

Planning Committee: 12 July 2005

Item Number: 20

Application No: W 05 / 0834

Registration Date: 18/05/2005

Town/Parish Council: Rowington

Expiry Date: 13/07/2005

Case Officer: Steven Wallsgrove

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**The Cottage, The Little White House, Five Ways Road, Shrewley,
Warwick, CV35 7HT**

Erection of double garage, two stables to replace those at The Little White House, and construction of driveway FOR Mrs V Sturdivant & Mrs R Buckingham

This application is reported to the Committee because of the support of the Parish Council.

SUMMARY OF REPRESENTATIONS

Shrewley Parish Council: Support this application.

RELEVANT POLICIES

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

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

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

(DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

PLANNING HISTORY

This building was originally used as ancillary accommodation to The Little White House but was then converted into a self contained dwelling. A Certificate of Lawfulness for this use was granted in September 2004. A single storey extension was granted permission in 2005.

KEY ISSUES

The Site and its Location

This property lies at the end of a long, narrow, drive off the west side of Five Ways Road immediately to the south of the "Farm Gate" complex. The whole area lies in the Green Belt.

Details of the Development

The proposal is to demolish some existing stables and a shed (used as a car port and storage) which lie outside the curtilage of this property and to replace

them, on a different site, two metres from a recently approved extension to the cottage.

The two existing stables measure some 7.5 m by 4.5 m (including the roof overhang) and are of timber construction with a low pitched, metal sheeting, roof. The "car port" is a metal clad, and roofed, poor quality "agricultural style" open fronted storage shed measuring 8.5 m by 4.0 m, and 3.0 m high.

The new building would consist of a single block measuring 6.3 m by 14.0 m, rendered to match the cottage, with a tiled roof rising to 5.8 m. It would be divided into 2 stables (one, alternatively being a tack room) and a double garage. The building would be reached by a new driveway passing through the site of the existing buildings.

Assessment

The principal issue in this case is Green Belt Policy, for which there are two aspects. These are the affect on the openness of the area and, due to its close proximity to the house, its impact on the scale of that cottage.

The existing buildings are of poor quality, temporary, construction and have a "low" profile, while the proposed replacement will be of substantial and permanent construction and will be much taller (5.8 m instead of 3.0 m). They will therefore have a significant affect on the open character of this part of the Green Belt, wherever they were located. In addition, two horses would need at least two acres for grazing, and there is, at present, no paddock in the applicants control and the grassed areas available are barely more than one acre. The building, therefore, does not appear to be essential for the uses of the land.

The location of the building about 2 metres from the cottage (once the approved extension has been built) means that it would qualify as an extension to the house (i.e. it would be within 5 metres). It would then be in serious conflict with the Council's policy on the size of extensions to dwellings in the countryside (the "50% policy") and would also conflict with PPG2: which refers to acceptable extensions not being disproportionate to the original dwelling. This is because its footprint would be greater than that of the cottage itself, and its height, at 5.8 m, would be greater than that of the house itself, which is only 5m.

RECOMMENDATION

REFUSE for the following reasons :

- 1 The property, subject of the application, is within the Green Belt, wherein the Planning Authority is concerned to ensure that the rural character of the area will be retained and protected in accordance with national policy guidance contained in PPG2 "Green Belts" and policy (DW) ENV1 of the Warwick District Local Plan and emerging policy DAP1 of the first deposit version of the Local Plan (1996-2011). The PPG states that the limited

extension of existing dwellings in green belt areas may be appropriate provided that it does not result in a disproportionate addition over and above the size of the original dwelling, whilst Policy H14 of the Warwick District Local Plan and emerging policy RAP3 of the first deposit version of the Local Plan (1996-2011) seek to restrict the amount of extension to existing dwellings in the rural area.

It is considered that the proposed development would radically alter the scale and character of the original dwelling, thus constituting an undesirable extension and consolidation of a residential property likely to affect detrimentally the character of this rural locality, thereby constituting inappropriate development conflicting with the aims of Green Belt and Local Plan policy.

- 2 The site is situated within the Green Belt and the Warwickshire Structure Plan 1996-2011 together with the Warwick District Local Plan and Planning Policy Guidance Note 2 states that, within the Green Belt, the rural character of the area will be retained, protected and wherever possible enhanced. Local Plan policy (DW) ENV1 and emerging policy DAP1 of the first deposit version of the Local Plan (1996-2011) state that development will not normally be permitted, except in very special circumstances, for the construction of new buildings, unless it fulfils specific criteria. The proposed development does not satisfy any of these criteria and, in the Planning Authority's view, very special circumstances sufficient to justify departing from the development plan have not been demonstrated.
