

Planning Committee: 14 October 2014

Item Number: 10

Application No: W 14 / 1222

Town/Parish Council: Rowington

Case Officer:

Helena Obremski

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Registration Date: 21/08/14

Expiry Date: 16/10/14

**The Elephant and Castle, Old Warwick Road, Rowington, Warwick, CV35
7AD**

Re-roofing of existing outbuildings and extension of existing shed and greenhouse to incorporate one garden store / garden room. FOR Mr Adam Kitchener

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The applicant seeks to replace the existing flat roofs to the shed and barn with dual pitched roofs. It is also proposed to add a small extension to the shed. The applicant also seeks to link the existing barn and green house to provide a garden store and enlarged garden room.

THE SITE AND ITS LOCATION

The application site is positioned to the West of Old Warwick Road and is situated within the Green Belt. The main dwelling on the application site is a detached dwelling with driveway parking and has two existing outbuildings which are in disrepair. The permitted development rights for part 1 and part 2 development have been removed for this site.

PLANNING HISTORY

W/07/2040 - application granted for a two storey rear and single storey side extensions to the main dwelling.

W/11/1189 - application granted for a single storey side and two storey rear extensions.

RELEVANT POLICIES

- National Planning Policy Framework
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The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Rowington Parish Council - Object on grounds of unnecessary overdevelopment, over intensification of the site, concerns regarding the position of the outbuildings in relation to the residential curtilage of the site and that the proposed development is contrary to the NPPF.

WCC Ecology - No objection, recommend bat, bird, reptile and amphibian notes be attached to any approval granted.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- The impact on the character and appearance of the area
- The impact on living conditions of nearby dwellings
- The impact on the Green Belt
- Renewable Energy

- Health and Wellbeing
- Ecological Impact

The impact on the character and appearance of the area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Emerging Local Plan 2011-2029 policy BE1 reiterates these requirements and goes on to say that development should harmonise with or enhance the existing settlement.

The proposed development will not be visible within the street scene. While the existing outbuildings are positioned to the side of the application property, there is dense, established shrubbery and trees which line the site boundary and screen views from the public highway. The proposed alterations and extensions will be constructed in materials to match those of the main dwellinghouse, therefore creating a sympathetic addition to the site, which will harmonise well with the existing wider surroundings. The proposed modifications of the roofs to dual pitched roofs is considered to be more appropriate and is considered to enhance the character and appearance of the outbuildings. The proposed development is considered to be small in scale and is not considered to have a detrimental impact on the character of the area. Therefore, the proposal is considered to comply with the NPPF, Local Plan policy DP1 and Emerging Local Plan policy BE1.

The impact on living conditions of nearby dwellings

There are no adjoining neighbours which would be impacted as a result of the proposed development.

The impact on the Green Belt

The NPPF states that the fundamental purpose of Green Belt is to prevent urban sprawl by keeping land permanently open and that inappropriate development is by definition harmful to the Green Belt. The NPPF defines the construction of new buildings as inappropriate within the Green Belt, however, para 89 lists exceptions

which include the extension of a building provided it does not result in disproportionate additions over and above the size of the original building.

The proposed development represents an increase of 3.44m² of gross floor space and will link two existing outbuildings. Although the proposed roofs will be slightly higher than the existing roof line of the outbuildings, this is not considered to materially impact on the openness of the Green Belt due to the small scale of the development.

It is noted that the Parish Council have objected to the application on the basis that the development represents over-development and over-intensification of the site. However, it is considered that as the proposal merely seeks to modestly extend and link two existing outbuildings, this would not be disproportionate and would therefore constitute appropriate development in accordance with para 89 of the NPPF.

It is also noted that the Parish Council object to the proposal as one of the outbuildings appears to them to be outside of the residential curtilage within a Green Belt paddock. However, the amended block plan clearly shows that the proposed development is situated within the site's residential curtilage. In any case, as far as para 89 of the NPPF is concerned whether the buildings are in or out of residential curtilage is irrelevant.

The proposed development is considered to comply with the NPPF.

Renewable Energy

Due to the limited scale of the proposed development, it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables in accordance with Local Plan policy DP13 and the associated SPD would not be appropriate.

Health and Wellbeing

N/A

Ecological Impact

WCC Ecology have commented on this application site, however, they consider that cautionary bat, nesting bird, amphibian reptile notes would be sufficient and that this application is acceptable and complies with Warwick District Council Local Plan policy DP3 and Emerging Local Plan policy NE2.

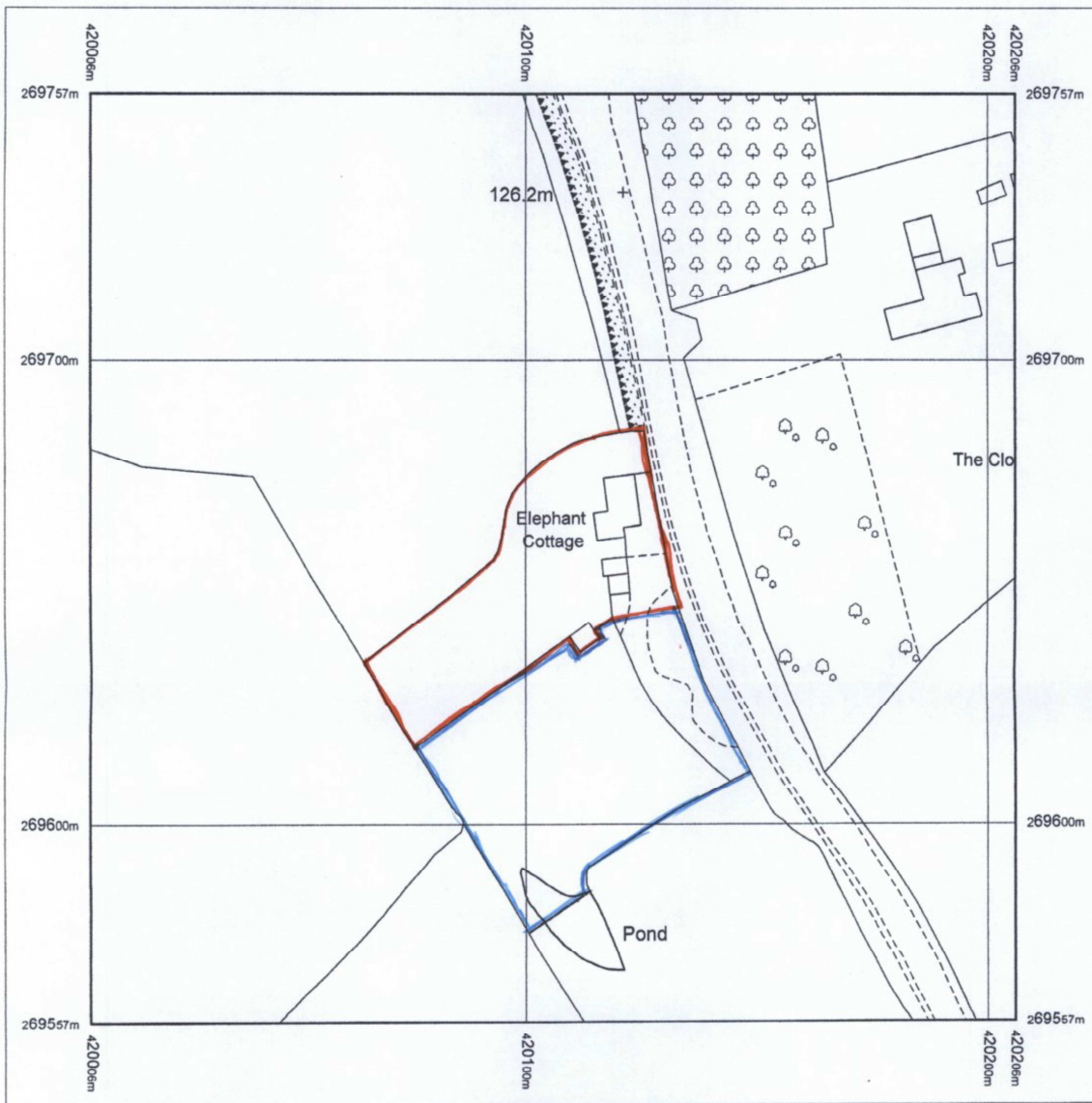
Conclusion

In conclusion, the proposed replacement of the flat roofs to dual pitched roofs over the existing two outbuildings and extension of the shed and greenhouse to link the two outbuildings is considered to be of acceptable design and scale which would not

impact adversely on the on the character or appearance of the street scene, or cause significant harm to the Green Belt and does not substantially impact on the amenity of neighbouring properties which would support a reason for refusal.

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 entitled "PROPOSED RE-FURBISHMENT OF OUTBUILDINGS AT ELEPHANT & CASTLE, OLD WARWICK ROAD, ROWINGTON", and specification contained therein, submitted on 11th August 2014. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
 - 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing main dwelling. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
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