

**Planning Committee:** 16 September 2014

**Item Number:** 14

**Application No:** W 14 / 1086

**Town/Parish Council:** Budbrooke

**Case Officer:** Helena Obremski

01926 456531 Helena.Obremski@warwickdc.gov.uk

**Registration Date:** 15/07/14

**Expiry Date:** 09/09/14

**19 Field Barn Road, Hampton Magna, Budbrooke, Warwick, CV35 8RX**

Erection of replacement front porch. FOR Mr Stephen Wood

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This application is being presented to Committee as the applicant is related to a Warwick District Council employee.

**RECOMMENDATION**

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

**DETAILS OF THE DEVELOPMENT**

The applicant seeks to demolish the existing front and side facing porch which measures 1.4 metres x 1.9 metres and replace it with a new front extension measuring 2.5 metres x 2.25 metres to provide a porch and W/C.

**THE SITE AND ITS LOCATION**

The application property is a semi-detached dwelling with integral garage and driveway parking, positioned to the North of Field Barn Road which is a predominantly residential area. The application site is washed over by Green Belt.

**PLANNING HISTORY**

W/77/0349 - planning permission granted for the erection of a front garage and porch extension.

**RELEVANT POLICIES**

- National Planning Policy Framework

**Warwick District Local Plan 1996 – 2011**

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- 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)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)

#### The Emerging Warwick District Local Plan 2011 - 2029

- 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)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

### **SUMMARY OF REPRESENTATIONS**

**Budbrooke Parish Council** - No objection.

### **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 the living conditions of nearby dwellings
- Whether the proposal constitutes appropriate development in 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. Emerging Local Plan Policy BE1 reiterates that development will be permitted which positively contributes to the character and quality of its environment through good layout and design. The current and emerging Local Plans call 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. Finally, the Residential Design Guide SPG sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

The proposed extension will be positioned on the front of the application property and will be visible within the street scene. The proposed development is of modest proportions and is considered to be subservient to the main dwellinghouse. It will have a flat roof to match the current front facing extension and will not protrude any further forward than the existing garage. The proposed development will be largely constructed in materials to match those of the existing dwelling which will create an extension which will sit comfortably within the wider surroundings and respect the character of the application property. Many of the other properties along Field Barn Road have undergone similar porch extensions and there a variety of style and size developments within the street scene. The proposed extension will not substantially impact the street scene and therefore it is considered that the proposal complies with the NPPF, Local Plan policy DP1, emerging Local Plan Policy BE1 and the Residential Design Guide SPG.

#### The impact on the living conditions of nearby dwellings

Warwick District Local Plan Policy DP2 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. Local Plan Policy DP2 and emerging Local Plan Policy BE3 highlight that there is a requirement for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, noise disturbance, light pollution or create visual intrusion. The Residential Design Guide provides a framework for Local Plan Policy DP2 and emerging Local Plan Policy BE3, which stipulates that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

Number 17 is positioned to the Western boundary of the application site and will not lie immediately adjacent to the proposed development. The applicant's garage adjoins this neighbour's garage on the shared boundary and the proposed development will not protrude any further forward than this elevation. Therefore, there will be no breach of the Council's adopted 45 degree guideline. There will be no material detrimental impact in terms of loss of light, outlook or privacy, nor will it create a sense of visual intrusion.

Number 21 is positioned to the Eastern boundary of the application site and will not lie immediately adjacent to the proposed development. While the application property and Number 21 fall in line with each other, as this neighbour benefits from a single storey front extension and owing to the combined boundary gap, there will be no breach of the Council's adopted 45 degree guideline. It is therefore considered that there will be no material harmful impact as a result of the proposed development in terms of loss of light, outlook or privacy, nor will it create a sense of visual intrusion.

Therefore, the proposal is considered to comply with Local Plan Policy DP1, emerging Local Plan Policy BE3 and the Residential Design Guide.

#### Green Belt

The NPPF states that extensions within the Green Belt should not result in disproportionate additions over and above the size of the original building and Local Plan Policy RAP2 and emerging Local Plan Policy H14 reinforce this by stipulating that proposals should retain the visual dominance of the original dwelling. Development should retain the openness of the rural area and not alter the scale, design or character of the original dwelling. Paragraph 8.25 of current Local Plan policy RAP2 states that extensions which represent an increase of over 30% excluding any outbuildings are likely to be considered disproportionate in the Green belt.

The proposed extension along with previous extensions will represent an increase in gross floor space of 15%. The original dwelling can still be clearly read against the development and the proposal does not substantially alter the scale or character of the existing property. Therefore, it is considered that the proposed extension would not have a harmful impact on the Green Belt and therefore the proposal is considered to comply with the NPPF, Local Plan Policy RAP2 and emerging Local Plan H14.

#### 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 current Local Plan Policy DP13 and emerging Local Plan Policy CC3, so therefore the associated SPD would not be appropriate.

#### Health and Wellbeing

N/A.

#### Ecological Impact

WCC Ecology have not commented on this application site and there will be no impact on the main roof of the house, therefore, this application in its present form is acceptable and complies with Warwick District Council Policy DP3.

## **Conclusion**

In conclusion, the proposed single storey ground floor front extension 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 and does not substantially impact on the Green Belt or amenity of neighbouring properties which would support a reason for refusal.

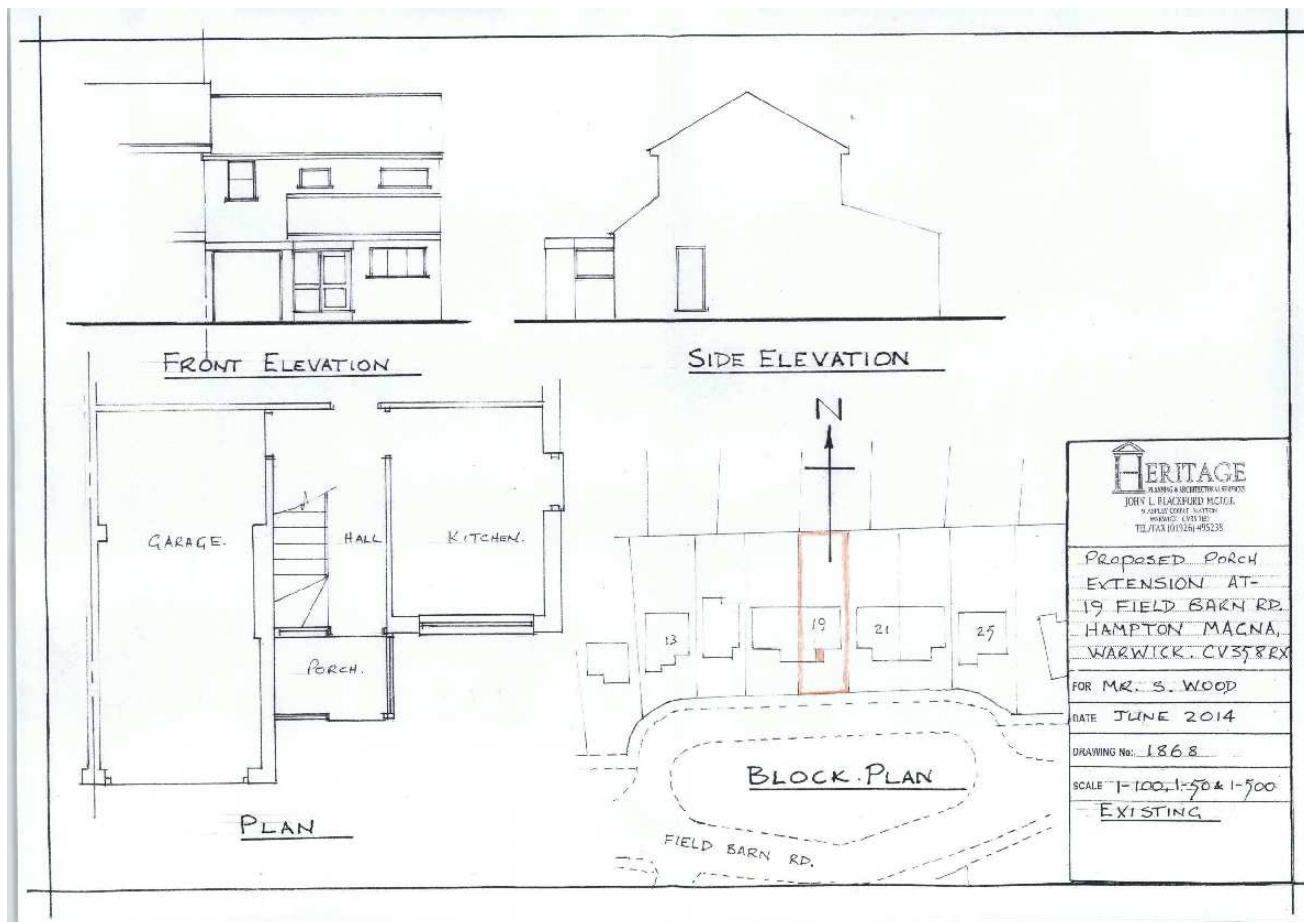
## **CONDITIONS**

- 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 1868A, and specification contained therein, submitted on 15th July 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.

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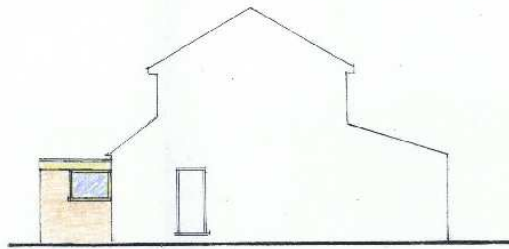




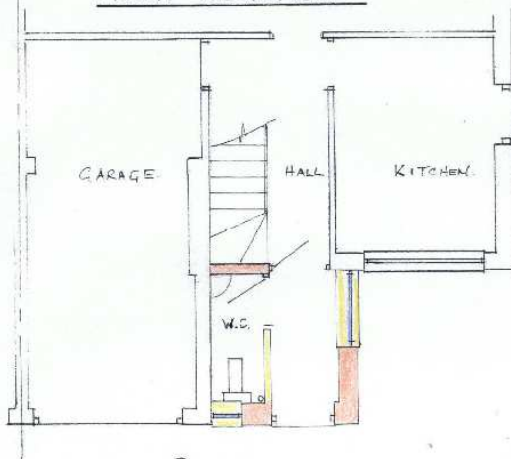




FRONT ELEVATION



SIDE ELEVATION



PLAN



Proposed Porch  
EXTENSION AT -  
19 FIELD BARN RD.  
HAMPTON MAGNA  
WARWICK, CV35 8EX

FOR MR. S. WOOD

DATE JUNE 2014

DRAWING NO: 1868 A

SCALE 1:100-1:50

PROPOSED.