Planning Committee: 14 December 2021 **Item Number:** 7

Application No: W 21 / 1348

Registration Date: 14/07/21
Town/Parish Council: Rowington **Expiry Date:** 08/09/21
Case Officer: Millie Flynn
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Woodlands Cottage, Mill Lane, Rowington, Warwick, CV35 7DQ
Erection of two storey side extension and erection of detached double carport and store building FOR Mr and Mrs Bates

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This application is being presented to Committee as it is recommended for refusal and the Parish Council supports the application and there have also been more than 5 support comments received.

RECOMMENDATION

Planning Committee is recommended to refuse permission for the reason set out at the end of this report.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the proposed refurbishment of the existing dwelling including the erection of a two-storey side extension and the erection of detached outbuilding comprising two carport bays and a store.

THE SITE AND ITS LOCATION

The application site is located in a rural area and is washed over by Green Belt. Woodlands Cottage is a two-storey semi-detached dwelling, positioned on the south side of Mill Lane. The dwelling is set within a spacious plot and has previously been extended by way of a two-storey rear extension. The main dwelling adjoins neighbouring No. 2 Woodlands Cottage.

PLANNING HISTORY

W/20/1396 – Application for Lawful Development Certificate for the proposed erection of a front porch, greenhouse, garden building and car port – Certificate granted 08/12/2020.

W/21/0131 – Proposed refurbishment of existing dwelling, two storey side and single storey rear extensions, new detached garage and associated internal and external works – Withdrawn.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- DS18 - Green Belt

- H14 - Extensions to Dwellings in the Open Countryside
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Rowington Parish Council - Supports the application.

WDC Tree Officer - No objection.

WCC Ecology - Conclude that no further survey work is required at this time, but recommend that bat, nesting bird and hedgehog notes are attached to any permission granted. Recommend provision of a suitably placed bat tile or similar roosting feature. Recommend that a condition for a Precautionary Method Statement for reptiles and amphibians in line with that recommended in the submitted report is added to any permission granted.

Councillor Richard Hales - Support, it will enhance the area.

Councillor George Illingworth - Woodlands Cottage in Mill Lane, Rowington, was originally built in the 1500's and is desperately in need of further updating to create a suitable home. At stands in a third of an acre sized plot so there is amble space. Furthermore, it is completely out of character in the area as it is surrounded by many much larger houses in the hamlet. You will see that there is local support. I therefore support this application to extend and improve this property and ask that the particular circumstances be appreciated.

Public Response - 9 support comments have been received on the following grounds:
- The proposal will improve a neglected property, which will benefit the local area.
- Large plot, with a modest extension.
- In keeping with the character of the local area.
- No amenity impact on neighbours.
- Sympathetic scale and design.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows.

- 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.
- Design and impact on the street scene.
- Impact on neighbouring properties.
- Ecology.

- Trees.

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

Paragraph 137 of the NPPF states that the essential characteristics of Green Belts are their openness and their permanence. A fundamental aim of Green Belt policy is to prevent urban sprawl. Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions include extensions which do not result in disproportionate additions over and above the size of the original building and replacement buildings which are in the same use, but which are not materially larger than the one they replace. Local Plan Policy DS18 states that the Council will apply national policy to proposals within the Green Belt. Local Plan Policy H14 states that extensions to dwellings in the Green Belt that represent an increase of more than 30% to the gross floorspace of the original building are likely to be considered disproportionate.

Site History

The application property has been extended by way of a two-storey rear extension. From the evidence available, it has been concluded that this rear two storey extension was built sometime between 1955 and 1980. Therefore this element of the dwelling is not considered original, as it was built after 1st July 1948. Accordingly, the rear extension must be included as an extension for the purposes of Green Belt assessment calculations.

Proposed Extension

Gross Floor Area Calculations:

Original floor area = ~31 (gf) + ~31 (ff) = 62sqm (approx.)

Proposed floor area + existing extensions floor area = ~ 67 (with LDC porch) (gf) + 64 (ff) = 131 sqm (approx.)

Percentage increase in floor area = 111% (approx.)

The proposed two storey side extension is considered unacceptable on the grounds that the proposal would result in a disproportionate addition to the property. The proposed 111% increase in the floor area of the property significantly exceeds the 30% increase in floor area contained within Policy H14 that is used as a guide for extensions that are likely to be considered proportionate. The proposal is therefore inappropriate development harmful by definition and by reason of harm to openness.

Proposed Outbuilding

The proposed replacement outbuilding is ~ 37% larger in volume, than the cumulative volume of the existing curtilage outbuildings. It is considered that the

proposed ~37% increase in volume result in a building which is materially larger than those it replaces. The outbuilding is therefore inappropriate development in the Green Belt which is harmful by definition and by reason of harm to openness. The proposed development is harmful by reason of inappropriateness and harm to openness and is contrary to the aforementioned policies.

Design and impact on the character and appearance of the area

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and also through good design. The adopted Residential Design Guide SPD also sets out design principles to which development proposals will be expected to comply.

Whilst the proposal is considered to substantially alter the scale of the original property, it is not considered that the extension is poorly designed when read in the context of the existing site. The extension is subservient and complies with the relevant design guidance set out in the Residential Design Guide SPD. The design of the proposal is also in keeping with the existing dwelling, with matching brick work and tiles proposed, along with symmetrical fenestration. The proposed outbuilding is also considered to be of an acceptable design. The proposal is therefore viewed to accord with the guidance set out in the Council's Residential Design Guide SPD and policy BE1 of the Warwick District Local Plan.

Impact on neighbouring properties

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. The Council's Residential Design Guide SPD provides a design framework for Policy BE3 and states that extensions should not breach a 45-degree line taken from the nearest habitable room of a neighbouring property. This aims to prevent any unreasonable effect on the neighbouring dwelling, by reason of loss of light, unneighbourly effects or disturbance/intrusion from nearby uses.

Neither the proposed outbuilding nor the extension will breach the 45-degree line from windows serving habitable rooms within the neighbour's property and are not considered to result in any material harm by reason of loss of light, privacy or outlook on neighbouring amenity.

Therefore, the proposal is acceptable and in accordance with Local Plan Policy BE3.

Ecology

Policy NE2 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that will destroy or adversely affect protected, rare, endangered or priority species unless it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity. Policy NE2 goes on to state that all proposal likely to impact on these assets will be subject to an ecological assessment.

The ecologist at Warwickshire County Council has recommended that advisory notes relating to the protection of bats, nesting birds, amphibians and hedgehogs, as protected species, should be attached to any approval granted. The recommended advisory notes are considered to afford appropriate protection for the scale of development proposed, along with the provision of a suitable placed bat tile or similar roosting feature. If approved the Local Planning Authority would place any recommended conditions from the Ecologist at Warwickshire County Council on the approval.

Trees

The Council's Arboricultural Officer has reviewed the information submitted and considered that provided the development takes place in accordance with the Arboricultural Method Statement then the development will not harm the trees. If approved the Local Planning Authority would place any recommended conditions from the Arboricultural Officer at Warwickshire District Council to the approval. The proposal is therefore considered in accordance with Policy NE2.

CONCLUSION

The proposals comply with Local Plan Policies BE1, BE3 and NW2, but fails to comply with the NPPF and Local Plan Policies H14 and DS18. This proposal constitutes inappropriate development in the Green Belt which is harmful by definition and by reason of harm to openness. No very special circumstances exist which would outweigh the harm identified. Accordingly, this application is recommended for refusal.

REFUSAL REASONS

1 Paragraph 149 of The National Planning Policy Framework (NPPF) states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions include extensions which do not result in disproportionate additions over and above the size of the original building and replacement buildings which are in the same use, but which are not materially larger than the one they replace. Local Plan Policy DS18 states that the Council will apply national policy to proposals within the Green Belt. Local Plan Policy H14 states that extensions to dwellings in the Green Belt that represent an increase of more than 30% to the gross floorspace of the original building are likely to be considered disproportionate.

In the opinion of the Local Planning Authority, the proposed extension to the dwellinghouse represents a disproportionate addition to the original building. The proposed outbuilding is considered to be materially larger than the existing curtilage buildings it replaces. Both the extension and the new outbuilding are considered to constitute inappropriate development in the Green Belt which is harmful by definition and by reason of harm to openness. No very special circumstances are considered to exist which outweigh the harm identified.

The proposed development is therefore contrary to the aforementioned policies.