

Planning Committee: 11 January 2006

Item Number: 11

Application No: W 05 / 1829

Registration Date: 04/11/05

Town/Parish Council: Kenilworth

Expiry Date: 30/12/05

Case Officer: Penny Butler

01926 456544 planning_west@warwickdc.gov.uk

Shannock Bungalow, Grounds Farm Lane, Kenilworth, CV8 1PP

Alterations to roof FOR Mr & Mrs G Burrows

This application has been requested to be presented to Committee by Councillor Coker.

SUMMARY OF REPRESENTATIONS

Town Council: " Members COMMENTED that they welcomed this application as it constituted an improvement to the visual aspect of the bungalow situation and its surrounds. Should this application go to Committee we recommend a site visit."

Neighbours: Four letters of support received. The current flat roof is unattractive and out of character with the rural area. The proposal would significantly improve the visual appearance of the dwelling and be more in keeping and sympathetic to the surroundings. One neighbour welcomes the Planning Committee to view it from their property.

WCC Ecology: Bat note recommended.

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)
- RAP3 - Extensions to Dwellings (Warwick District 1996 - 2011 Revised Deposit Version)
- DAP1 - Protecting the Green Belt (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).

PLANNING HISTORY

The property has previously benefited from a single storey kitchen, W.C. and lounge extension, approved in 1980. In 1990 a large single storey side extension was approved, but this permission lapsed. Identical details were re-submitted in 2003 and refused, as later guidance in the form of PPG2 and Policy (DW)H14 of the 1995 Warwick District Local Plan had been introduced, which both sought to restrict extensions to buildings in the Green Belt.

In 2004 Planning Committee refused an identical scheme to that currently proposed, in line with Officer's recommendations. The applicant wishes the scheme to be reconsidered as the previous Committee report contained an error regarding the level of existing extension to the dwelling. The applicant would also welcome a site visit by the Planning Committee. The report which follows is similar to that previously presented, with the relevant information corrected.

KEY ISSUES

The Site and its Location

The application site is located at the end of an unadopted single lane track, and comprises a previously extended bungalow with surrounding garden, which forms part of a small group of farm buildings and dwellings at Grounds Farm.

Details of the Development

The property has had a rear flat roof kitchen, W.C. and lounge extension which increased the floor area of the property by approximately 27% (this was previously reported in error as 40%). The current proposal would extend the roof of the property over these rear flat roof extensions, thereby creating one large roof over the whole extended dwelling. This would extend the ridge height from the existing 2.5 metres to 3.7 metres, an increase in height of 1.2 metres that would also result in the removal of the two existing chimneys.

Assessment

Warwick District Local Plan 1995 Policy (DW) H14 states that extensions to dwellings in the Green Belt should not substantially alter the scale or character of a dwelling, or constitute substantially new development. Increases that result in an increase in the floor area of the original building by more than 50% will not normally be permitted.

The revised deposit version of the Warwick District Local Plan 1996-2011 Policy RAP3 states that extensions will not be permitted if they substantially alter the scale, design or character of the property and extend the visual impression of the building. This policy considers extensions representing an increase of more than 30% to be disproportionate.

However, as both these policies are essentially design based, it is not simply a matter of carrying out floor space calculations. The aim is to ensure that any extensions do not substantially increase the overall bulk of the building, and as such they should appear subsidiary to the original building in design and scale.

The removal of the flat roof would clearly improve the visual aesthetic of the building, but the proposal would result in a much more dominant building of significantly different character. The resulting building would be materially larger and, in my opinion, would harm and intrude upon the open nature of the surrounding rural area. It would also make it more difficult to resist any future extensions, when the resulting dwelling appears unextended.

RECOMMENDATION

REFUSE, for the refusal reasons listed below.

REASONS

- 1 The property, subject of the application, is within the Green Belt, wherein the Planning Authority is concerned to ensure that the rural character of the area will be retained and protected in accordance with national policy guidance contained in PPG2 "Green Belts" and policy (DW) ENV1 of the Warwick District Local Plan and emerging policy DAP1 of the first deposit version of the Local Plan (1996-2011). The PPG states that the limited extension of existing dwellings in green belt areas may be appropriate provided that it does not result in a disproportionate addition over and above the size of the original dwelling, whilst Policy H14 of the Warwick District Local Plan and emerging policy RAP3 of the first deposit version of the Local Plan (1996-2011) seek to restrict the amount of extension to existing dwellings in the rural area.

It is considered that the proposed development would radically alter the scale, ridge height and character of the original dwelling, thus constituting an undesirable extension and consolidation of a residential property likely to affect detrimentally the character of this rural locality, thereby constituting inappropriate development conflicting with the aims of Green Belt and Local Plan policy.
