

**Planning Committee:** 27 May 2014

**Item Number:** 15

**Application No:** W 14 / 0084

**Town/Parish Council:** Hatton  
**Case Officer:** Liz Galloway  
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**Registration Date:** 24/03/14  
**Expiry Date:** 19/05/14

**Post Office Cottage, Hatton Green, Hatton, Warwick, CV35 7EX**

Construction of traditional brick built garage building to replace original concrete panel garage, and removal of existing unauthorised timber clad garage building  
FOR M & Mrs J Langton

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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.

**DETAILS OF THE DEVELOPMENT**

The applicant seeks to erect a detached single storey garage, measuring some 9-.4m by 3.8m, with a height of 3.7m at its highest point to replace previous garage buildings on this part of the site. The proposed structure will sit alongside the southern boundary of the site and will be constructed from brick and small plain roof tiles to match the main property.

**THE SITE AND ITS LOCATION**

The application relates to a two storey semi-detached Grade II Listed cottage situated on the western side of the Green in Hatton. The site is situated directly opposite the Primary School, on the edge of the village and falls wholly within the Green Belt. The site is not within a Conservation Area and the property benefits from off road parking within the curtilage of the property.

**PLANNING HISTORY**

In 2012 and 2013 planning permission was refused for the retention of an unauthorised garage building at the site and for subsequently proposed revisions to that building. At that time, an Enforcement Notice was issued requiring the removal of the unauthorised building. Subsequent appeals were also dismissed on the grounds of the impact of the building on the setting of the immediately adjacent Listed Building.

**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)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework
- The emerging Warwick District Local Plan 2011 - 2029.

## **SUMMARY OF REPRESENTATIONS**

**Hatton Parish Council** : Object on the following grounds:-

- There is no dropped curb and there has been no precedent for one there.
- The access to the building is on a dangerous bend and the visibility is poor
- The building is out of character.

**WCC Highway Authority**: Object on the following grounds:-

1. Visibility splays are below standard. The Highway Authority require a distance of 43m with a setback of 2.4m to be achieved in both directions.
2. The Highway Authority require a minimum setback of 7.5m from the near edge of the public highway for gates, this is to ensure that a vehicle can pull clear before entering the Highway Carriage way.

**WDC Conservation**: No objection.

**WCC Ecology**: It appears that the existing garage has been removed and that ground works have been carried out already. Care should be taken to ensure that there is no impact on the roots of adjacent trees.

## **ASSESSMENT**

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

- The impact on the Green Belt and the street scene
- The impact on the Listed Building
- The impact on the living conditions of the nearby dwellings
- Highway safety matters

### **Impact on the Green Belt and the street scene**

As part of the Inspector's consideration of the appeals relating to garages of similar sizes to that currently proposed at the site, it was considered that there would be no material impact on the openness of the Green Belt such that the development was considered to be appropriate within the Green Belt and that there was no objection in principle. Whilst the garage building currently proposed at its highest point is some 0.7 metres higher than the previously considered

schemes, it is nevertheless considered that the additional height does not materially increase any impact of the structure on Green Belt openness such that the currently proposed structure is also considered to comprise appropriate development to which there is no objection in principle.

### **Impact on the Listed Building**

The currently proposed garage is considered to respect the setting of the listed building by reason of its scale and the materials used in its constructed. The proposed garage will not be positioned forward of the line of the principal elevation of the main building within the site and although the building will be visible within the street scene, it is considered to be acceptable in design terms.

### **Impact on the living conditions of nearby dwellings**

By reason of the design and positioning of the building, the proposals are not considered to be harmful in this respect.

### **Highway Safety**

The objection from Warwickshire County Council as Highways Authority is noted however as the current proposal is a replacement for previous longstanding garages positioned in this location within the site, it is not considered that within that context, there are sufficient grounds to refuse planning permission in that respect.

### **SUMMARY/CONCLUSION**

In conclusion, it is considered that the proposed detached garage is acceptable in terms of its character and appearance within the street scene and the Green Belt and does not significantly impact on the amenities of surrounding neighbours such as 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 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.
- 3 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and

approved amended drawings 1911/02C, 1191/03B, and specification contained therein, submitted on 12th May, 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.

- 4 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** :To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
  - 5 The development shall be carried out only in full accordance with sample details of the bricks and roof tiles which have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.
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