

Planning Committee: 02 July 2013

Item Number: 7

Application No: W 13 / 0509

Town/Parish Council: Leek Wootton

Registration Date: 15/05/13

Case Officer:

Emma Spandley

Expiry Date: 10/07/13

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2 Hill Wootton Road, Leek Wootton, Warwick, CV35 7QL

Erection of a first floor extension to existing garage and change of use to an annexe
FOR Mr & Mrs Bajaj

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 to replace the existing roof with a steeper pitched roof, insert two dormers to the front and rear elevation and convert the garage to ancillary living accommodation with the addition of doors and windows.

THE SITE AND ITS LOCATION

The application property is located within the Green Belt and the Conservation Area. The property is a detached single storey dwelling located on the corner of Warwick Road and Hill Wootton Road. The garage and vehicle access are off Hill Wootton Road.

PLANNING HISTORY

1632/A & B Bungalow; granted 25th June 1958 & 9th September 1958;
W/88/1022 - Erection of a double garage and pitched roof to porch, granted 6th September 1988;
W/06/1424 - Single storey rear extension and rebuilding of existing rear part of building, granted 13th November 2006

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)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)

- Vehicle Parking Standards (Supplementary Planning Document)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Leek Wootton & Guy Cliffe Parish Council - Object on the grounds of over development of the site; the intention of creation of a separate dwelling, the amended plans omitting a kitchen diner and the applicants have substituted a study/bedroom for a home office. These could easily be revert to other uses with only minor internal works.

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.
- Impact on the Historic Character of the Conservation Area and the;
- Impact on neighbours

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 National Planning Policy Framework (NPPF) states the essential characteristics of Green Belt are openness and permanence. Paragraph 89 in the NPPF states that there are various exceptions to the Green Belt which 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 which clarifies that extensions to dwellings in excess of 30% over the original floor area are likely to be considered as disproportionate.

The existing garage is linked to the main house by a small covered walkway and when viewed from the street it appears as one continuous building. The existing building including the garage consist of a 55% increase over the original bungalow as was built in 1958.

Therefore on this basis it can be considered that any further development on the site would be considered as inappropriate development within the Green Belt.

However, one of the most important aspects of green belts is their openness, The structure of the garage is already in situ, and the proposed garden room will infill the section from the end gable of the garage to the side boundary. The proposals include the increase in height and pitch of the garage roof. The roof will be

increased in height by 0.5 metres, which is set 300mm lower than the existing ridge of the host dwelling.

Whilst the extent of development will span the whole length of the plot along Hill Wootton Road, it is largely screened by landscaping to the road, with no clear views to the site. The increase in height of the garage will be read against the host dwelling, therefore it is considered that the proposals will not harm the openness of the Green Belt and, would not contribute to urban sprawl.

Impact on the Historic Character of the Conservation Area

Policy DAP8 of the Warwick District Local Plan 1996-2011 requires development to preserve or enhance the special architectural and historic interest of the District's Conservation Areas.

The plans have been amended to remove the additional external door to the front elevation; to remove the bow windows and to replace with windows which sit flush with the front elevation; a box dormer has been removed from the rear roof slope and replaced with two small dormers. The chimney has also been removed as this gave the visual impression of a separate dwelling, instead a flue as been included.

The amendments were required because, as stated by the comments made by the parish council, the external alterations proposed to the garage resembled a house. The amendments have achieved a proposal now which resembles an ancillary structure which has a dependency on the main house.

The two small dormers in the front and rear roof slope resemble the dormers on buildings within the vicinity, the windows are symmetrical and the roof has been lowered so as to remain subservient to the host dwelling.

It is considered that the proposal, as amended, accords with Policy DAP8 and will not have a detrimental impact on the setting of the Conservation Area.

Impact on neighbours

Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

The immediate neighbour No.4, is located in excess of 20 metres from the shared side boundary with the application property. It is therefore considered that the proposed will not have a detrimental impact on the neighbour through visual intrusion or loss of light to warrant refusal of the application.

Other Matters

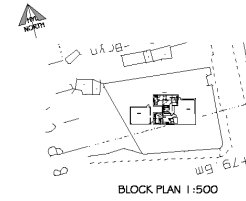
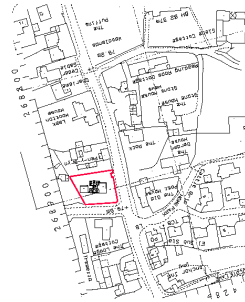
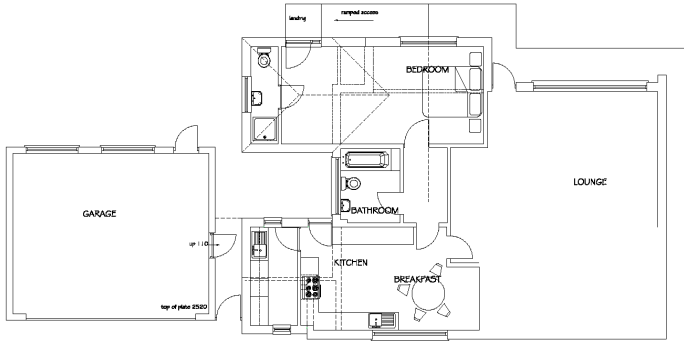
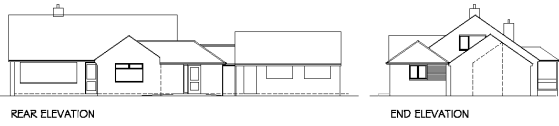
The Parish Council's comments are noted with regard to the presumed intentions of the applicant to create a separate dwelling and that the rooms identified are indicative only. However, if Committee are minded to grant planning permission a suitable worded condition can be attached to the permission which states that the annexe can only be used in conjunction with the main house and not as primary living accommodation.

SUMMARY/CONCLUSION

Whilst any further development on this site is considered inappropriate development within the Green Belt, due to the existence of the existing garage. It is considered that the increase in height of the garage will be read against the host dwelling, therefore it is considered that the proposals will not harm the openness of the Green Belt and, would not contribute to urban sprawl.

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 submitted 18th April 2013 and approved drawings 1358-4J and specification contained therein, submitted on 18th June 2013 **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 No facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building. **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.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development shall be undertaken under Class A, Class C, Class D or Class E of the above Order. **REASON:** That due to the property being located within the Green Belt, and the extent of development already permitted it is considered important to ensure that no additional development is carried out without the permission of the local planning authority in accordance with the NPPF.



No.	Revisions	Date
HADLAND YOUNG LIMITED DESIGN CONSULTANTS www.hadlandyoung.co.uk		
Project SURVEY DRAWING 2 HILL WOODTON ROAD LEEK WOODTON CV35 7GL For :- Mr & Mrs BANU		
Project No	1355	
Date	1.05.11	08.11
Scale	As Shown	
Drawn by	SAJ	
Checked by	SAJ	
Drawing No	1355 - 3	



