

Application No: [W 15 / 1628](#)

Town/Parish Council: Rowington
Case Officer: Sarah Willetts

Registration Date: 05/10/15
Expiry Date: 30/11/15

01926 456521 sarah.willetts@warwickdc.gov.uk

Ribbons, Rowington Green, Rowington, Warwick, CV35 7DB
Erection of two storey side extension (resubmission of application ref:
W/15/0135 to allow for retention of single storey link to outbuilding) FOR Mr
Taylor

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

RECOMMENDATION

That planning permission be granted subject to conditions

DETAILS OF THE DEVELOPMENT

This application proposes minor revisions to a previously approved scheme at this property. The previously approved 2 storey side extension is retained as part of the application however the revised submission proposes the retention of the existing link wall and canopy between the main dwelling and the garage and the insertion of glazed panels at the rear.

THE SITE AND ITS LOCATION

This application plot is a large property located on the southern side of Rowington Green. This is a large feature arts and craft styled house within the ribbon of development that is Rowington Green. It is of brick construction with a plain tile roof with low overhanging eaves with soffit details. The house itself sits within a very large plot that extends to some distance at the rear. There are properties either side but nothing located directly on the common boundaries. The property is set back from the road behind and hedge and traditional field gate so is not overtly visible in the street scene.

A replacement detached garage which was constructed under 2007 permission is on the right hand side of the plot is linked to the house by existing walls and canopy roof which give the impression of a continuous building. Hedges and trees mark the boundary to the rear

The property is located within the Green Belt

PLANNING HISTORY

W/89/1073 - Detached garage - Granted

W/07/1970 - Replacement garage with a studio space above - Granted

W/15/0135 - Two storey side extension (including the removal of the link between the house and garage) - Granted.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- 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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Rowington PC - Object - the retention of the link feature would result in the house and garage effectively being conjoined such that the cumulative impact of the previous and proposed extensions would far exceed the Green Belt limit.

County Ecology - Recommend conditions as per the survey report as was previously the case.

Assessment

The main issues with regard to this application are:

- Impact on Green Belt
- Appearance/Design
- Amenity
- Ecology
- Health and Wellbeing

Green Belt

The principal issue is whether the development is appropriate within this Green Belt setting.

Inappropriate development is by definition harmful to the openness of the Green Belt to which there is an objection in principle

The Rowington Parish Council have objected to the scheme due to the cumulative size of the extension and previously constructed garage which are now proposed to be linked and which would be disproportionate and constitute inappropriate development in the Green Belt.

The proposal equates to a 29% increase in the size of the dwelling which is not considered to comprise a disproportionate addition to the existing dwelling and which is therefore considered to be appropriate within the Green Belt

The existing link canopy feature was permitted by a previous planning permission and it is considered that the proposed addition of glazed walls at the rear to fully enclose this area would have minimal if any impact upon Green Belt openness which is the key consideration here.

Appearance and Design

The house itself has been little altered and the scale of the proposed extension would as previously approved remain wholly subordinate to the main dwelling, being set down from the main roofline, set back from the front wall of the house and set well off the common boundary with a hipped roof and dormer detailing.

Furthermore, the site is comparatively well-screened from the road and the building would not therefore be especially prominent. The form of the proposal to the existing house reflects the existing design positively.

For these reasons the extension is considered to comply with policy DP1 of the WDLP and the Residential Design Guidelines. Conditions are proposed to be applied to ensure that the form and appearance of the materials used match the existing house.

Amenity

The proposed extension is located some distance from any neighbouring houses (over 40m) and therefore there would be no loss of amenity to the nearby properties in compliance with policy DP2 of the WDLP.

Ecology

The original application has been supported by a Bat Survey Report dated March 2015 and this report remains valid. The report evidenced that whilst no bats were found in the existing loft void there was evidence that the two storey part of the loft space had been utilised by bats in the past .

Further survey works and mitigation are required and recommended by the ecologist and a separate licence may also be required. Conditions would ensure that the proposed works comply with policy and are acceptable in this respect.

Energy/Co2

The works could be adequately mitigated by the imposition of suitable conditions to ensure that the works meets current standards for energy saving and the construction meets current standards which do not interfere with any ecological requirements of the submission. The works would comply with policy DP13 of the WDLP.

Health and Wellbeing

There are no impacts on health and well-being arising from this proposal.

Summary/ Conclusion

It is considered that the revised proposal represents appropriate development in the Green Belt and is of satisfactory design, causing no amenity issues for neighbouring properties and as such complies with the Development Plan and the Councils Residential Design Guidelines.

- 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) 2805-01 and 2805-02I, and specification contained therein, submitted on 5.10.15. **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 either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied

until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications.

REASON: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings 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 a detailed schedule of bat mitigation measures (to include timing of works, supervision or works, additional pre-cautionary measures, monitoring, reporting and further survey if deemed necessary) has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation measures shall thereafter be implemented in full.
Reason: To ensure that protected species are not harmed by the development.
 - 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.
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