Planning Committee: 11 November 2014 **Item Number:** **11**

Application No: W 14 / 1422

Registration Date: 29/09/14
Town/Parish Council: Rowington **Expiry Date:** 24/11/14
Case Officer: Helena Obremski
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Cornerways, Rookery Lane, Lowsonford, Solihull, B95 5ER
Erection of replacement garage with room over with link to the main dwelling.
FOR Miss Jennens

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

The applicant seeks to demolish and rebuild the existing double garage to the side of the main dwelling, with a room above and two pitched dormer windows to the rear roof slope of the garage. The applicant also seeks to link the proposed replacement garage to the main dwelling by way of a modest utility room extension. An identical scheme to that now proposed was approved under planning permission ref: W/10/0131, however, that permission has now lapsed.

THE SITE AND ITS LOCATION

The application property is a detached dwelling, positioned on a corner plot towards the outskirts of the village, with a detached double garage to the side and driveway parking to the front of the property. The application site has agricultural fields to the rear of the property and lies within the Conservation Area and Green Belt.

PLANNING HISTORY

6503 - Permission granted for the proposed erection of a two storey front extension.

W/09/0917 - Permission granted for the demolition of the existing garage and replacement with room over, with link to the main dwelling.

W/10/0131 - Permission granted for the replacement of the existing garage with room over and erection of a link utility room (amendment to W/09/0917).

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP9 - Unlisted Buildings in Conservation Areas (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Rowington Parish Council - No objections to the proposal subject to compliance with current policy regarding overall percentage increase of residential extensions.

WCC Ecology - No objection, recommend notes relating to bats and nesting birds as protected species be attached to any approval granted.

ASSESSMENT

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

- The impact on the character and appearance of the area
- The impact on the living conditions of nearby dwellings
- The impact on the character and appearance of the Conservation Area
- The impact on the Green Belt
- Renewable Energy
- Ecological Impact
- Health and Wellbeing

The impact on the Character and Appearance of the Area

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Emerging Local Plan 2011 - 2029 policy BE1 echoes the existing Local Plan and calls for development to be constructed using the appropriate materials and to enhance the existing settlement. Finally, the Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

The proposed replacement garage will be visible within the street scene as it will be positioned to the side of the application property. The use of flat roofs within the Conservation Area are not generally considered as appropriate design, therefore the replacement of the incongruous flat roofed structure with one with a dual pitched roof with clay tiles to match those of the main dwelling is considered to be an enhancement. The walls of the proposed garage and extension will also be rendered to match the main dwelling which will respect the character and appearance of the application property. Even though the height of the garage will be increased to accommodate the room above, it will be set down from the main dwelling to create a subordinate extension. The link at the rear of the property is mainly shielded by the garage and main dwelling, and is of modest proportions, which still gives the impression that the garage is an ancillary structure. Furthermore, the dormers to the roof will be positioned on the rear roof slope of the garage and will therefore have no impact on the street scene. The proposal is therefore considered to comply with the NPPF, existing Local Plan policy DP1 and emerging Local Plan policy BE1.

The impact on the living conditions of nearby dwellings

Warwick District Council's adopted Local Plan policy DP2 and emerging Local Plan policy BE3 require all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a requirement for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide SPG provides a framework for policies DP2 and BE3,

which stipulates that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

White Horse Cottage is positioned opposite the application site and sits at a 90 degree angle to the proposed garage. Although there would be a conflict with the 45 degree line from a window to a habitable room to the front elevation of this neighbour's property, as the sites are separated by a driveway and a road, and as the proposed garage will actually be marginally further away from White Horse Cottage, it is not considered that this would have such a detrimental impact which would warrant a reason for refusal of the application.

There are no other neighbours which could be impacted as a result of the proposed development. Therefore, the proposal is considered to comply with existing Local Plan policy DP2 and emerging Local Plan policy BE3.

The impact on the Conservation Area

Warwick District Local Plan policy DAP8 requires development to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas. Emerging Local Plan policy HE2 states that development should respect the setting of Conservation Areas and should not impact on important views or groups of buildings from inside and outside of the boundary. Adopted Local Plan policy DAP9 relating to unlisted buildings in Conservation Areas reiterates this by stipulating that alterations and extensions should be refused where they adversely affect the character, appearance or setting of a Conservation Area.

The proposed replacement garage is considered to be of an improved design and appearance over the existing flat roofed structure which would enhance the character and appearance of this part of the Conservation Area, whilst retaining the character of the main dwelling. The proposed matching materials used to construct the garage are considered to be appropriate and will respect the application property. It is also noted that the Council's Conservation Architect has not objected to the application. Therefore, it is considered that the proposal complies with existing Local Plan policy DAP8, DAP9 and emerging Local Plan policy HE2.

The impact on the Green Belt

The NPPF states that extensions within the Green Belt should not result in disproportionate additions over and above the size of the original building and existing Local Plan policy RAP2 and emerging Local Plan policy H14 reinforce this by stipulating that proposals should retain the visual dominance of the original dwelling. Development should retain the openness of the rural area and not alter the scale, design or character of the original dwelling. Paragraph 8.25 of existing Local Plan policy RAP2 states that extensions which represent an increase of over 30% excluding any outbuildings would be considered disproportionate in the Greenbelt.

Owing to the fact the application property already benefits from a two storey front extension and the link between the proposed garage, this will lead to an

increase in gross floor space above the original dwelling of 85%. Rowington Parish Council have raised an objection to the application based on the fact that the proposal does not comply with the guidance within adopted Local Plan policy RAP2. Although the application exceeds the guideline figure of 30%, it is considered to comply with the Policy in terms of design and appearance as the garage will be set down from the main dwelling and still has the appearance of an ancillary outbuilding despite the link. The garage is not considered to be a disproportionate addition to the main dwelling and does not alter the scale or character of the application property as its visual dominance is retained. It is not considered that the development will have a detrimental impact on the openness of the Green Belt. Therefore, in this context, the proposal is considered to comply with the NPPF, existing Local Plan policy RAP2 and emerging Local Plan policy H14.

Renewable Energy

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables in accordance with Policy DP13 and the associated SPD would not be appropriate.

Ecological Impact

WCC Ecology have commented on this application site, however, they consider that a cautionary bat note and nesting bird note would be sufficient and that this application in its present form is acceptable and complies with existing Local Plan policy DP3 and emerging Local Plan policy NE2.

Health and Wellbeing

N/A.

CONCLUSION

In conclusion, the proposed replacement garage and utility room link extension are considered to be of acceptable design and scale which would not impact adversely on the on the character or appearance of the street scene and do not substantially impact on the amenity of neighbouring properties, the Green Belt or the Conservation Area which would support a reason for refusal.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings, and specification contained therein, submitted on 24th September 2014. **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.

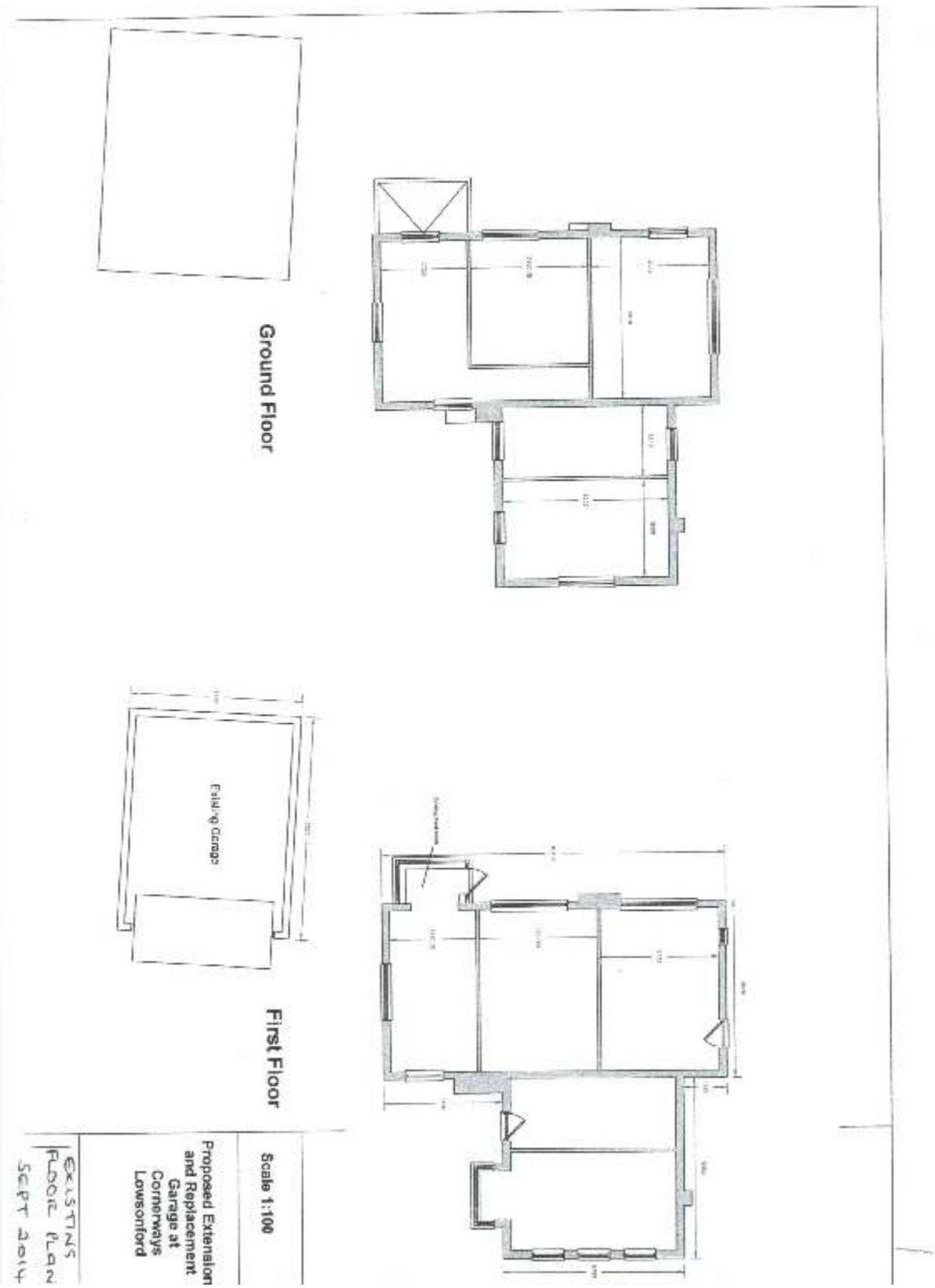
3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

North at Top of Page
Scale 1:2000
Proposed Extension and Replacement Garage at Cornerways Lowsonford
LOCATION PLAN SEPT 2014
LANDSWORTH STREET
Existing House and Garage
Proposed Garage
LOOKERS LANE

North at Top of Page
Scale 1:500
Proposed Extension and Replacement Garage at Cornerways Lowsonford
BLOCK PLAN SEPT 2014
Pond
Hall
GP
85.3m
86.9m
Meadow Cottage
White Horse Cottages
Cornerways
Existing House and Garage
Proposed Garage

Scale 1:100
Proposed Extension and Replacement Garage at Cornerways Lowsonford
EXISTING ELEVATIONS
Rear Elevation
Front Elevation

Scale 1:100
Proposed Extension and Replacement Garage at Cornerways Lowsonford
EXISTING ELEVATIONS 2
Side 1 Elevation
Side 2 Elevation


Ground Floor
Existing Garage
First Floor
Scale 1:100
Proposed Extension and Replacement Garage at Cornerways Lowsonford
EXISTING FLOOR PLAN SEPT 2014

Scale 1:100
Proposed Extension and Replacement Garage at Cornerways Lowsomford
Rear Elevation
Front Elevation

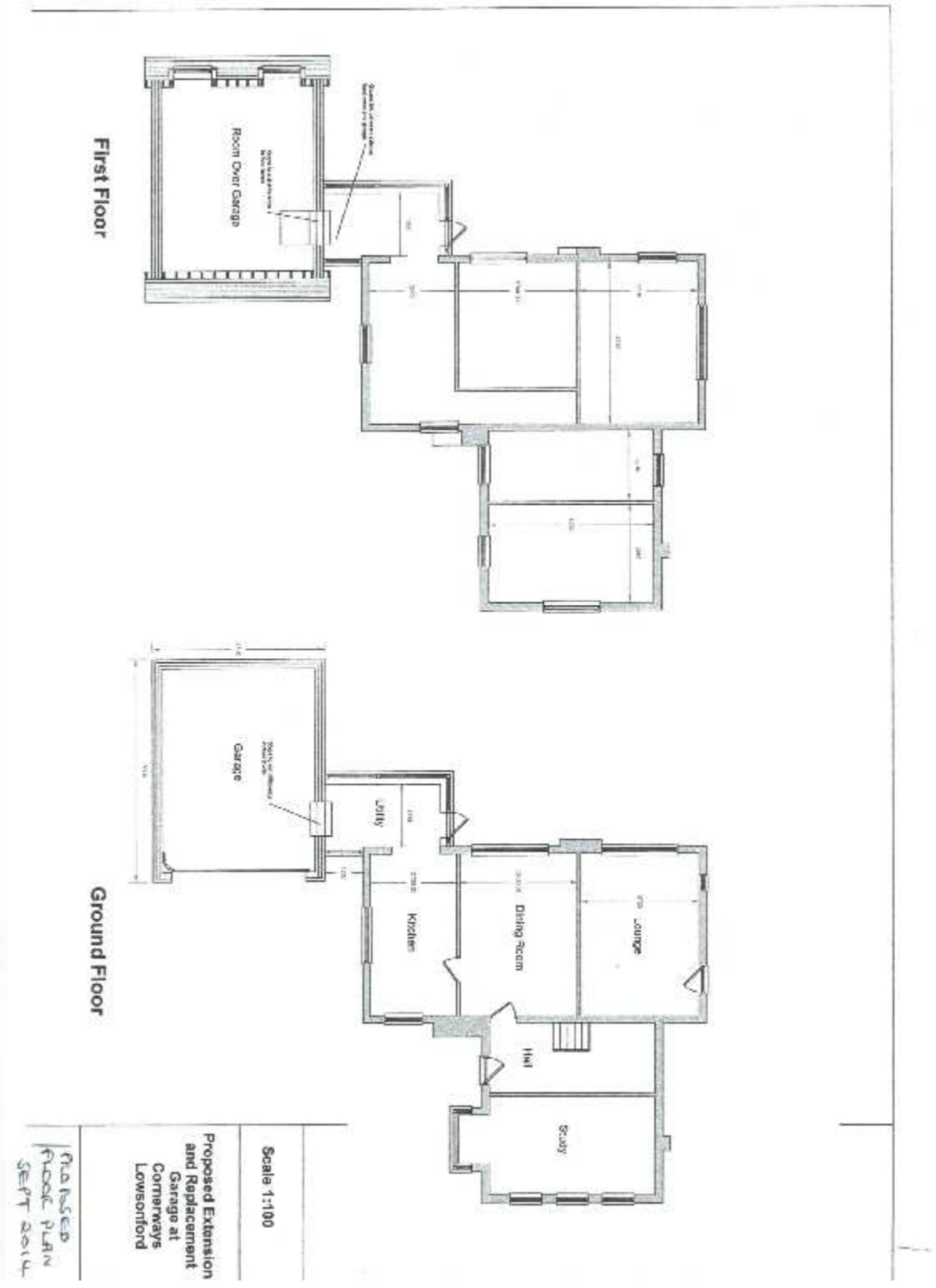
Side 1 Elevation

Side 2 Elevation

Scale 1:100

Proposed Extension and Replacement Garage at Cornerways Lowsonford

PROPOSED ELEVATIONS 2


First Floor
Room Over Garage
Ground Floor
Garage
Utility
Kitchen
Dining Room
Lounge
Hall
Study
Proposed Extension and Replacement Garage at Cornerways Lowsonford
Scale 1:100
PROPOSED FLOOR PLAN SEPT 2014