

Planning Committee: 14 December 2005

Item Number: 06

Application No: W 05 / 1682

Registration Date: 07/10/05

Town/Parish Council: Lapworth

Expiry Date: 02/12/05

Case Officer: Debbie Prince

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Arden Hill Lodge, Lapworth Street, Lapworth, B94 5QP
Erection of a two-storey rear extension FOR Mr C Butterfield

This application is being presented to Committee due to an objection from the Parish Council having been received. However, they had no objection to the previous application W05/0958 which proposed a larger more imposing extension.

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Objection. Overdevelopment.

Neighbours: -no views received.

WCC Ecology - bat notes

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 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).
- DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 Revised Deposit Version)
- (DW) H14 - Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

PLANNING HISTORY

Planning permission was refused in July this year for a larger rear extension on the grounds that the ridge line was to be brought through at full height ,unacceptably altering the mass and scale of the building. Lapworth Parish Council had no objection to this larger scheme.

KEY ISSUES

The Site and its Location

The application property is a modest lodge building located close to the road in Lapworth Street. There have been some modest extensions to the rear, but it is likely that these pre-date the planning system and therefore can be treated as part of the original building for planning purposes. The neighbouring dwellings are all substantial in size and set in their own grounds.

Details of the Development

The revised scheme proposes a reduced, rear, two storey extension which would replace the existing kitchen and store to provide a new kitchen and hall at ground floor with bedroom above.

Assessment

The proposals are modest in scale and do not exceed 50% of the original floor area as mentioned in policy H14 of the Warwick District Local Plan 1995. The ridge line of the extension has also been set down giving the extension the desired subservient appearance. I consider, therefore, that the proposals would not be out of character with the existing building or have any detrimental impact on neighbours or the surrounding area.

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 approved drawing(s) 2005/025/002, 2005/025/003, and specification contained therein, submitted on 7th October 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.
- 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 ENV3 of the Warwick District Local Plan.

INFORMATIVES

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, 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.
