

Planning Committee: 20 March 2012

Item Number: 14

Application No: W 11 / 0947

Town/Parish Council: Norton Lindsey
Case Officer: Penny Butler

Registration Date: 22/09/11
Expiry Date: 17/11/11

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Arles Cottage, Snitterfield Lane, Norton Lindsey, Warwick, CV35 8JQ
Erection of two storey and first floor side extensions FOR Mr Smith

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

SUMMARY OF REPRESENTATIONS

Norton Lindsey Parish Council : (Comments on original plans) Norton Lindsey Parish Council objects to the development on the grounds of:-

1. it destroys the nature of the cottage as viewed from the road (which was a condition of a previous development on the site),
2. the obtrusive nature of the development on the landscape and it would not compliment the adjoining cottage property style.

In addition, the Parish Council would like to comment that there is no information as to the future of the garage/so called leisure space which was always put forward as a studio.

Public response: Pear Tree Cottage objects (comments on original plans). The plans are inaccurate and do not show their garage. The ridge line of the extension closest to them is at least 6m high and the building appears to be within 1m of their fence. The extension appears too dominant and overpowering on their property. The gables edge of the two storey extension will create an urban environment which is alien to the character of the area and the existing country environment and rural landscape. Loss of light to their vegetable garden, an area where they get great enjoyment and will suffer loss of privacy. They ask why the extension is being imposed over their property when there is a substantial plot of land between the house and their garage totalling 0.265 hectares. The Sustainability Appraisal is inadequate, does not address the Government's Sustainable Development Strategy, and they disagree with several of the points within it.

WCC Ecology: The mitigation measures recommended in the bat roost report are sufficient however a condition is required for a detailed scheme to be submitted.

RELEVANT POLICIES

- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DP15 - Accessibility and Inclusion (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance 2 : Green Belts

PLANNING HISTORY

In 1999 consent (W99/1111) was given to erect a replacement dwelling on the site since the erection of approved extensions had led to a discovery that the foundations of the house were insufficient. The replacement dwelling approved was very similar to the existing, and permitted development rights were removed at this time in order to retain protection over further extension of the dwelling and in view of the extensions already built. A garden store, stable block and garage/studio were approved in 2002 (W02/1008), along with a rear extension to the sun room in 2005 (W05/1658).

KEY ISSUES

The Site and its Location

The application property is a small cottage which has been rebuilt, and was originally two cottages so it retains two front doors. A small extension has been added to the glazed sun room on the side but otherwise the dwelling is as rebuilt. The cottage is one and a half storeys high with its first floor accommodation provided within the roof space and lit by front and side dormers, whilst to the rear is a glazed gable. There is a large detached garage building at the southern end of the site, where there is a vehicular access. The cottage is situated at the northern corner of the triangular shaped site, close to its only neighbour, Pear Tree Cottage. This dwelling has a detached garage, shed and green house close to the shared boundary and the dwelling is also one and a half storeys.

The site stands to the south of Norton Lindsey village with agricultural land opposite and to the rear/side, and is within the Green Belt.

Details of the Development

A first floor side extension is proposed at the rear of the building, which will extend an existing side wing of the building by 1.7m. The extension would have a continuous roof line with the adjoining building and one roof light, and would provide an en suite shower room. A second large extension is proposed on the opposite side of the house, adjacent to the neighbour, and this has been the subject of some negotiation. This extension would add a new one and a half storey high wing, with a lower ridge height. The extension projects 5.1m to the side of the house, for a depth of 4.2m. On the front is a projecting oriel window at ground floor, semi-dormer above, lobby door and further first floor semi-dormer window, however since part of the extension is behind the original

building fronting the road, only part is visible directly. At the rear would be a large dormer window with extensive glazing and double patio doors below, and a further small box dormer and ground floor window, whilst the side gable is blank. This extension is sited 1.8m from the angled side boundary with the neighbour at the front, and 2.2m away at the rear.

Assessment

Impact on rural Green Belt area

Since the dwelling is within the Green Belt, PPG2 and Local Plan Policy RAP2 apply. Extensions to dwellings are not inappropriate development within the Green Belt under PPG2, providing they do not result in disproportionate additions over and above the size of the original building. Local Plan Policy RAP2 advises that extensions to dwellings in the rural area will be permitted unless they result in disproportionate additions to the original dwelling house which also do not respect the character of the original dwelling by retaining its visual dominance, do not retain the openness of the rural area by significantly extending the visual impression of built development, or substantially alter the scale, design and character of the original dwelling. As a guide, extensions which represent an increase in original floor area of more than 30% are likely to be considered disproportionate.

The proposed extensions, in addition to the previously built sun room extension, represent an increase in the floor area of the original replacement dwelling of some 33%. This is only marginally over the recommended level of 30% and the design of the extensions are not considered to conflict with the other requirements of policy RAP2. On this basis the proposal is considered to comply with both parts of this policy. The narrow first floor extension at the rear of the house involves an extension some 1.5m wide, which will not have a significant visual impact at the rear. The design of the main extension has been amended since being originally submitted, to provide a noticeable drop in ridge height from the original house to the extension, whilst the front wall of the extension is set a considerable distance back from the main front elevation of the house. A front bay window has been reduced in size so it has similar proportions to windows in the main cottage, and at the rear a gable has been replaced by a dormer with the eaves line dropped. The scale and design of the extension respects the character of the original dwelling by respecting its visual dominance, and I do not consider that the additions proposed would appear overbearing or disproportionate. I also consider that the extensions retain the openness of the rural area by not significantly extending the visual impression of built development. For these reasons the proposed extensions are considered acceptable within the terms of Policies RAP2 and PPG2.

Impact on neighbouring amenity

The impact on the neighbour has been the subject of some negotiation. The applicant and the proposed extension lie to the south of this neighbour, who has a large detached garage close to the boundary, vegetable patch and the side gable of their house facing the proposal with lean to greenhouse attached. This gable end has a first floor window providing the only source of light into a study, and this is located 10m from the boundary. The proposed main extension is set an angle to this window and partly in line with it. The extension has been moved further from the boundary following negotiation, by reducing its width from 5.7m wide to 5.1m wide which provides a gap of 1.8m to the boundary. This alteration provides a 12m distance separation gap between the extension and the neighbour's window, in accordance with the Council's Distance Separation

Standards. These standards act to avoid over-development, protect privacy, limit dominance over adjoining dwellings and secure a reasonable standard of amenity and outlook for residents. The Standards require a 12m gap between a blank side gable and the rear of 2 storey buildings. In the current case however, the relationship between the buildings is not typical as the buildings are angled away from each other and the extension does not project fully in front of the window of this neighbour. Since the 12m separation is provided, and the impact on this window will be slightly less than that envisaged within the Standards guidance due to the relationship of the buildings, the proposal is considered acceptable. There are considered to be insufficient grounds for refusing consent based on the impact the extension will have on this neighbour's window in terms of light or outlook. The fact that the extension lies to the south of the neighbour's garden and vegetable patch is a further material consideration, and will mean that there will be more loss of sun light than if the buildings were orientated differently, but the extension will be viewed against the existing house and be partly within its shadow, so I do not consider that a refusal could be sustained for reasons of loss of light. There are no side windows proposed in the extension so the neighbour would not suffer from a significant loss of privacy. For these reasons I consider that the proposal would comply with Policy DP2 and the Residential Design Guide.

Sustainability

With regard to Policies DP12 and DP13, a Sustainability Appraisal has been submitted which sets out the applicant's commitment to achieving a sustainable scheme. However, they do not provide any detailed calculations to demonstrate how 10% of the projected energy needs of the proposed extension will be provided from a renewable source, which is required by these policies and the Sustainable Buildings SPD. The floor area of the proposed additions is some 56 square metres, which is considered significant enough to justify the provision of renewable energy, as it would equate to a solar thermal system of 2 square metres which is a viable system, or more solar PV panels. The agent has advised they are willing to provide the required technology, therefore a condition is recommended requiring the submission of further details, and on this basis the application would comply with Policies DP13, DP12 and the SPD.

Other matters

There is sufficient land on site for any increased parking demand that would arise so there would be no conflict with Policy DP8 or the Vehicle Parking Standards SPD. Level access is provided into the extension from the existing house, although there is a single step up into the rear door into the extension, this is the same as the existing rear door. I therefore consider that the application would comply with Policy DP15. I note the comments made by the Parish Council regarding the use of the detached garage building, but this does not form part of this application so no details are required.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON :** To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase

Act 2004.

- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing(s) (2010/1352/002C Mar 2012 and 2010/1352/005f), and specification contained therein, submitted on 5 March 2012 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 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 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. **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.
- 4 The development hereby permitted shall not commence until a detailed schedule of bat mitigation measures (to include timing of works, replacement roost details, monitoring and further survey if deemed necessary) has been submitted to and approved in writing by the District Planning Authority. Such approved mitigation measures shall thereafter be implemented in full. **Please note**: In order to discharge the condition above a brief report from the bat worker must be submitted to and approved by the local Planning Authority (with advice from WCC Ecological Services) within a month of the works being completed. **REASON**: To ensure that protected species are not harmed by the development, in accordance with Policies DP3 and DAP3 in the Warwick District Local Plan 1996-2011.
- 5 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.
- 6 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 windows other than those expressly authorised by this permission, shall be placed at any time in the side elevation of the two storey extension hereby permitted. **REASON** : To retain control over future development so that the residential amenity of adjoining occupiers is protected and to help meet the objectives of Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development respects the scale, design and character of the original dwelling and does not harm the general openness or rural character of the green belt within which the property is situated. The proposal is therefore considered to comply with the policies listed.
