

Planning Committee: 08 March 2005

Principal Item Number: 06

Application No: W 05 / 0089

Registration Date: 20/01/2005

Town/Parish Council: Wasperton

Expiry Date: 17/03/2005

Case Officer: Steven Wallsgrove
01926 456527 planning_west@warwickdc.gov.uk

Llwyn, Wasperton Road, Wasperton, Warwick, CV35 8EB
Erection of a replacement dwelling. FOR Mr & Mrs I Drury

SUMMARY OF REPRESENTATIONS

Barford, Sherbourne & Wasperton Joint Parish Council

"The Parish Council raises objection on the following grounds:

- The loss of an affordable modern bungalow.
- The demolition of a habitable dwelling - contrary to emerging local plan.
- The development sits on an elevated site and will thus be unneighbourly at that height in a small village dominating its conservation area.
- The proposed reduction in height from an earlier application is insignificant.
- The proposed extension brings the building closer to the road and the Village Hall.
- There is considerable adverse neighbour comment."

W.C.C. (Archaeology) request an archaeological 'watching brief' condition.

Neighbours

A total of 19 letters of objection have been received, including two from one address and one from the Parochial Church Council who own the village hall. These objections are on the grounds of being unneighbourly, on higher ground, out of character with area, loss of perfectly sound building, size, no garage, overdevelopment and contrary to Local Plan policies.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV6 - Protection and Enhancement of Conservation Areas (Warwick District Local Plan 1995)

(DW) H9 - Open Countryside (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

RAP4 - Replacement Dwellings (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

There have been two previous applications for replacement dwellings on this site, the first being withdrawn and the second refused, following a members site visit.

KEY ISSUES

The Site and its Location

The present bungalow lies in the middle of a hedged plot in the middle of the village and is about 1.0 m above the road level. The adjoining property, Donnington, is also a bungalow and also stands above the road. Both properties are well screened from general public view due to the ground levels, the hedge, and the height of the dwellings themselves. Both of these properties lie outside the Conservation Area, the boundary of which follows their front boundary hedges and then turns up the edge of the access track to the west of the application site.

Details of the Development

The proposal is to replace the existing 1950's bungalow with a dormer bungalow, which would have a ridge height of about 6.6 metres. The layout is based on a "T" shape with two, small, ground floor windows towards 'Donnington', the neighbouring bungalow, and a bathroom dormer. The principal windows and French doors mostly face the opposite way, into the main garden with the other windows facing to the front and rear. The roofspace bedrooms would be lit by dormer windows, or gable end windows facing to the front and rear.

The dwelling would be positioned more towards 'Donnington' than the existing bungalow to minimise noise and disturbance in this part of the garden. The layout plan shows a proposed densely planted screen and 1.8 m close boarded fence on this side. This neighbour already has a detached outbuilding on this boundary, the position of which has been surveyed by the agents.

Assessment

The principal issues in this case are the impact of the proposed dwelling on the setting of the Conservation Area, and the affect on the amenities of the neighbours.

Residents have referred to various policies in their objections but those in the First Deposit Review can only be given very little weight, due to the very early stage in the preparation of that Plan. In addition, Policy H9 of the present Local Plan has never been used for replacement dwellings and, even in the Green Belt, replacement dwellings can be acceptable. In the present case, this is not a Green Belt area and, therefore, there is no central government guidance on the size of replacement dwellings.

In the present case, the design and layout of the dwelling, and its position on the plot, has been designed to minimise its impact on 'Donnington' and not to have any materially greater impact on dwellings on the other side of the road, the building directly opposite being the village hall.

The Conservation Area boundary lies to the south and west of the site and the boundary hedges are shown as to be retained. These form the principal element of the Conservation Area boundary in this area. The dwelling, which would be only about 1.6 m higher than the existing bungalow, is set back from the road, on slightly higher land, and is considered to be a significant improvement over the design of the present bungalow. It is considered that this design closely respects the design and form of more traditional rural properties and, as such, would represent an improvement to the setting of the Conservation Area.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawings 2447/03A & /04, and specification contained therein, received on 20th January and 23 February 2005 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 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.
- 4 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 5837:1991. 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.
- 5 The development hereby permitted shall not commence unless and until two weeks notice in writing of the start of works shall have been given to the Warwickshire Museum as the nominated representative of the District Planning Authority. During the construction period the developer shall afford access at all reasonable times to representatives of the Museum and shall allow them to observe the excavations and record items of interest and finds. **REASON** : To ensure any items of archaeological interest are adequately investigated, recorded and if necessary, protected, in order to satisfy the requirements of Policy ENV22 of the Warwick District Local Plan.