

Planning Committee: 13 September 2016

Item Number: 10

Application No: [W 16 / 1071](#)

Town/Parish Council: Lapworth

Registration Date: 10/06/16

Case Officer: Pavan Flora

Expiry Date: 05/08/16

01926 456521 Pavan.Flora@warwickdc.gov.uk

103 Chassetts Wood Road, Lapworth, Solihull, B94 6EL

Erection of a single storey rear / side extension (resubmission of W/16/0503)
FOR Mr & Mrs Champion

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to the conditions listed below.

DETAILS OF THE DEVELOPMENT

The application is a resubmission of W/16/0503 which proposed a single storey rear extension with an outdoor building. That application was refused in relation to the erection of the outdoor building in the rear garden which was proposed for use as an office, which amounted to a material change of use of land and which was considered to be unacceptable in Green Belt terms. Despite the refusal, the single storey rear and side extension resulted to a 33 % addition to the original dwelling and in itself therefore was not deemed as inappropriate development in the Green Belt. The current planning application does not include the erection of the office building; however the single storey side and rear extension element is replicated from the previous application.

The application proposes to remove an existing single storey kitchen extension and to erect a projecting extension along the shared boundary with No.101 Chassetts Wood Road and a single storey side extension.

THE SITE AND ITS LOCATION

The application property is a two storey semi-detached Victorian dwelling, which is not located within a Conservation Area, but is washed over by Green Belt.

PLANNING HISTORY

W/87/0196 - Erection of a front porch (granted)

W/16/0503- Erection of single storey rear/side extension of erection of an outbuilding to provide a home office (refused)

RELEVANT POLICIES

- National Planning Policy Framework

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)
- RAP2 - Extensions to Dwellings (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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (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)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Objection-Overdevelopment of site

WCC Ecology: No objection, bat, bird, reptile and amphibian note recommended. Existing trees to be retained should be protected by a suitable buffer zone.

Assessment

It is considered that the key issues relating to this proposal are:

- Whether the proposal constitutes appropriate development in the Green Belt and if not, whether any very special circumstances exist to outweigh the harm by reason of inappropriateness.
- Design and Appearance
- Ecology
- Impact on neighbours
- Renewables/ CO²

Green Belt

The National Planning Policy Framework (NPPF) states that the essential characteristics of Green Belt are openness and permanence. Paragraph 89 of the NPPF states that the exceptions to inappropriate development in the Green Belt includes the extension or alteration of a building (inter alia) where they do not result in disproportionate additions over and above the size of the *original* building. Policy RAP2 of the Local Plan indicates support for extensions to dwellings unless they result in disproportionate additions to the original dwelling which do not respect its character and do not retain openness by significantly extending the visual impression of the built environment; or substantially altering the scale, design and character of the original dwelling.

The size of the extension in the context of the original dwelling is not considered to amount to a disproportionate addition and is therefore considered to constitute appropriate development in the Green Belt.

Design and appearance

The proposed extension will be situated on the rear of the property and will have no detrimental impact on the street scene of Chessetts Wood Road. Furthermore, the proposed single storey rear extension will not be overly visible to any other public highway, therefore, it is considered that the proposed extension complies with Warwick District Council Local Plan Policy DP1.

Ecology

The single storey rear extension offers only a negligible opportunity for bats and the existing garage is not of suitable construction for bats.

Impact on neighbours

The neighbouring property at No.101 Chessetts Wood Road has a range of extensions along the shared boundary with No.103 and the boundary hedge obscures the rear view of this extension as it steps out before continuing to the end of the garden; the rear of the structure has no windows within it. Therefore, the 45 degree sightline will not be breached.

The relationship of the proposal to the neighbouring property at number 105 is not such that there would be a significant impact on the amenities of that property. This is in part because the proposal is at single storey and the site benefits from a boundary hedge. The side extension will infill the section between the main house and the boundary treatment with No.105 and there is not considered to be any material impact upon this neighbour. Neither neighbour has objected or commented on the application.

The proposal is considered acceptable in terms of impact on living conditions.

Renewables

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables or reduce the carbon footprint of the building by achieving 10% greater than current building regulations in accordance with Policy DP13 and the associated SPD would be appropriate. This can be secured by condition.

Summary/Conclusion

The proposed extension is in accordance with the aforementioned policies, and is therefore in accordance with the NPPF and the Warwick District Local Plan 1996 - 2011 such that it is considered that planning permission should be granted.

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(s) CRS_PD/01 Rev B, , and specification contained therein, submitted on 10th June 2016. **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 building. **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.
- 4 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO² emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.