

Planning Committee: 22 May 2012

Item Number: 13

Application No: W 11 / 0874

Town/Parish Council: Rowington
Case Officer: Erica Buchanan
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Registration Date: 23/01/12

Expiry Date: 19/03/12

Little Manor Farm, Manor Lane, Pinley Green, Warwick, CV35 8NH

Erection of a 2 storey extension to provide ground floor living room and additional first floor bedroom FOR Mrs B Haynes

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

SUMMARY OF REPRESENTATIONS

Rowington Parish Council:

The Parish Council would like confirmation of address of this property as applications have previously been submitted under different house names.

The dwelling was granted on appeal in 1996 on the basis that very special circumstances for agricultural dwellings, the proposal is disproportionate and substantially alters the scale, design and character of the original dwelling, it is considered that the proposed development, in addition to the large detached garage, would radically alter the scale and character of the original dwelling, significantly extending the visual impression of built development and detrimentally affecting the openness of the rural area. No special needs or circumstances exist which would support further development of this site. Over intensification. The Proposal is contrary to WDC Policies.

Ecology: no objection subject to conditions requiring further bat survey, note relating to nesting birds and amphibians and reptiles.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- National Planning Policy Framework

PLANNING HISTORY

Permission was granted in 1996 on appeal for the erection of a two storey dwelling with detached garage subject to an agricultural condition. Planning permission was granted in 2004 for a two storey side extension and single storey side extension. An application for a two storey side extension and garage and utility area (W/10/1107) was refused as it would increase the gross floor area by 50% and conflicted with Local Plan policies.

KEY ISSUES

The Site and its Location

The application property is a detached two storey dwelling that lies within the Green Belt in a rural location. The application property is adjacent to various farm buildings and set within its own domestic curtilage bounded by a 2m high close boarded fence. There is currently a detached brick built double garage to the North West of the site within the domestic curtilage and close to the existing farm buildings. The farm buildings are used for equestrian purposes. The property has not previously been extended with the planning permission granted in 2004 unimplemented and now expired.

Details of the Development

The proposal is for a two storey side extension located on the East elevation of the property. The proposed extension would have a total floor area of 37.5m².

Assessment

Layout and Design

The main consideration for the proposed extension is whether it impacts on the openness of the Green Belt. National Planning Policy Framework states that within the Green Belt extensions or alterations of a building are not inappropriate development providing it does not result in disproportionate additions over and above the size of the original building. Policy RAP2 of the District Wide Local Plan 1996-2011 also requires that extensions respect the character of the original dwelling, and do not significantly extend the visual impression of built development. By way of guidance, proposals that increase floorspace by less than 30% are not considered inappropriate.

The proposed extension is considered to comply with these policies as it falls below 30% and causes limited harm to the openness of the Green Belt. Furthermore, the proposed extension reflects the style of the original dwelling, and with a lower ridge height and set back from the front elevation, is subservient to the dwelling and respects the character of the existing property. The proposal therefore complies with policy and is considered an acceptable form of development.

In addition, the National Planning Policy Framework replaces previous policy on agricultural dwellings within PPS7, and therefore there is no current requirement for the applicant to provide a functional need to justify the increased size of dwelling.

Amenity

There are no immediate neighbours to the property with the nearest building being used as bird sanctuary. Therefore the proposed extension would not harm neighbouring amenities and complies with policy DP2 of the District Wide Local Plan 1996-2011.

Energy Efficiency

It is proposed to use solar panels and an air source heat pump to provide 10% of the predicted energy use from renewable sources in accordance with Policies DP12 and DP13 of the District Wide Local Plan 1996-2011 and the Sustainable Building SPD.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 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 application form, site location plan and approved drawing BH_2 03, and specification contained therein, submitted on 23/01/12 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 The development hereby permitted shall not be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed. Those works shall not be removed or altered in any way without the prior written approval of the Local Planning Authority. **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 4 The development hereby permitted 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 the protection of bats and compliance with Policy DP3 of the Warwick District Local Plan 1996-2011.
- 5 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.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.
