

**Planning Committee:** 11 January 2006

**Item Number:** 06

**Application No:** W 05 / 1684

**Registration Date:** 11/10/05

**Town/Parish Council:** Bishops Tachbrook

**Expiry Date:** 06/12/05

**Case Officer:** Fiona Blundell

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**37 Oakley Wood Road, Bishops Tachbrook, CV33 9RW**

Erection of a single storey rear extension and window to rear; front entrance porch and bay window FOR Mr S Deely & S Watt

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The application has been presented before Committee as it would be a departure from the Local Plan, namely Local Plan Policy H14 ( Extensions in the Rural Area) and Revised Deposit Version Policy RAP3 (Extensions in the Rural Area).

**SUMMARY OF REPRESENTATIONS**

Parish Council: No objection.

Neighbours; No representations received.

**RELEVANT POLICIES**

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)
- RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- (DW) C1 - Conservation of the Landscape (Warwick District Local Plan 1995)

**PLANNING HISTORY**

There have been a number of planning applications on this site for the extension of this property. In particular, permission was granted in October 1992 (W92/1136) for a two storey side extension. These have resulted in a cumulative extension of the original property by some 205% / 168.06 sq.m.

**KEY ISSUES**

**The Site and its Location**

The application site relates to a semi-detached property which is located on the south east side of Oakley Wood Road, just outside the village envelope of Bishops Tachbrook. The property is not listed and is not located within the Conservation Area. The property is set back behind dense hedging and accessed via a gravel road, with a detached garage to the side of the dwelling house. Both properties have been previously extended by two storey side extensions, retaining a sense of balance between these two properties. The character of the street scene is defined by differing style, design and external appearance properties.

## **Details of the Development**

The proposal is a resubmission of a previously withdrawn scheme (W2005/0908) which has been amended to comply with the Council's 45<sup>o</sup> code. It is proposed to erect a single storey rear extension and install a bay window and porch to the front elevation.

## **Assessment**

The scheme has been amended to comply with the Council's adopted 45<sup>o</sup> code. I am now satisfied that the proposal would not have an adverse impact on the amenities of the adjoining property

Whilst I recognise that the property has been significantly extended in the past, with the two storey side extension virtually doubling its size, I consider that the single storey extension at the rear would be discrete and well designed. Given its location between the dwelling house and established garage, and taking into account the location of the dwelling itself just outside the village policy boundary but where it forms part of the village in visual terms, I do not consider the development would have a detrimental impact on the openness or character of this rural locality.

I am of the opinion therefore that the proposal would not materially prejudice the objectives of the Local Plan Policies to such an extent that it would warrant a refusal.

## **RECOMMENDATION**

GRANT subject to the conditions listed below.

## **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 approved drawing(s), and specification contained therein, submitted on 11th October 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.

## **INFORMATIVES**

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not adversely impact on the openness and rural character of this rural area by reason of its siting and design and is considered not to materially prejudice the objectives of the policies listed.

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