Planning Committee: 08 December 2010 **Item Number:** 21

Application No: W 10 / 1285

Registration Date: 29/09/10

Town/Parish Council: Lapworth **Expiry Date:** 24/11/10

Case Officer: Penny Butler
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Priory Farm, Rising Lane, Lapworth, Solihull, B94 6JD
Erection of a two storey side extension FOR Mr P Blackburn

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

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Object to proposal. Over development.

WCC Ecology: Recommend a bat note.

RELEVANT POLICIES

- DP13 - Renewable Energy Developments (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)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance 2 : Green Belts

PLANNING HISTORY

W96/0414 - Conversion of barns to 2 dwelling units with garages.
W01/0593 - Conversion of barns to 2 dwelling units with garages (variation of condition 1 of p.p. W96/0414 extension of time).
W06/0733 - Erection of a proposed garage.
W10/0754 - Certificate of Existing Lawful Use for attached barn as part of dwelling agreed.

KEY ISSUES

The Site and its Location

The application site comprises Priory Farm, which is a residential two storey dwelling house with lower slim two storey converted barn to the side. The curtilage extends back from Rising Lane with a dog leg in one side boundary, where the property adjoins one of two adjacent converted agricultural barns. These barns were originally joined to the barn adjoining the application dwelling, but have since been given consent to become detached. The site is on the northern side of Rising Lane, within the Green Belt.

Details of the Development

it is proposed to add a two storey side extension to the dwelling, which would be set back almost 3m from the main front elevation, with a drop in ridge height of 1.6m and a width of 4.3m. The extension would be set at least 3m from the side boundary with Priory Villas, which consists of a tall hedge.

Assessment

The existing dwelling has been extended by way of a rear orangery. The proposed extension plus the existing orangery would extend the original dwelling by 25%, which is below the 30% level recommended by Local Plan Policy RAP2. The extension is clearly subservient in visual terms to the original dwelling, as it is lower and set back, therefore, I am satisfied that the proposal would not harm the original character or scale of the dwelling, or harm the openness of the Green Belt. The large front garden would be unaffected by the proposed extension, as would the smaller but still reasonable rear garden. The extension would remain at least 3m away from the side boundary, so a clear spacing would remain between dwellings. On this basis I cannot agree with the Parish Council who consider the proposal to constitute over development of the site.

The proposed extension would affect only one neighbour, Priory Villas, which has one very small side window, which is set off the shared boundary a drives width. Since the proposed extension is also set off the shared boundary a drives width, and would not extend further to the rear than the existing dwelling, I consider the impact to be reasonable.

The proposed extension would add one further room at ground floor, and a dressing room and ensuite at first floor, with a foot print of 4.3m by 6.6m. I consider it would not be reasonable to require the applicant to provide 10% of the energy needs of the development via renewables since the amount of energy required by this extension would be rather small, and it does not create further bedrooms.

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) (669/21B), and specification contained therein, submitted on 29 September 2010 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.

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.