

**Planning Committee:** 27 March 2018

**Item Number: 13**

**Application No:** W 18 / 0120

**Town/Parish Council:** Eathorpe  
**Case Officer:** Rebecca Compton  
01926 456544 rebecca.compton@warwickdc.gov.uk

**Registration Date:** 07/02/18

**Expiry Date:** 04/04/18

**The Cottage, (Redford) Main Street, Eathorpe, Leamington Spa, CV33  
9DE**

Erection of single storey side and rear extension FOR Mr & Mrs Redford  
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This application is being presented to Committee as the applicant is a Councillor.

**RECOMMENDATION**

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of the report.

**DETAILS OF THE DEVELOPMENT**

The proposal is for a single storey side and rear extension.

**THE SITE AND ITS LOCATION**

The application relates to a two storey detached dwelling located along the main street within the Eathorpe Conservation Area. The site is washed over by Green Belt.

**PLANNING HISTORY**

No relevant planning history.

**RELEVANT POLICIES**

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

- Vehicle Parking Standards (Supplementary Planning Document)

## **SUMMARY OF REPRESENTATIONS**

**WCC Ecology:** Recommend pre-determinative bat survey.

## **DETAILS OF THE DEVELOPMENT**

Proposed single storey side and rear extension to be constructed in matching materials.

## **THE SITE AND ITS LOCATION**

The application relates to a two storey detached dwelling located within the main street in the Eathorpe Conservation Area and the site is washed over by Green Belt.

## **PLANNING HISTORY**

No relevant planning history.

## **ASSESSMENT**

### Design and impact on the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The proposal is for the erection of a single storey side and rear extension constructed using blockwork and white painted rough cast render to match the existing property. The proposed extensions will not be visible from the street and therefore will not impact on the wider street scene. The extensions follow the linear form of the building and are therefore considered to respect the character of the existing property in the Conservation Area. The Conservation Officer has no objection to this proposal.

Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified

The main issue in the consideration of this application is whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and other harm identified.

Paragraph 89 of the National Planning Policy Framework states that the erection of new buildings is to be regarded as inappropriate development in the Green

Belt unless it meets the exceptions listed, which includes extensions which are not disproportionate additions over and above the size of the original building.

The supporting text of Policy H14 of the adopted Warwick District Local Plan 2011-2029 states that, as a guide, development which would represent an increase of more than 30% of the gross floor space of the original dwelling (excluding any detached buildings) located within the Green Belt is likely to be considered disproportionate.

The floor area of the original dwelling was approximately 184.74 square metres. The additions (existing and proposed) amount to approximately 61.6 square metres which equates to 33% above the floor area of the original building. This is slightly higher than the Council's adopted Local Plan guidance of 30%, however, it is considered that the extensions will not significantly alter the visual impression of the property and the extension is therefore considered a proportionate addition which is therefore considered to be appropriate development in the Green Belt in accordance with the NPPF and Local Plan Policy H14.

#### Impact on Neighbouring Residential Amenity

The proposed side and rear extension will not breach the 45° line from either neighbouring property at Romiley and Forge Cottage. Therefore the proposed extension is not considered to result in material harm on the living conditions of the occupiers of the neighbouring properties by reason of loss of light or outlook and the proposal therefore accords with Local Plan Policy BE3.

#### Ecology

The County Ecologist has recommended that a preliminary bat survey is required prior to the determination of the application. However, it is considered that a bat note will suffice. In coming to this conclusion, regard has been given to the location of the property, the characteristics of the local area and the fact that bats are a protected species under separate legislation which requires a duty of care by the applicants to ensure protected species are not harmed by the proposal.

#### Parking

The proposed extensions will not affect the current parking arrangements and nor will it result in an increased provision. The proposal therefore accords with Policy TR3.

### **CONCLUSION**

The proposed extension represents a proportionate addition to the property which is of an acceptable design that will not harm the openness of the Green Belt nor the character of the Conservation Area. The proposed extensions will not result in material harm on the amenity of neighbouring properties in terms of loss of light or outlook. The proposal is therefore considered acceptable.

## **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 drawings 1801/P/01, 1801/P/02, 1801/P/03, 1801/P/04, and specification contained therein, submitted on 22/01/2018. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
  - 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 BE1 of the Warwick District Local Plan 2011-2029.
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