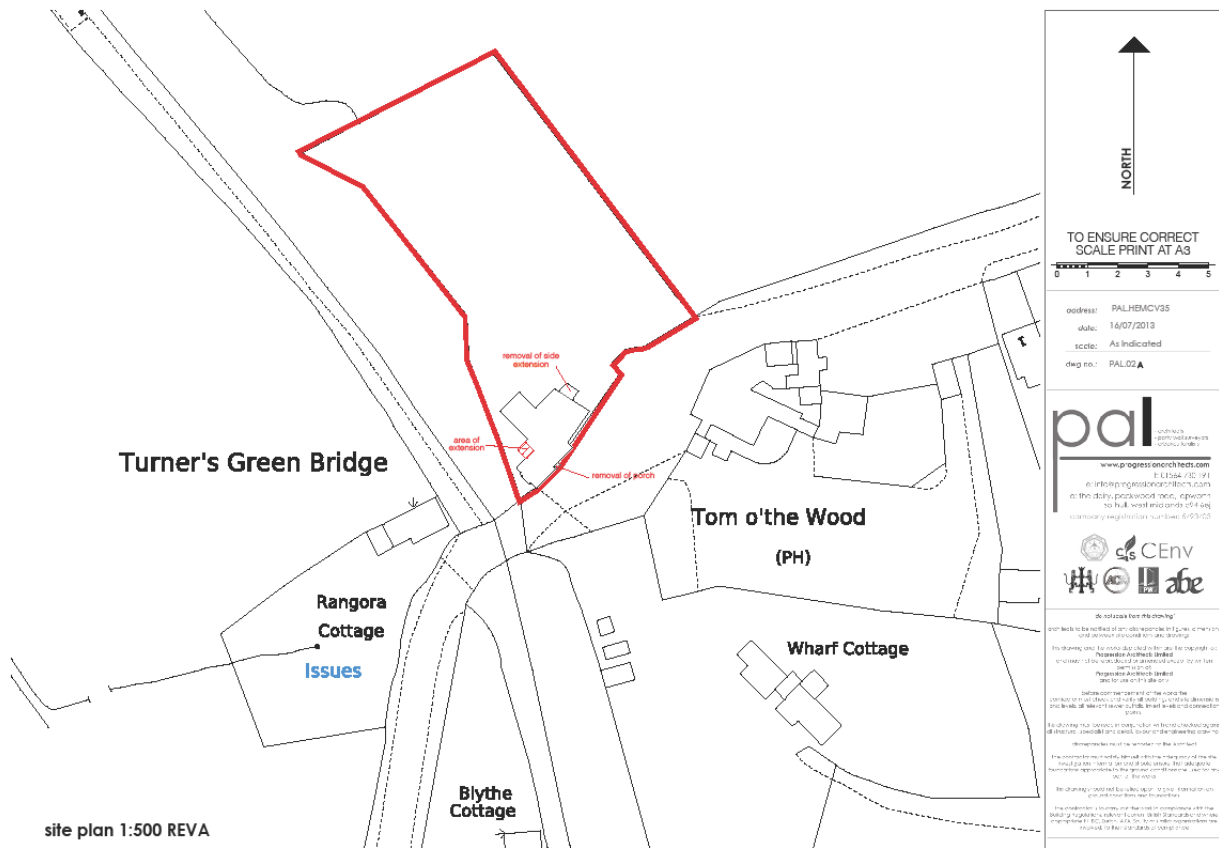
Ecology Issues

Following the submission of a bat survey, evidence of bats were discovered. However, Warwickshire County Council Ecology have satisfied that planning permission can be granted subject to a condition to require further activity surveys and mitigation measures. Therefore, the proposals are considered to comply with Warwick District Council Policy DP3.

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) PAL.07A & PAL.016A, and specification contained therein, submitted on 16 July 2013. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 The development hereby permitted (including demolition) shall not commence unless and until a further bat survey including activity surveys and a detailed mitigation plan including a schedule of works and timings in accordance with BCT Bat Surveys – Good Practice Guidelines has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation plan shall thereafter be implemented in full. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.
 - 4 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 DP1 of the Warwick District Local Plan 1996-2011.
 - 5 Within 2 months of the commencement of the development hereby permitted, the existing front porch, side porch and balcony shall be demolished in strict accordance with the approved plans. **REASON:** To preserve the openness of the Green Belt, in accordance with the NPPF and Policy RAP2 of the Warwick District Local Plan.
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