

Planning Committee: 24 June 2014

Item Number: 16

Application No: W 14 / 0590

Town/Parish Council: Lapworth

Registration Date: 23/04/14

Case Officer: Emma Spandley

Expiry Date: 18/06/14

01926 456533 emma.spandley@warwickdc.gov.uk

The Pound House, Lapworth Street, Lapworth, Solihull, B94 6AX

Erection of a single and two storey front /side extension. FOR Mr & Mrs Hogarth

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 the conditions listed below

DETAILS OF THE DEVELOPMENT

The application proposes the erection of a single and two storey front / side extension. The property forms a 'T' shape and the proposed extensions will attach to the existing two storey front extension and the original front elevation of the property. The two storey element will be immediately adjacent to the corner of the existing extensions before dropping down to single storey and continuing along the original front elevation before attaching to the existing detached swimming pool building.

THE SITE AND ITS LOCATION

The Pound House is a large country house set in substantial grounds, being mostly well screened from public vantage points. There are a small number of other dwellings within the grounds of the house. The site lies at the northern end of Lapworth Street on the edge of a small hamlet of well spaced dwellings. The land is within the Green Belt and there is open countryside to the side and rear.

PLANNING HISTORY

Extensions to the original dwelling include a rear dining room extension (W/90/0338), rear garden room, side orangery (W01/0336) and a two storey extension replacing a former single storey part (W91/0891).

In 2010 permission was granted for a single storey corridor link between main house and detached swimming pool (W/10/1321). This permission has not been implemented.

RELEVANT POLICIES

- 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)
 - DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
 - RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
 - Residential Design Guide (Supplementary Planning Guidance - April 2008)
 - The 45 Degree Guideline (Supplementary Planning Guidance)
 - Distance Separation (Supplementary Planning Guidance)
 - Sustainable Buildings (Supplementary Planning Document - December 2008)
 - National Planning Policy Framework
-
- The emerging Warwick District Local Plan 2011- -2029 particularly policies BE1: Layout and Design; BE3: Amenity; DS19: Green Belt and H14: Extensions to dwellings in the open countryside.

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: No objection subject to the proposals not exceeding the 30% permitted development regulations

WCC Archaeological - No objection.

Ecology (WCC) - No objection

ASSESSMENT

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

- 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.
- The character of the Area.
- Impact on neighbours;
- Impact on Ecology, and
- Renewable's.

Green Belt and impact on the Character of the Area

Paragraph 89 in the National Planning Policy Framework states that the exceptions to inappropriate development in the Green Belt include 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. This is echoed in Policy RAP2 in the Local Plan and emerging policy H14 which set out that extensions to dwellings will be usually permitted unless they result in disproportionate additions to the original dwelling (excluding any detached buildings).

Those policies clarify that within the Green Belt extensions in excess of 30% over the original floor area are likely to be considered as disproportionate.

The proposed extensions equate to a 40% increase of the gross floor space of the original dwelling.

Whilst it is acknowledged that the proposed extensions together with the existing extensions will exceed the 30% guideline, the proposals are considered relatively small in comparison with the existing house. The proposed extensions respect the character of the original dwelling by retaining its visual dominance, the two storey extension is tucked behind an existing two storey front extension which means that it will be read against the existing built form and will not extend the visual footprint of the building into the openness of the Green Belt. Furthermore, the location of the proposed extensions is within a small internal courtyard which is surrounded by high brick built walls.

Therefore, it is considered on balance that the proposed extensions are not considered inappropriate development within the Green Belt and will not erode the openness of the Green Belt or materially impact upon the character of the area.

Ecology

A bat survey was requested and submitted, no evidence of bats were found during the survey and an activity survey has been carried out, it is not considered that any further work is necessary.

Impact on neighbours

It is considered that there would be no harm to residential amenity as a result of the proposal as there are no immediate neighbours which would be effected by the proposals. It is therefore considered that there would be no conflict with the objectives of Policy DP2 in the Local Plan or emerging policy BE3.

Renewables

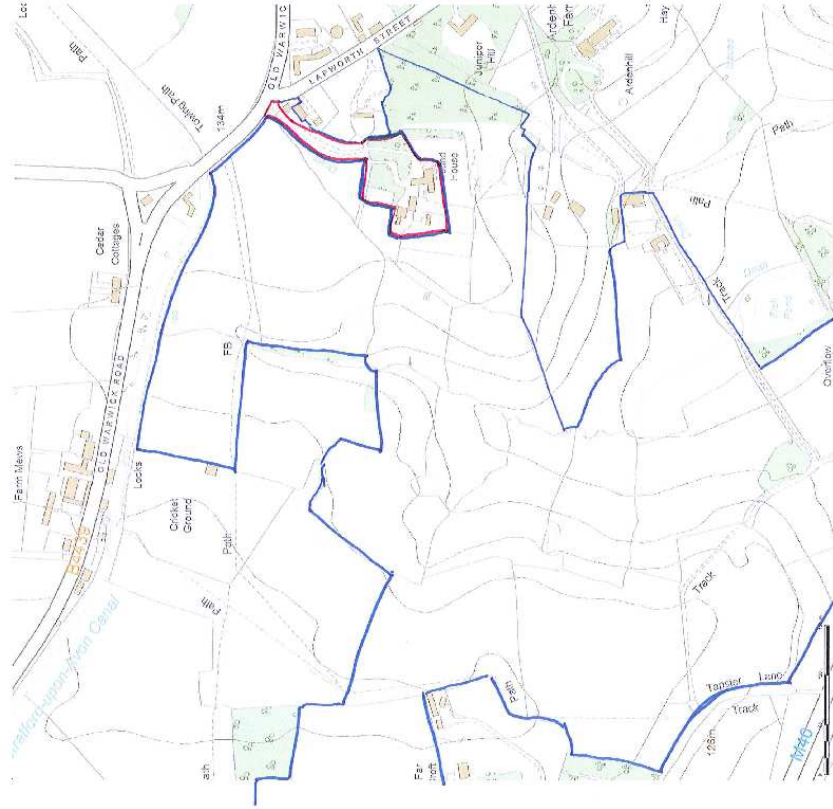
The proposals are supporting by a Sustainable Buildings Statement which confirms the use of renewables. This can be controlled by a suitably worded condition.

SUMMARY/CONCLUSION

Whilst the proposals exceed the 30% guideline for extensions to dwellings within the Green Belt, it is considered that on balance, due to the size of the property, in relation to the size of the extensions and the location of the extensions, they will not have a detrimental impact on the openness of the Green Belt and are in accordance with the aforementioned policies.

CONDITIONS

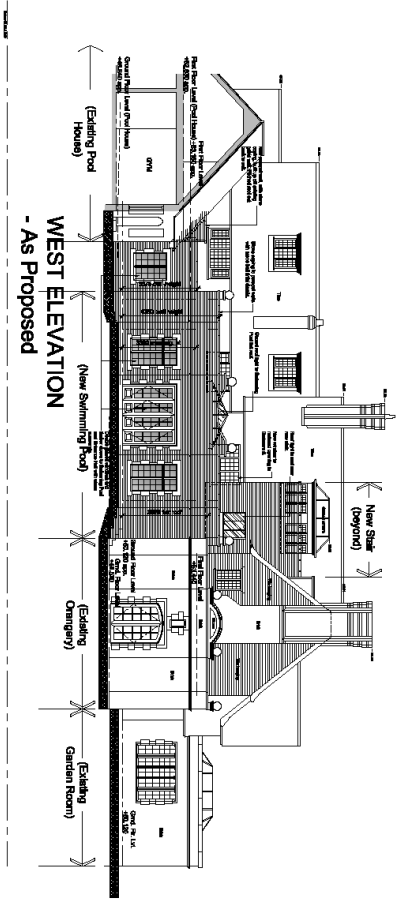
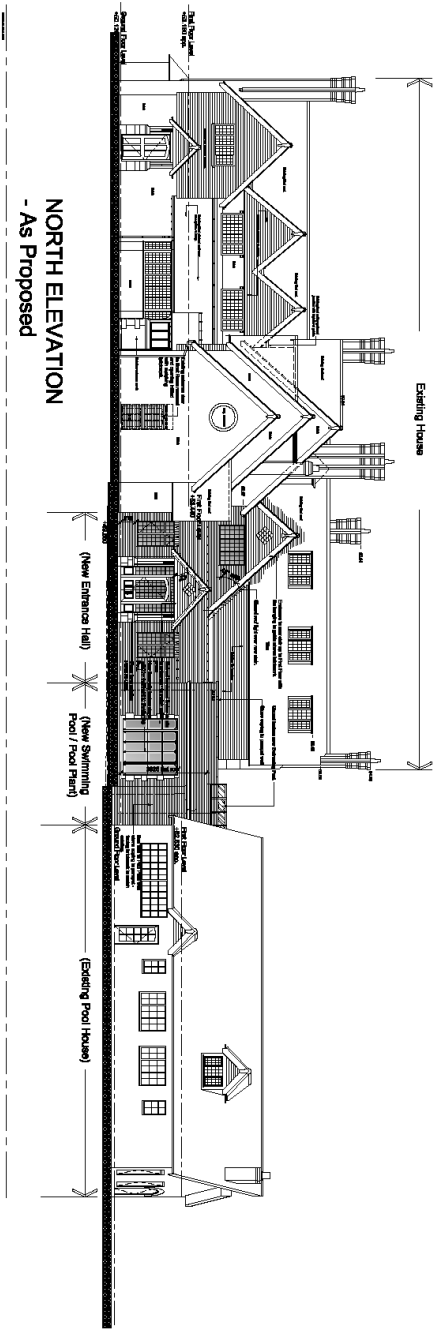
- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings G100; G101; G102; G103 and G104 and specification contained therein, submitted on 23rd April 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.
 - 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 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturers specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **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.
-



Supplied by Streetwise Maps Ltd
 www.streetwise.net Licence No:
 100047474

**ARCHITECTURE
 DESIGN
 DEVELOPMENT**
 ARCHITECTURE DESIGN DEVELOPMENT Limited
 Cheltenham House, Telford Street, Ardenhill, W/13 8AG
 Cheltenham, Gloucestershire, Glos. GL53 7JG
 Tel: 01453 796775
 Fax: 01453 796776

Contract: **Pound House, Lapworth, Warwickshire**
 Drawing: **Site Location Plan**
 Drawn: RT/MAJN
 Checked: MB
 Approved: *
 Date: Jan '14
 Scale: 1:500 @A4
 Revision: *
 Drawing: L10
 Revision: *
 Date: 12/02/10
 Scale: @A4



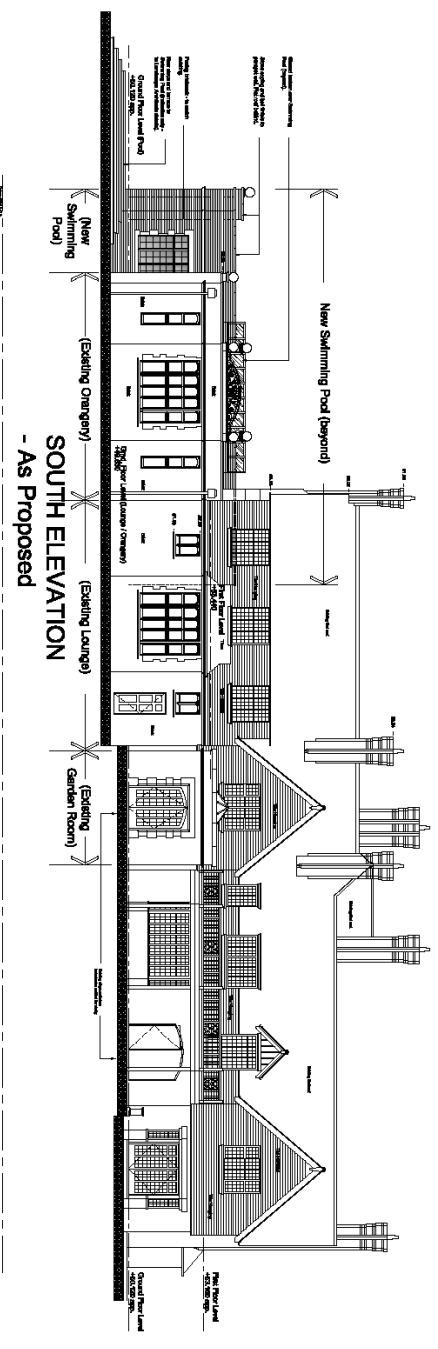
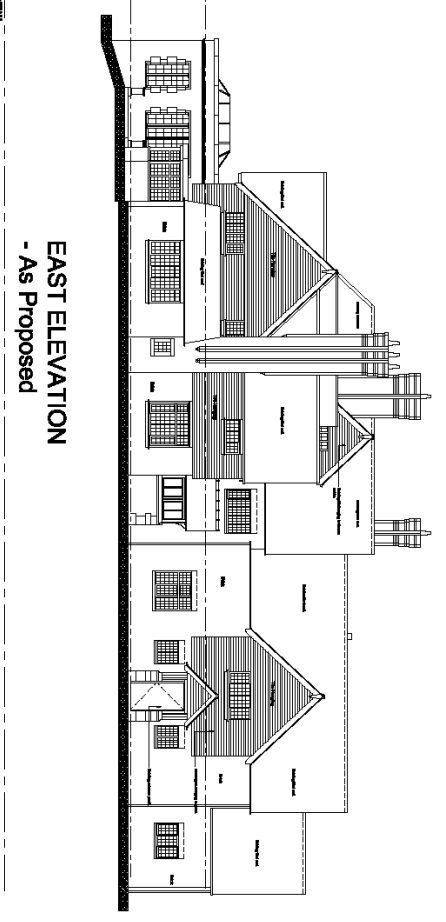
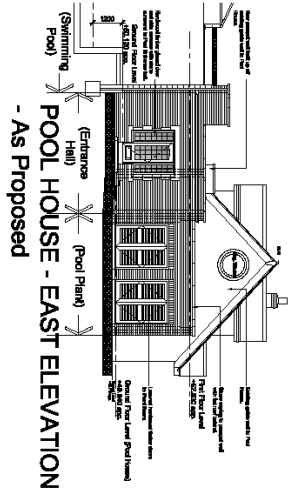
1. All dimensions are in millimeters unless otherwise stated.
 2. All dimensions are to the center of the element unless otherwise stated.
 3. All dimensions are to the finished surface unless otherwise stated.
 4. All dimensions are to the center of the element unless otherwise stated.
 5. All dimensions are to the finished surface unless otherwise stated.
 6. All dimensions are to the center of the element unless otherwise stated.
 7. All dimensions are to the finished surface unless otherwise stated.
 8. All dimensions are to the center of the element unless otherwise stated.
 9. All dimensions are to the finished surface unless otherwise stated.
 10. All dimensions are to the center of the element unless otherwise stated.

1. All dimensions are in millimeters unless otherwise stated.
 2. All dimensions are to the center of the element unless otherwise stated.
 3. All dimensions are to the finished surface unless otherwise stated.
 4. All dimensions are to the center of the element unless otherwise stated.
 5. All dimensions are to the finished surface unless otherwise stated.
 6. All dimensions are to the center of the element unless otherwise stated.
 7. All dimensions are to the finished surface unless otherwise stated.
 8. All dimensions are to the center of the element unless otherwise stated.
 9. All dimensions are to the finished surface unless otherwise stated.
 10. All dimensions are to the center of the element unless otherwise stated.

P l a n n i n g
 Office:
 Pound House,
 1 Moorish, Stroud,
 Gloucestershire
 Elevations North and West
 Proposed (1 of 2)

**ARCHITECTURE
 DESIGN
 DEVELOPMENT**

CONSULTANTS: STRICKLAND PARTNERSHIP, 110 High Street, Stroud, Gloucestershire, GL8 3JH
 No. 110 High Street, Stroud, Gloucestershire, GL8 3JH
 Tel: 01453 871111 Fax: 01453 871112
 Email: info@stricklandpartnership.co.uk
 Website: www.stricklandpartnership.co.uk
 No. 110 High Street, Stroud, Gloucestershire, GL8 3JH
 Tel: 01453 871111 Fax: 01453 871112
 Email: info@stricklandpartnership.co.uk
 Website: www.stricklandpartnership.co.uk



1:50
1:100
1:200
1:500
1:1000
1:2000

Scale

P I A N N

Architects
Pound House,
 Lapworth, Warwickshire

Contractors
 Elevations South and E
 Proposed (2 of 2)

**ARCHITECT
 DESIGN
 DEVELOPI**

ARCHITECTURAL DESIGN PARTNERSHIP
 15, THE SQUARE, LONDON, N1 9JG
 TEL: 020 7463 1111
 FAX: 020 7463 1112
 WWW: WWW.ANDP.CO.UK
 REG. NO. 11507841
 INCORPORATED IN GREAT BRITAIN
 REG. NO. 33082

