

Planning Committee: 28 March 2023

Item Number: 10

Application No: [W 23 / 0035](#)

Town/Parish Council: Stoneleigh

Case Officer:

Matthew Godfrey

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Registration Date: 12/01/23

Expiry Date: 09/03/23

13 Hall Close, Stoneleigh, Coventry, CV8 3DG

Erection of single-storey rear and side extension FOR Mr Bal

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of a single storey rear and side extension.

THE SITE AND ITS LOCATION

The application site is a two-storey semi-detached dwelling located on the westside of Hall Close in the village of Stoneleigh. Stoneleigh is located within the Green Belt. The streetscene comprises two-storey detached, semi-detached and terraced dwellings of a uniform, red brick design code.

PLANNING HISTORY

W/21/1844 - Erection of two storey side extension, single and two storey rear extension with two rear balconies, installation of 3no. front roof windows, 3no. rear roof windows and 2no. side roof windows – Refused (Subsequent appeal dismissed, APP/T3725/D/22/3294785).

RELEVANT POLICIES

- National Planning Policy Framework
- [Warwick District Local Plan 2011-2029](#)
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- DS18 - Green Belt
- H14 - Extensions to Dwellings in the Open Countryside
- TR3 - Parking

- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document- June 2018)

SUMMARY OF REPRESENTATIONS

Stoneleigh and Ashow Parish Council - Object on the basis that the proposal is over-development.

Public Representations - Four public objections were received on the basis that the proposal will result in over-development, harm to neighbour amenity, and the local environment. Furthermore, concerns were expressed regarding potential for there being additional noise and parking issues due to the property potentially being used as a House of Multiple Occupancy (HMO).

Cllr Wright - Objects on the grounds that the proposals are contrary to Green Belt policy.

WCC Ecology - Object on the basis a bat survey may be required.

ASSESSMENT

Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified.

Paragraph 134 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts being their openness and their permanence. Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

There are certain exceptions to this, including where extensions are not disproportionate additions over and above the size of the original building.

The supporting text to Policy H14 of the adopted Local Plan states that development which would represent an increase of more than 30% of the gross floor space of the original dwelling located within the Green Belt is likely to be considered disproportionate. The proposals represent an increase of 29.79% over and above the original floor area of the dwelling.

Therefore, it is considered the proposals comply with Local Plan Policy H14 and the proposal constitutes appropriate development in the Green Belt.

Design and visual impact

Policy BE1 of the Warwick District Local Plan states that new development should positively contribute to the character and quality of its environment. The policy

requires the provision of high-quality layout and design in all developments that relates well to the character of the area.

The Council's adopted Residential Design Guide SPD provides guidance to help make the assessment of good design under Policy BE1.

The proposal initially comprised of a single storey rear extension and a first-floor side and rear extension, representing an increase of 110% in floor area. The revised scheme includes the removal of the proposed first floor side and rear extension and the redesign of the single storey rear extension to clear the breach to the 45-degree line from the centre point of the ground floor window of No.11. This included the removal of the roof overhang and the mirroring of the angled walls so that the design is not considered contrived in line with the Residential Design Guide. These revisions resulted in a reduction to the total proposed floor space of the dwelling to below 30% to comply with Green Belt Policy.

The addition of a single storey rear extension does not detract from the character of the area given that it will not be overly visible in the street scene by virtue of its modest scale. The side extension would be an appropriate feature in the street scene that would be subservient in appearance to the existing house. Additionally, the proposal is considered to be in keeping with the character and appearance of the existing dwelling and surrounding development due to the use of matching materials.

Therefore, it is considered Local Plan Policy BE1 is complied with.

Amenity

Policy BE3 of the Warwick District Local Plan states that new development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents.

There is no breach of the 45-degree guideline and the proposals would not result in any overlooking or loss of light. Therefore, it has been concluded that the proposals would not harm the living conditions of neighbouring dwellings.

As a result, it is considered Local Plan Policy BE3 is complied with.

Ecology

The County Ecologist has recommended a Preliminary Bat Survey be undertaken. However, Officers are mindful that there are no specific bat records for the application site itself, the roof space could be converted without the need for planning permission, and the property is well sealed and situated in a built-up area. Moreover, bats and their 'roost' sites are fully protected under the 1981 Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2010. It is a criminal offence to recklessly disturb or destroy a bat 'roost'. Where a bat 'roost' is present a licence may be necessary to carry out any works. If evidence of bats is found whilst carrying out works, there is a legal requirement to stop work and notify Natural England. A note advising the applicant of this will be added to any approval granted.

Objections

Parish Council

Stoneleigh and Ashow Parish Council have objected on the basis that the proposal is over-development. The scheme has undergone various revisions. The most recent revision comprises a single-storey rear and side extension that is subservient, of an appropriate scale and design, and below the 30% Green Belt limit.

Public and Councillor

Five objections were received (including one from Cllr Wright) on the basis that the proposal will result in over-development, harm to neighbour amenity, and the local environment. Furthermore, concerns were expressed regarding potential for there being additional noise and parking issues due to the property potentially being used as a House of Multiple Occupancy (HMO). The scheme has been revised to ensure that the proposal is of an acceptable design and scale and will not cause harm to neighbour amenity.

Additionally, this application is not for an HMO and must be assessed on the submitted information. The conversion of a C3 dwelling to a C4 HMO under six bedrooms would otherwise constitute permitted development in this location. Noise from additional residents is a non-material planning consideration and will not be assessed in this application. The proposal does not result in an increase in the number of bedrooms and thus, the proposal complies with the WDC Parking Standards SPD.

SUMMARY/CONCLUSION

There would be no harm to the openness of the Green Belt, general character of the surrounding area and no harm to neighbouring amenity. Therefore, it is recommended that planning permission is granted.

CONDITIONS

- 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 01-01-23 04C, 01-01-23 05 C, 01-01-23 06 C, and specification contained therein, submitted on 08/03/2023. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 3 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order

2015 (or any order revoking and re-enacting that Order with or without modification), no part of the dwellinghouse shall be clad in timber other than as shown on the approved drawings. **Reason:** To secure a satisfactory form of development in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.
