

Application No: W 12 / 0626

Town/Parish Council: Budbrooke

Registration Date: 30/05/12

Case Officer: Graham Price

Expiry Date: 25/07/12

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Maple Lodge, Old Budbrooke Road, Budbrooke, Warwick, CV35 8QE

Extension to the house to create separate dining room and separate downstairs
WC FOR Mr R Thwaites

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 purpose of this report is to consider the above application which proposes to erect a front extension to the existing dwelling to create an additional dining/sitting room and WC.

THE SITE AND ITS LOCATION

The application property is a large bungalow located to the West of Old Budbrooke Road, to the West of the built form of Budbrooke. The property forms part of the former Montgomery Equestrian Centre, and falls wholly within the Green Belt. There is a significant amount of trees and shrubs that screen the application site from Old Budbrooke Road and the properties on the other side.

PLANNING HISTORY

In 2004 planning permission was granted for the 'erection of a dwelling' (Ref. W/04/0099) associated with the equestrian centre.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (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)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Budbrooke Parish Council - Objection on grounds of overdevelopment and that the existing development had already reached maximum permitted size when it was built. The PC also believes there are ties to the business.

WCC Ecology - No Objection

ASSESSMENT

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

- Layout and Design and Impact on the Green Belt;
- Impact on the living conditions of the neighbouring dwellings;
- Other matters

Layout and Design

The main consideration for the proposed extension is its impact on the openness of the Green Belt. National Planning Policy Framework states that within the Green Belt extensions or alterations of a building are not inappropriate development providing it does not result in disproportionate additions over and above the size of the original building. Policy RAP2 of the District Wide Local Plan 1996-2011 also requires that extensions in the rural areas respect the character of the original dwelling by retaining its visual dominance, and do not significantly extend the visual impression of built development or substantially alter the character of the original dwelling. By way of guidance, proposals that increase floorspace by more than 30% are considered disproportionate.

The proposed extension represents less than 30% of the gross floorspace and therefore has limited harm to the openness of the Green Belt. Furthermore, the proposed extension reflects the style of the original dwelling and with a lower ridge height is subservient to the dwelling and respects the character of the original property. The proposal therefore complies with the NPPF and Policy RAP2, and is considered an acceptable form of development in a Green Belt location.

Impact on the living conditions of the neighbouring dwellings

There are no immediate neighbours to the property, with the closest properties located on Damson Road on the opposite side of Budbrooke Road located in excess of 20m from the proposal. In addition there is a significant amount of screening in the way of tall trees and shrubs that would mean the proposal is not viewable from these properties.

Other Matters

Due to the small scale of the extension, it is not considered appropriate to require 10% of the proposed energy usage to be provided through renewable means.

Whilst the dwelling was erected for the purposes of serving the equestrian use, the previous policy within PPS7 requiring evidence of functional need for extensions to such dwellings has not been carried through into the National Planning Policy Framework and therefore no justification is required.

CONCLUSION/SUMMARY OF DECISION

In the opinion of the District Planning Authority, the development respects the scale, design and character of the original dwelling and does not harm the general openness or rural character of the green belt/rural area within which the property is situated. The proposal is therefore considered to comply with the policies listed.

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 application form, site location plan and approved drawings 644.03, 644.04, 644.05 and specification contained therein, submitted on 30/05/2012. **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.
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