

Planning Committee: 20 February 2007

Item Number: 19

Application No: W 07 / 0040

Registration Date: 12/01/07

Town/Parish Council: Baddesley Clinton

Expiry Date: 09/03/07

Case Officer: Steven Wallsgrove

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Cortina, Rising Lane, Baddesley Clinton, Solihull, B93 0DB

Erection of single storey rear extension FOR Mr A Walsh

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

SUMMARY OF REPRESENTATIONS

Baddesley Clinton Parish Council: "In relation to Cortina by a majority view Councillors felt that the proposal is a disproportionately large extension to an unattractive building which would be inappropriate for its location and would be detrimental to the Green Belt.

Concerns were also expressed that, although this and The Haven are separate applications, they are adjacent sites and they should be seen in tandem with one another. If both applications are allowed this would have a significant impact on that end of the village and the Green Belt."

N.B. The application referred to at "The Haven" is W07/0063 which is currently under assessment.

County Museum (Ecology): Request bat note.

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

PLANNING HISTORY

The bungalow was built following a consent of 1962, and there have been no subsequent applications. A detached garage lies close to the dwelling.

KEY ISSUES

The Site and its Location

The site lies in the Green Belt, on the edge of the main village, opposite the convent. There are other, relatively isolated, dwellings, on adjoining plots.

Details of the Development

The proposal is to demolish an existing glazed part of the original bungalow (2.7 m x 7.5 m), on its south end, and to build a larger extension in its place, which would be 11.2 m long and would provide an entrance hall, living room, and dining kitchen, with 5 bedrooms in the existing building.

The extension has been designed to follow that of the original building, which has a very low pitched roof of an inverted design (i.e. it has a valley rather than a ridge), the extension utilises a ridge to keep the profile low.

Assessment

The issues in this case are the impact of the extension on the dwelling itself and on the openness of the Green Belt.

It is normal practice to look for an extension to look subordinate to the original dwelling, as well as being less than 50% greater in size. Taking into account the demolition of the glazed end of the property, the new extension would represent a 42% increase in floor area.

In design terms, the original 'modernist' design of the bungalow almost prevents an extension being designed so as to be subordinate, but it has been designed to closely respect the original design concept. Since the bungalow is very low, and stands in a substantial plot, it is considered that the proposed extension will only have a limited impact on the character and bulk of the original dwelling and will also have very limited impact on the openness of the Green Belt.

RECOMMENDATION

GRANT, subject to the conditions listed below.

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 approved drawing no. 4853:H1A, and specification contained therein, received on 12th January 2007 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.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.