

Planning Committee: 25 September 2012

Item Number: 8

Application No: W 12 / 0661

Town/Parish Council: Budbrooke
Case Officer: Graham Price

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Registration Date: 02/08/12

Expiry Date: 27/09/12

Maple Lodge, Old Budbrooke Road, Budbrooke, Warwick, CV35 8QE
Erection of a single storey Garage FOR Mr Thwaites

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The purpose of this report is to consider the above application which proposes to erect a double garage. The garage measures 6m by 6m and is 3.9m in height at its highest point.

THE SITE AND ITS LOCATION

The application property is a large bungalow located to the West of Old Budbrooke Road, to the West of the built form of Budbrooke. The property forms part of the former Montgomery Equestrian Centre, falls wholly within the Green Belt and is not surrounded by any other dwellings. There is a significant amount of trees and shrubs that screen the application site from Old Budbrooke Road and the properties on the other side.

PLANNING HISTORY

In 2004 planning permission was granted by Planning Committee, for the 'erection of a dwelling' (Ref. W/04/0099) tied to the equestrian use.

In August 2012 planning permission was granted by Planning Committee for the erection of an 'extension to the house to create separate dining room and separate downstairs WC' (Ref. W/12/0626).

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Budbrooke Parish Council: Objection on the grounds of inappropriate development, too large and should be a temporary building.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Impact on the Green Belt and layout and design;
- Impact on the living conditions of the neighbouring dwellings;
- Renewable Energy

Impact on the Green Belt and Layout and Design

The main consideration for the proposed garage is whether it is consistent with national planning policy in respect of development within the Green Belt. The proposed garage would be inappropriate development within the Green Belt, as the existing garage to be replaced was only granted a temporary planning permission. This permission has now expired and an breach of condition notice has been served on the property requiring its removal. The property had initially only been granted a temporary permission for a mobile home and garage in order to establish whether there was sufficient justification for a dwelling to serve the equestrian use. This was subsequently established and planning permission was granted for a permanent dwelling.

The proposed garage is to be located between the dwelling and the vehicular access to the site, within the residential curtilage and close to the main dwelling thereby limiting its harm to the openness of the Green Belt. Furthermore, the garage would be viewed in the context of the existing equestrian building to the rear of the site which has a dominant visual impression on the site. The plans have been amended to reduce the scale of the garage to provide space for only two cars so as to further minimise its impact on the openness of the Green Belt. It is therefore considered that the proposed garage is of an appropriate scale for its purpose, and while there would be some harm to the openness of the Green Belt this would be limited. The very special circumstances in this case of providing a proportionate amount of garage space to serve the dwellinghouse is therefore considered to outweigh the harm caused to the Green Belt.

The layout and design of the garage is considered to be appropriate for the location; and is considered to be in accordance with Policy DP1 of the Local Plan.

Impact on the living conditions of the neighbouring dwellings

There are no immediate neighbours to the property, with the closest properties located on Damson Road on the opposite side of Budbrooke Road located in excess of 20m from the proposal. In addition there is a significant amount of screening in the way of tall trees and shrubs that would mean the proposal is not

viewable from these properties. The proposal is therefore in accordance with Policy DP2 of the Local Plan.

Renewable Energy

Due to the scale and nature of the proposal, it is not considered appropriate to require 10% of the proposed energy usage to be provided through renewable means.

CONCLUSION/SUMMARY OF DECISION

The proposed garage is inappropriate development within the Green Belt, however the very special circumstances in this case of providing a proportionate amount of garage space to serve the dwellinghouse is considered to outweigh the limited harm caused to the openness of the Green Belt and the inappropriateness of the development. The proposed garage does not harm the amenity of the area or surrounding properties and is therefore in accordance with the policies listed.

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, and specification contained therein, submitted on 30/07/12 and 13/09/2012. **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.
