

**Planning Committee:** 03 August 2005

**Item Number:** 12

**Application No:** W 05 / 0879

**Registration Date:** 26/05/05

**Town/Parish Council:** Lapworth

**Expiry Date:** 21/07/05

**Case Officer:** Steven Wallsgrove

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**Firs House, 122 Bakers Lane, Lapworth, Solihull, B93 8PR**

Erection of a single storey rear extension FOR Dr I & Dr T Zaki

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

### **SUMMARY OF REPRESENTATIONS**

**Lapworth Parish Council:** Object. The extension is out of character with the main building. Does it comply with distance separation codes?

### **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)

(DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

### **PLANNING HISTORY**

The only relevant applications have been for a conservatory, which was granted under W961205, and a detached garage block, with games room over, the most recent application for which was approved under W20041781 (being an amendment to W20031142).

### **KEY ISSUES**

#### **The Site and its Location**

This late Victorian house stands on the south side of Bakers Lane, near the west end, and has some converted barns at the back (at the time of conversion being part of the Hart of England Deer Farm). The whole area lies in the Green Belt and in a special landscape area.

#### **Details of the Development**

The proposal is to erect a single storey lean-to on the back of the house which would measure some 6.1 m x 3.5 m. It would be 2.1 m to the eaves and 3.6 m to the highest part of the roof. The only window and door would be in one

end of the building where it would face down the length of the narrow back garden. It would be built in brick and tile to match the existing.

### **Assessment**

The principal issues are the affect on the neighbours and compliance with Policy H14 relating to extensions to dwellings in the rural area i.e. by not more than 50%.

In terms of the 50%, the garage block is well detached from the house, although the conservatory fills part of the original gap. It does not give the impression, however, of being part of the main house. The conservatory, together with the present proposal are well within the policy limit, whether it is the present 50% or the proposed 30% in policy RAP3 of the Second Deposit Draft of the revised Warwick District Local Plan 1996-2011.

The affect on the neighbours is also minimal since there is an existing, 3 m high, leylandii hedge on this rear boundary so that it would not be visible from any of the ground floor windows.

The Parish Council raised the issue of conflict with the distance separation standards, but the windows are not directly facing any windows in the barns and there is the existing, dense, hedge.

The Parish also raised the issue of the affect on the character of the building. The extension, however, cannot be seen from any public vantage point and the building is not 'listed'.

### **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 50386/2A, and specification contained therein, received on 26th May 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.