

**Planning Committee:** 03 August 2005

**Item Number:** 17

**Application No:** W 05 / 0922

**Registration Date:** 08/06/05

**Town/Parish Council:** Lapworth

**Expiry Date:** 03/08/05

**Case Officer:** Martin Haslett

01926 456526 planning\_west@warwickdc.gov.uk

**Catesby Cottage, Catesby Lane, Lapworth, B94 5QS**

Demolition of existing garage and erection of new garage. FOR Mr & Mrs  
Greenway

---

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

**SUMMARY OF REPRESENTATIONS**

Parish Council: objection, on grounds of overdevelopment.

**RELEVANT POLICIES**

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)  
(DW) ENV1 - Definition of the Green Belt (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)  
DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit  
Version)

**PLANNING HISTORY**

Permission was granted in 2002 (W02/1133) for a two-storey extension to the property, and the erection of a two car tiled roof carport and general store (7 m x 5.5 x 5.3 m high). This permission was followed by a further one earlier in 2005 (W05/688) for extensions in a similar position, but of different design. The permission for the car port, which was brick-built, with a tiled roof, remains valid

**KEY ISSUES**

**The Site and its Location**

Catesby Cottage is a former outbuilding of Catesby House, which is situated to its south. Catesby House has recently been extended and converted into a number of apartments. The property is situated within the Green Belt and Special Landscape Area, and is accessed from Lapworth Street, situated in a secluded position.

## **Details of the Development**

It is proposed to construct a two-car garage with additional tractor store and gardener's washroom. This would be brick-built, with a tiled roof. It would measure 9.5m by 6m, with a ridged roof 6m above ground at the highest point. The garage would be situated a little further from the existing house than the existing garage, which would be demolished. Its position would be close to that of the previous car port approved in 2002.

## **Assessment**

The cottage already has permission for extensions which have not yet been carried out, but the proposed position of the garage is in excess of 5m from them, so the proposal would not constitute a further extension to the house. Indeed, but for the issue of its height, the garage could be constructed as permitted development, as PD rights have not been removed on the site.

Given these facts and the previous permission for a similar sized building on a closely adjoining site, I cannot agree with the Parish Council that the development should be refused on grounds of overdevelopment.

## **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 drawing SK/G/01/B and specification contained therein, submitted on 8 June 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.