

Planning Committee: 30 April 2013

Item Number: 7

Application No: W 13 / 0115

Town/Parish Council: Rowington

Registration Date: 27/03/13

Case Officer: Emma Spandley

Expiry Date: 22/05/13

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Newgale, The Avenue, Rowington, Warwick, CV35 7BY

Demolition of existing single storey rear extension; erection of a two storey rear / side extension and erection of a single storey front extension. FOR Mr P Dryhurst

This application is being presented to Committee as more than 5 letters in support of the application have been received, including the Ward Councillor.

RECOMMENDATION

Planning Committee are recommended to refuse planning permission

DETAILS OF THE DEVELOPMENT

The application proposes to demolish an existing single storey rear extension and to erect a two storey side / rear extension and erect a front extension.

THE SITE AND ITS LOCATION

The application property is a two storey semi detached dwelling located within the village of Rowington which is located within the Green Belt on the north side of The Avenue.

PLANNING HISTORY

Application 5363/2 was granted permission for a single storey rear and side extension in 1967, however this was not built.

Application 5363/3 was granted permission for a single storey rear extension in July 1969. This was built.

RELEVANT POLICIES

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenities (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

WCC (Ecology) - Requested a predeterminative bat survey. A report has been submitted and they recommend a condition relating to a supervised bat worker to be on site to oversee the destructive works to the roof structure.

Public Response - 15 letters of support have been submitted.

ASSESSMENT

It is considered that the key issues relating to this proposal to be:

- Whether the proposal constitutes appropriate development in the Green Belt and if not, whether any very special circumstances exist to outweigh the harm by reason of inappropriateness.
- Impact on neighbours
- Renewables

Green Belt

The National Planning Policy Framework (NPPF) states the essential characteristics of Green Belt are openness and permanence. Paragraph 89 in the NPPF states that the exceptions to inappropriate development in the Green Belt includes 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. This is echoed in Policy RAP2 in the Local Plan which clarifies that extensions in excess of 30% over the original floor area are likely to be considered as disproportionate.

The original house (as it stood in 1948) had a floor area of 97.9 m². The property benefits from the single storey extension mentioned above which created 11.48 m² of additional floor area and represents only a 11.7% increase.

The proposal seeks to remove this extension and an existing outdoor toilet and proposes a substantial two storey extension which will project from the rear of the property and out to the side and a single storey front extension.

The proposed extension will add 63.60 m² of additional floor area which represents a 65% increase over and above the original property (This does not include the extension to be demolished and represents the percentage increase of the proposed extension on the original property as it stood in 1948). This is clearly more than double the 30% limit as set out in Policy RAP2. The proposed extension would therefore represent a disproportionate addition to the original dwelling and on this basis would constitute inappropriate development within the Green Belt, contrary to Policy RAP2 and the NPPF.

One of the fundamental aims of Green Belt policy is to prevent urban sprawl by keeping land permanently open and one of its main purposes is to assist in safeguarding the countryside from encroachment. Any built development has the potential to affect openness whether or not it is visible from public viewpoints.

Whilst the proposed extension, at ground floor only replaces an existing extension, albeit on a slightly larger footprint, the first floor element would add bulk and massing to the dwelling which would affect the openness of the Green Belt. It is acknowledged that the massing of the extension would not necessarily detract from the character of the existing dwelling or its surroundings. However, this does not outweigh the harm to openness which carries more weight in the assessment of the application.

It has been demonstrated above that the proposed extension is considered as inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Notwithstanding this, the NPPF requires substantial weight is given to any harm to the Green Belt. The NPPF also states that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

A 16 letters in support of the application have been submitted, including the Ward Councillor, which states that the proposed extension will allow the property to be brought up to today's standard as it is run down, will not harm the Green Belt or the surrounding area; would use less floor area at ground floor than what could be constructed under permitted development and resembles the extension at Pump Cottage. Whilst local authorities are expected to consider the views of local residents, the extent of support is not, in itself, a reasonable ground for approving development. To carry significant weight, support for a proposal should be founded on valid planning reasons which are supported by substantial evidence.

The principle of extending the property is acceptable and is not disputed. A compromise solution was offered to the applicants which would result in the two storey section to the rear finishing flush with the original side elevation of the property thereby reducing the proposed floor area by 21.6m² and making the proposed extension an increase of 40% of the original house.

It is acknowledged that this amount is 10% over the guideline contained within Policy RAP2, however, the assessment is made on the impact of the openness. It is considered that the compromise scheme put forward would have the bulk and massing of the extension read against the existing house, it would not extend any further than the existing built form and therefore would not harm the openness of the Green Belt.

The compromise solution also allowed the redevelopment of the property to a 4 bedroomed family house.

References have been made to the extensions at the other half of the semi's, Pump Cottage. Pump Cottage benefited from a first floor extension to the rear prior to 1948. Therefore, the original footprint of Pump Cottage included this extension. Original is taken from how the property stood on 1st July 1948. The extensions at Pump Cottage do not represent an increase of more than 30% of the original floor area. Nevertheless, each application must be assessed on its own individual merits and precedents do not exist in planning.

Notwithstanding the above, there are differences between the two extensions. The two storey element at Pump Cottages does not project as far out to the side of the property as the proposal and therefore it is considered that the extension at Pump Cottages is not inappropriate development within the Green Belt.

The applicant has submitted floor plans and calculations labelled as Appendix A, which attempts to illustrate the floor plan at ground floor only, of the proposed extension and what could be constructed if the proposal was reduced to 30% and then another extension constructed under permitted development retaining a 1 metre gap between the two extensions. However, it must be noted that these extensions only illustrate what could be constructed at ground floor only and do not include a first floor, which is the contentious issue due to the impact on the openness of the Green Belt.

Whilst all the above factors carry some weight, on balance it is considered that they are not sufficient to clearly outweigh the harm to the Green Belt already identified in respect of inappropriateness and openness. Therefore the very special circumstances necessary to justify the development do not exist.

Impact on neighbours

Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

The proposed extension will not infringe on an imaginary 45 degree sightline taken from the middle of the nearest habitable room window at ground or first floor at Pump Cottages. There are no immediate neighbours to the west which would be effected by the proposed extension. It is therefore considered that there would be no conflict with the objectives of Policy DP1 or DP2 of the Local Plan.

Renewables

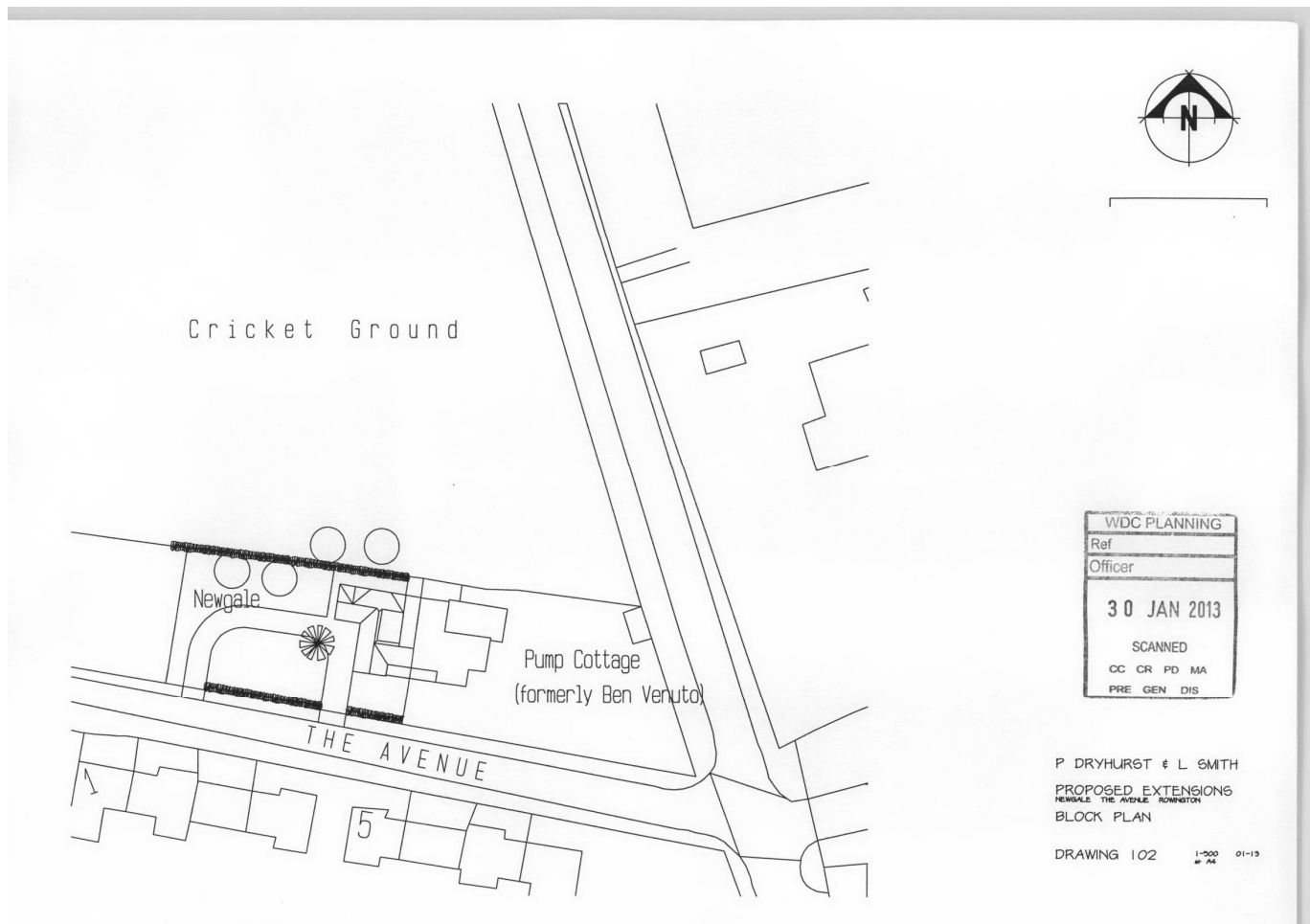
In view of the size of the proposed extensions in relation to the size of the existing house, the proposals are likely to result in a significant increase in the energy requirements of the application property. A Sustainable Energy Statement was requested as part of the application to show how 10% of the predicted energy requirements of the development will be produced on site from renewable energy resources, in accordance with Local Plan Policy DP13. A statement has not been submitted but the applicant is willing to enter into a condition to satisfy the requirements of Policy DP13 of Warwick District Local Plan 2007 and the Sustainable Buildings Supplementary Planning Document.

SUMMARY/CONCLUSION

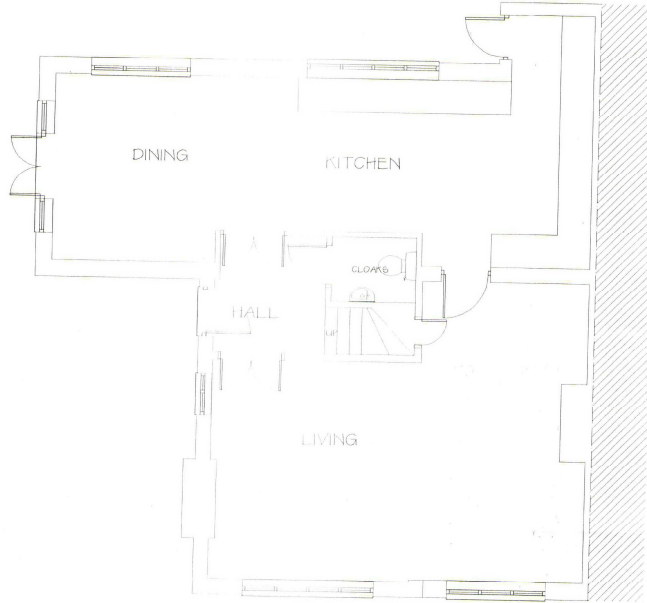
The proposed extension would be inappropriate development within the Green Belt which would harm the openness both of which carry substantial weight against the grant of planning permission. In the absence of any very special circumstances to justify the development and having regard to all other comments raised the proposed extension is unacceptable and contrary to the aforementioned policies.

REFUSAL REASONS

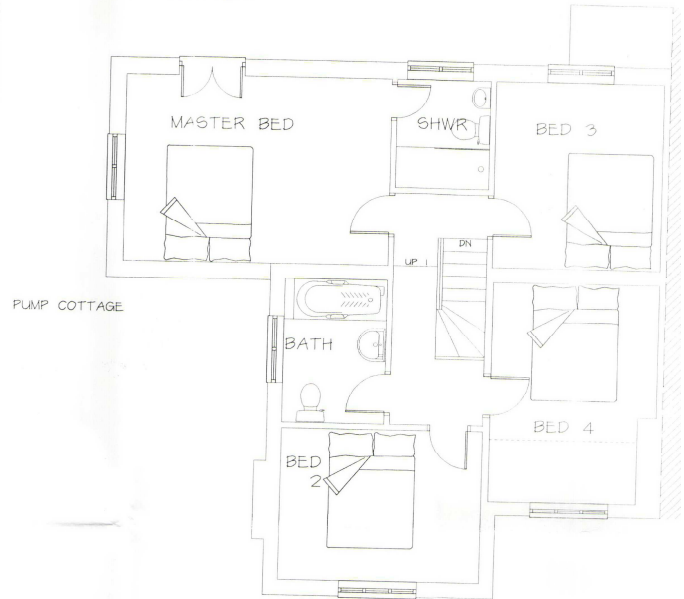
The proposed extension would be contrary to the National Planning Policy Framework (NPPF) and Policy RAP2 of the Warwick District Local Plan 1996 - 2011 as it is considered that the proposed extension would radically alter the scale and character of the original dwelling, thus comprising an undesirable extension and consolidation of a residential property likely to affect detrimentally the character of this rural locality, thereby constituting inappropriate development within the Green Belt, which is harmful by definition.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SOUTH ELEVATION
1-100

PROPOSED INFILL
EXTENSION TO MATCH
ADJACENT COTTAGE
(THE PUMP HOUSE)



WEST ELEVATION
1-100



NORTH ELEVATION
1-100

GLASS 'JULIET' BALCONY

NOTE: EXTERNAL FINISH MATERIALS TO MATCH EXISTING
DWELLING. PLAIN CLAY ROOF TILES. ROOF PITCH 45°.
FACE BRICKWORK TO EXTERNAL WALLS WITH BRICK ARCHES
OVER OPENINGS AS SHOWN.