

Planning Committee: 06 November 2012

Item Number: 11

Application No: W 12 / 0950

Town/Parish Council: Norton Lindsey
Case Officer: Graham Price

Registration Date: 20/08/12
Expiry Date: 15/10/12

01926 456531 graham.price@warwickdc.gov.uk

Appleby, Snitterfield Lane, Norton Lindsey, Warwick, CV35 8JQ
Alterations and two storey extension to existing house FOR Mr Dix

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 application proposes the demolition of the existing attached garage and the replacement with a new slightly larger garage with first floor extension above. An additional small two storey extension is to be added to the south elevation and a first floor extension over the existing utility room on the north elevation. The proposal is also to render most of the building with externally insulating render.

THE SITE AND ITS LOCATION

The application relates to a two storey detached property situated on the east side of Snitterfield Lane and to the north of the junction with Canada Lane in Norton Lindsey. The application property is situated in a predominantly residential area and is not a Listed Building. The site is within the Norton Lindsey Conservation Area and is wholly within the Green Belt. This part of Snitterfield Lane is characterised by detached dwellings of varying size and design on relatively large plots. There are a variety of facades in the existing street scene, including brick, timber cladding, and render.

PLANNING HISTORY

There is no planning history for this property that is relevant to the consideration of this application.

RELEVANT POLICIES

- National Planning Policy Framework
- 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)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Norton Lindsey Parish Council - Objection on the grounds of overdevelopment; visual impact; and the original design not being subservient. Superseded by:

"Norton Lindsey Parish Council still has concerns with the scale and bulk of the development and feels that landscaping and finishes should form part of any planning consent, and would request that the matter be referred to the planning committee and be subject to a site visit".

WCC Ecology - Recommended the attachment of a bat note to the decision if granted.

Public Response: Three letters of objection have been received from the occupiers of Anste House, Fern Cottage and Foldyard House on the following grounds:

- visual impact and possible increased traffic movements.
- loss of privacy and overlooking, as well as increase in size of dwelling in Conservation Area.

loss of amenity; loss of light; visual intrusion, loss of view; impact on other neighbours; and impact on the Conservation Area.

ASSESSMENT

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

- Whether the proposal constitutes appropriate development within the Green Belt;
- Impact on the Conservation Area;
- Impact on the character and appearance of the street scene;
- Impact on the living conditions of the neighbouring properties; and
- Renewable Energy

Whether the proposal constitutes appropriate development within the Green Belt

The National Planning Policy Framework states that extensions are not inappropriate development providing any additions are not disproportionate over and above the size of the original building. This is also amplified in Policy RAP2 of the Warwick District Local Plan 1996-2011, which states that extensions must

respect the character of the original dwelling by retaining its visual dominance; extensions should not harm the openness of the rural area by significantly extending the visual impression of the built development; and should not substantially alter the scale, design and character of the original dwelling. The policy goes on to say that extensions of more than 30% in the Green Belt are likely to be considered disproportionate.

The proposed extension is just over 30%, but given the location in the middle of a village with buildings on all sides this is considered to be appropriate. It is considered that the visual dominance of the original dwelling is retained and the proposal will not impact on the openness of the Green Belt to the extent that would warrant a refusal. The proposal is therefore considered to be in accordance with the National Planning Policy Framework and Warwick District Local Plan Policy RAP2.

Impact on the Conservation Area

Warwick District Local Plan Policy DAP8 states that development will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas and that development will also be expected to respect the setting of Conservation Areas and important views both in and out of them.

Warwick District Local Plan Policy DAP9 states that alterations or extensions to unlisted buildings which will adversely affect the character, appearance or setting of a Conservation Area will not be permitted.

It is considered that the proposal will not have a detrimental impact on the character of the Conservation Area, and will not impact on important views in or out of it. In addition the proposal is considered to respect the character of the original dwelling, while giving it a contemporary look.

The proposal is therefore considered to be in accordance with Warwick District Local Plan Policies DAP8 and DAP9.

Impact on the character and appearance of the street scene

Warwick District Local Plan Policy DP1 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

The existing street scene contains a mixture of dwelling types and sizes. There are examples of brick facades, rendered facades, brick/render mixed facades and timber facades on Snitterfield Lane. The materials that have been chosen for the proposal are therefore considered to be appropriate for the location. The character of the original dwelling has been respected, and it is considered that the design of the proposal is of a high quality with a contemporary look that will enhance the character of the area.

The proposal is therefore considered to be of an appropriate design and scale for the location and would be in accordance with Warwick District Local Plan Policy DP1.

Impact on the living conditions of the neighbouring properties

Warwick District Local Plan Policy DP2 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

Foldyard House is the neighbouring property to the north of the application site. This neighbour has objected on a number of grounds. The first of which is loss of south-facing aspect. It is noted that there will be some loss of view when looking in this direction, but this is not a material planning consideration. The objection goes on to state that there will be a reduction in sunlight during winter months. It is considered that the loss of sunlight will be minimal. There is no conflict with the 45 degree guidance with respect to this property and the rear extension will be located 14m from the closest point of this house. The objection included photos showing the perceived impact. It is considered that the representations of the extension marked in these pictures are not entirely correct and the impact will be less than is shown. The room where the picture showing loss of south facing aspect was taken will be in excess of 25m from the proposed extension.

This objection goes on to say that there would be additional impact on the property opposite. It is considered that there will be no additional impact on this property as it is located in excess of 35m from the new window on the front facade. Any issues that exist already will certainly not be made worse by this part of the proposal. The objection also refers to increased impact on Cannings Farm and Fern Cottage, as well as to increased overlooking of the rear gardens of properties on Church Road. It is considered that there are already first floor windows looking to the east of the application property and the addition of the first floor window to the rear extension will not make this worse. There is sufficient distance and screening for this not to be an issue.

Impact on the Conservation Area has been sighted in the objection, but this issue has been covered earlier in the report.

Anste House has objected to the proposal due to the 'large bulk' at the front of their house. The proposed extension is located in excess of 70m from this neighbour behind another house. It is therefore considered that the impact on this neighbour will be minimal.

Fern Cottage is situated adjacent to the south east boundary of the site and has objected on the grounds that the roots of their hedge may be affected; erosion of privacy from the new bedroom window; as well as concern that dwellings in the Conservation Area are becoming too large. The hedge mentioned in the objection has been considered in terms of its amenity value. It is considered that this hedge is not vital to the visual amenity of the surrounding area, and would not have sufficient impact, if lost, to warrant a refusal. Strictly speaking the matter should be dealt with as a civil matter between the applicant and this

neighbour. The overlooking and Conservation Area issues have been addressed already.

The proposal is therefore considered to be in accordance with Warwick District Local Plan Policy DP2.

Renewable Energy

Solar thermal panels are proposed to provide up to 60% of the property's water heating needs. The elevation drawing shows that 2 sq m will be provided. The figures have been run through the Enplanner tool and this will be sufficient to meet 10% of the proposed energy requirements of the extension. The proposal is therefore considered to be in accordance with Warwick District Local Plan Policies DP12, DP13 and the Sustainable Buildings SPD.

Other matters

The Parish Council's original objection is noted, and the proposal has been reduced in height to make it subservient. In addition some brick has been introduced into the facade to try to harmonise more effectively with surrounding buildings. It is now considered that all of the relevant concerns of the Parish Council have been addressed, and the proposal is now in accordance with all the relevant policies.

CONCLUSION/SUMMARY OF DECISION

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the Local Planning Authority, the development respects surrounding buildings in terms of design and form; does not adversely affect the amenity of neighbouring residents; and is considered to enhance the character and appearance of the Conservation Area. 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 drawing DIX-2380-PA-100 REV D, and specification contained therein, submitted on 25/09/2012 . **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.

- 3 The development hereby permitted shall not be first occupied unless and until the renewable energy scheme submitted as part of the application has been wholly implemented in strict accordance with the approved details contained within the Sustainable Buildings Statement and drawing number 11/20-02 submitted on 28 March 2012. The works within this scheme shall be retained at all times thereafter and shall be maintained strictly in accordance with manufacturers specifications and shall not be removed or altered in any way without the prior written approval of the local planning authority **REASON** : To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
