

Planning Committee: 23 August 2005

Item Number: 32

Application No: W 05 / 1104

Registration Date: 06/07/05

Town/Parish Council: Stoneleigh

Expiry Date: 31/08/05

Case Officer: Penny Butler

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Riverside, 9 The Cunnery, Stoneleigh Park, Kenilworth, CV8 2PZ

Erection of a rear conservatory. FOR Mr & Mrs Newman

This application is being presented to Committee due to an objection from the Parish Council having been received.

SUMMARY OF REPRESENTATIONS

Parish Council: "Due to the unique site of these properties and the special reason they were allowed to be constructed, this Council is aware of the time and expertise the District Council put in to ensure that the properties, in design and spacing blended in as far as possible within the grounds of Stoneleigh Abbey. The Parish Council consider that by allowing any form of extensions or Conservatory or Garden Rooms onto these properties would nullify all that work and would be detrimental to this special area. There is also concern that this would open the doors to any future applications. This application should be opposed."

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)

(DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)

DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)

DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 First Deposit Version)

PLANNING HISTORY

No planning applications have been made on this site previously.

KEY ISSUES

The Site and its Location

The site is located at the end of The Cunnery cul-de-sac located on the Stoneleigh Abbey estate in the Green Belt. The Cunnery was designed as a high quality 'enabling development' for Stoneleigh Abbey. This is a large detached modern dwelling with detached garage and large rear garden. The garden boundary adjoins open grassed land to the east, with a small wooded area and the River Avon to the south.

Details of the Development

The conservatory is to be located on the south east side of the dwelling, infilling a corner made by two wings, and would measure 4.8 by 5.5 metres. This is an individual architect designed conservatory that has been designed specifically for the application site. The conservatory would have a brick dwarf wall to match the existing house, with aluminium roof glazing bars and gutters, and a traditional timber Gothic window design.

Assessment

The garden boundaries consist of 1.8 metre high timber fencing with some tree and shrub screening. The conservatory will not have an adverse impact on neighbouring dwellings as it is located well away from adjacent properties. The conservatory would be a lightweight and subsidiary addition to the house, and would not substantially extend the impression of built development into the Green Belt. Given it's sheltered position in the corner of the existing house and high quality design, it is considered that there would not be a serious adverse impact on either the dwelling itself, The Cunnery or Stoneleigh Park.

REASON FOR RECOMMENDATION

The proposal is considered to comply with the policies listed above.

RECOMMENDATION

GRANT subject to the following conditions :

- 1 The development hereby permitted must be begun not later than the expiration of five years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) A2Q5083/2, and specification contained therein, submitted on 6 July 2005 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.