Planning Committee: 21 June 2016 **Item Number:** **11**

Application No: W 16 / 0861

Registration Date: 11/05/16
Town/Parish Council: Norton Lindsey **Expiry Date:** 06/07/16
Case Officer: Helena Obremski
01926 456531 Helena.Obremski@warwickdc.gov.uk

The Willows, Wolverton Road, Norton Lindsey, Warwick, CV35 8JL
Proposed removal of the existing porch and bow window, removal of existing roof structure and formation of new pitched roof, with increase in roof height of 0.85m. FOR Mr & Mrs Boddington

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This application is being presented to Planning Committee as the Parish Council supports the application and it is recommended for refusal.

RECOMMENDATION

Planning Committee are recommended to refuse the application, for the reasons set out at the end of this report.

DETAILS OF THE DEVELOPMENT

The proposals are to remodel the existing dormer bungalow by removing the existing roof and dormer and replacing them with a dual pitched roof which will extend across the length of the house to form a chalet-style 1.5 storey bungalow. This will involve an increase to the ridge height by 0.85m and provide for additional living accommodation in part of the first floor.

The application is supported by a bat report which states that the property has not been identified as a bat roost or hibernation site and no further surveys or mitigation measures are considered necessary.

In response to concerns raised in relation to the increase in the footprint of the original dwelling and following the previous refusal of application ref: W/15/1589 for a similar scheme, the information below has been provided by the Planning Agent in support of the application:

- The new application has taken into account the planning officer's conclusions from the two previous applications regarding scale and has redesigned the scheme accordingly. The proposal is for the remodelling of the property along the lines of those proposed under application ref: W/15/1583 with a new roof structure and external finishes but without increasing the total internal floor area.

- The demolition of the existing porch and bow window sees the floor area go from 156m² for the existing to 155.3m² for the proposed. This allows for the

improvement to the street scene by providing a modern contemporary design in place of the visually intrusive, architecturally meritless existing dwelling.

- The proposed increase in roof height of only 0.85m does not substantially increase the bulk or massing of the property and the property still has a lower ridge height than its direct neighbour.

- The existing, badly extended bungalow is utilitarian and of little or no architectural merit.

- Any visual impact of the roof alterations would be reduced by the large set-back from Wolverton Road and the ridge height being lower than the adjoining property.

- The remodelled dwelling would not conflict with, or undermine, any of the identified purposes of Green Belt designation.

- The proposed contemporary design would result in a significant improvement to the street scene and provide an attractive family home which would add to the established housing stock of the village.

- There is no increase in internal floor area over the existing extended bungalow and there is only an 8% increase in surface area of the front elevation when compared with the existing elevation.

THE SITE AND ITS LOCATION

The application site is an existing detached dormer bungalow located on the southern side of the highway within the village of Norton Lindsey. The site is washed over by Green Belt.

The dwelling forms part of a ribbon development and is set back substantially from the front boundary with the public highway. The site itself is outside the Conservation area but directly adjoins it's boundary to the east.

PLANNING HISTORY

2615 - Proposed Bungalow - Granted, 11th March 1958.

2615/A - Amendment to location of Cess Pit - Granted, 23rd May 1958.

2615/1 - Ground and first floor extensions - Granted.

W/15/0119 - Removal of existing dormered first floor and construction of new first floor over existing external footprint, new porch, ground floor extension and render - Refused, 25/3/15. The reason for refusal was due to the bulk and mass of the proposal and its design which radically altered the scale of the dwelling unacceptably impacting on the character and openness of the rural locality and comprising inappropriate development within the Green Belt. No very special circumstances were considered to exist to outweigh the harm.

W/15/1589 - Similar application for extensions to ground floor and removal of existing roof structure and formation of new pitched roof to enlarge the existing

first floor footprint, including raising existing ridge height refused by Planning Committee in accordance with officer's recommendation. The application was refused due to the proposal comprising a disproportionate which amounted to inappropriate development in the Green Belt.

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)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (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)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE4 - Landscape (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

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

SUMMARY OF REPRESENTATIONS

Norton Lindsey Parish Council: Support application. The proposed development will enhance the street scene and be more in keeping with modern family living.

WCC Ecology: No objection, comments remain the same as those for application ref: W/15/1583.

Assessment

The main issues in the assessment of this proposal are:

- Whether the proposal would comprise appropriate development in the Green Belt, and if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and any other harm identified.
- Impact on the character of the surrounding area / Green Belt.
- Impact on the living conditions of the occupiers of neighbouring properties
- Ecology
- Energy Efficiency / CO2 reduction
- Health & Wellbeing

Principle of the development

The application site is washed over by Green Belt. The National Planning Policy Framework (NPPF) states that the essential characteristics of Green Belt are openness and permanence. Para 87 of the NPPF states that inappropriate development in the Green Belt is harmful by definition and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed.

Paragraph 89 of the NPPF states with regards to extensions that the extension or alteration of a building (inter alia) where they do not result in disproportionate additions over and above the size of the original building will not be considered as inappropriate development within the Green Belt.

Policy RAP2 of the adopted Warwick District Local Plan 1996-2011 and Policy H14 of the emerging Warwick District Local Plan 2011 - 2029 seek to prevent "disproportionate" additions to dwellings in rural areas which substantially alter the scale, design and character of the original dwelling, in order to protect the landscape and character of rural areas. The subtext to these policies state development which would represent an increase of more than 30% of the gross floor space of the original dwelling (excluding any detached buildings) located within the Green Belt are likely to be considered disproportionate.

The application site, which is located within the Green Belt, comprises of a detached dwelling which was originally a single storey bungalow. The dwelling already benefits from ground floor and first floor dormer extensions.

The amended scheme has removed the ground floor extension which formed part of the previously refused scheme. However, the development still removes the dormer windows and reconfigure the roof including raising the main ridge line by 0.85m, creating a pitched roof which extends across the length of the property. The previous application which was refused included an increase in gross floor space at the first floor which was facilitated by the roof alterations which would have increased the gross floor space above the original dwelling by 212%. The agent contends that, as amended, there will be no increase in floor space above the existing dwelling and only an 8% increase in the surface of front elevation as the additional floor space in the roof space has been marked as a "void". However, it is considered that the creation of an internal void at first floor does nothing to reduce the bulk and mass of the proposal when compared to the previously refused scheme.

The original property has already been substantially extended and the impact on the Green Belt is not only assessed via a measure of the increase in gross floor space. Local Plan Policy RAP2 states that development which does not retain the openness of the rural area by significantly extending the visual impression of built development, or if the development would substantially alter the scale, design and character of the original dwelling this will be considered as harmful to the Green Belt. The proposal has removed some of the internal floor space from the previous application, however, the overall impression of the property including the overall bulk and mass, has not been reduced, providing a very similar scheme to that which was previously refused. The principle of the development therefore remains unacceptable.
It is considered that these extensions and alterations would significantly alter the original dwelling. The extensions would significantly alter the appearance of the dwelling and together with the design changes and increase in height to the roof, would leave no reference to the scale or design of the original dwelling. Together with the increase to the footprint, far beyond 30% from the original dwelling, the extensions are considered to result in a disproportionate addition which is harmful by definition and by reason of harm to openness.

Whilst the applicants' desire to 'update' the building is appreciated, it is considered that this could be undertaken in a manner which respects the scale and character of the original dwelling. Whilst the design of the existing dwelling is not of any particular architectural merit, it is not considered to be so visually intrusive to the surrounding area to constitute the very special circumstances required to outweigh the harm identified.

The development is thereby considered to be contrary to the aforementioned policies.

Impact on the character of the surrounding area / setting of the Conservation Area

Policy DP1 of the Warwick District Local Plan 1996-2011 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposed extensions will not retain the visual dominance of the original dwelling. The proposals will envelope the original dwelling and leave little trace as to what form the original dwelling took. The original dwelling was a modest single storey bungalow and although it is acknowledged that the dormer

windows added later are visually intrusive, the scale and design of the original dwelling can still be seen.

The extensions would result in a large block dwelling which would be substantially increased from the original and existing both in footprint and overall height and bulk.

The dwelling is set back from Wolverton Road, however, there are open views to the rear and due to level changes, the dwelling will be quite visible on the approach along Wolverton Road from the north. The site is adjacent to the Conservation area and will be viewed as a backdrop to adjacent buildings at The Laurels. However considering the design of the existing dwelling and positioning within the plot the proposals are considered to have a neutral impact on the setting of the Conservation Area.

The development is thereby considered to be contrary to the aforementioned policies.

Impact on neighbouring properties

Policy DP2 of the Warwick District Local Plan 1996-2011 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

To the west of the application site is an existing dwelling known as 'Kerry.' This dwelling is a single storey building with first floor accommodation provided in the roofspace.

To the side of the adjacent property 'Kerry' there are 3 windows, 2 of which serve habitable rooms (kitchen and dining room) and the central window is obscure glazed and serves a bathroom. The clear glazed windows, although they serve habitable rooms, are secondary windows with the primary sources of light to these rooms available on the front and rear elevation.

The window to the rear of the side elevation serves the kitchen, however, there is a conservatory to the rear which is open to the kitchen and also provides the main outlook for this room. The proposed extensions will not infringe on a 45-degree sightline from the rear of the conservatory.

There is a bedroom window at first floor level to the rear elevation and the proposed dwelling will infringe on a 45-degree sightline from this window. However, considering the existing relationship between these dwellings and that the proposed reconfigured dwelling is only 1 1/2 storey, the proposal is not considered to result in material harm that would be sufficient to warrant refusal of this application.

'The Laurels' is a residential dwelling located to the east of the application site. This dwelling is set some distance from the application site and there is no direct window-window relationship between these properties. The development will have some visual impact on the occupants of this property but this will not be significantly increased from that which already exists.

The proposal is therefore considered to accord with Policy DP2.

Ecology

County Ecology have commented on this application and a bat survey has been submitted. They have the same recommendations as those for previous application W/15/1583, that the survey carried out is satisfactory and a bat note should be attached to any approval. The proposal is therefore considered to comply with Policy DP3 of the Local Plan.

Energy Efficiency / CO2 reduction

The requirement to include energy efficiencies within the proposed development has been acknowledged. This is in accordance with Policy DP13 and the associated SPD and can be secured by condition.

Health and Wellbeing

There are no issues in relation to this application.

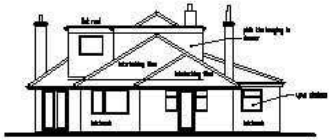
Summary/Conclusion

The proposal has not be significantly altered in design, bulk or mass from the previous application which was considered to constitute disproportionate additions and inappropriate development in the Green Belt harmful by definition and by harm to openness. For this reason, the same reason for refusal applies. The proposal is contrary to Policy RAP2 and the NPPF and no very special circumstances are considered to exist which outweigh the harm identified.

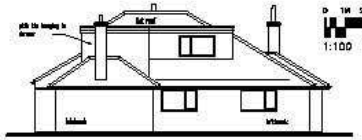
REFUSAL REASONS

1 The proposed development by reason of its scale, bulk and massing comprises a disproportionate addition to the dwelling and inappropriate development within 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 National Planning Policy Framework and to Policy RAP2 of the Warwick District Local Plan 1996 - 2011.

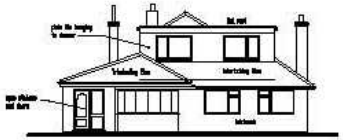


EXISTING REAR ELEVATION (1:100)

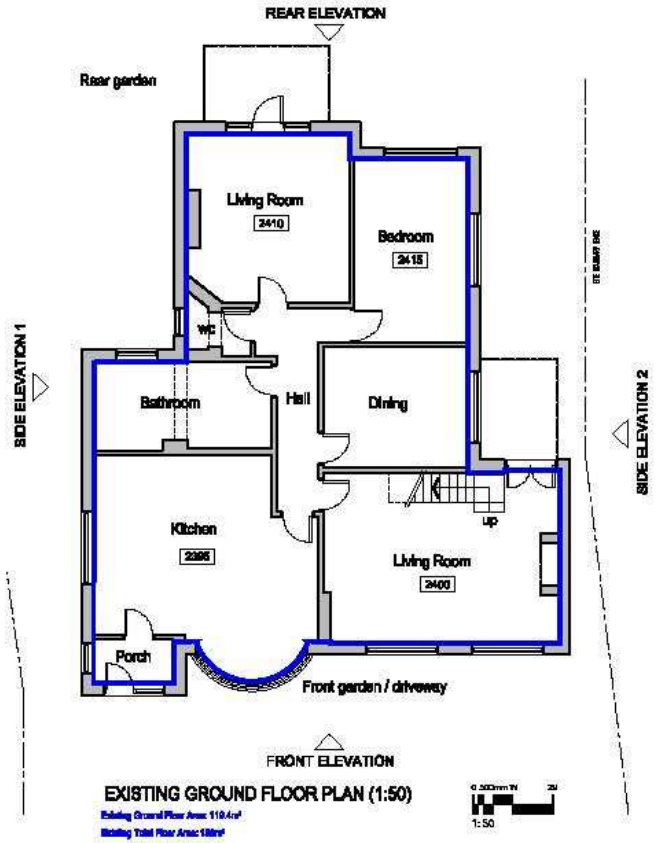


EXISTING SIDE ELEVATION 2 (1:100)

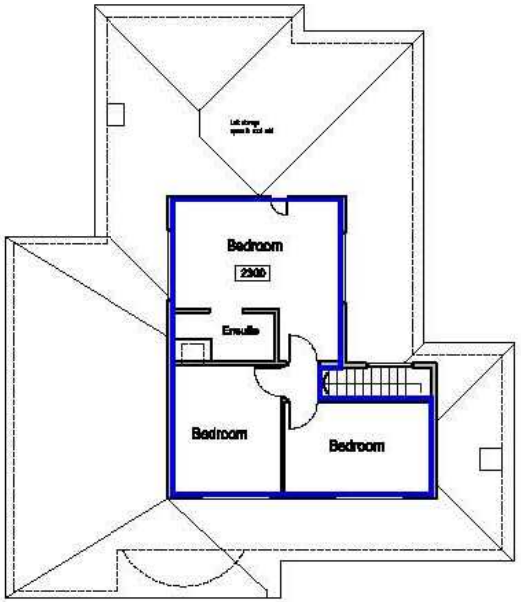
EXISTING SIDE ELEVATION 1 (1:100)



EXISTING FRONT ELEVATION (1:100)

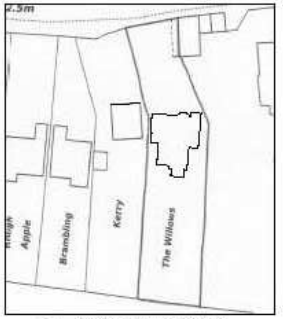


EXISTING GROUND FLOOR PLAN (1:50)



EXISTING FIRST FLOOR PLAN (1:50)

SITE LOCATION PLAN (1:1250)



SITE BLOCK PLAN (1:500)

Richard S. Baily

PROPOSED ALTERATIONS
THE MILLOWS, WOLVERTON ROAD
NORTON LINDSEY
WARWICKSHIRE, CV35 8JL

PLANS AND ELEVATIONS

AS EXISTING

512561 As Existing

PROPOSED FRONT ELEVATION (1:100)
PROPOSED REAR ELEVATION (1:100)
PROPOSED SIDE ELEVATION (1:100)
PROPOSED SIDE ELEVATION (1:100)
PROPOSED WOLVERTON ROAD ELEVATION (1:100)
Rear garden
Wc
Study/Bedroom
Hall
Porch
Living Room
Kitchen
En suite
Master Bedroom
Play Area
Front garden / driveway
SITE BOUNDARY FENCE
PROPOSED GROUND FLOOR PLAN (1:50)
Proposed Ground Floor Area: 112.1m²
Proposed Total Floor Area: 155.3m²
Void
Landing
Bathroom
Bedroom Two
Bedroom Three
PROPOSED FIRST FLOOR PLAN (1:50)
Proposed First Floor Area: 43.2m²
SITE LOCATION PLAN (1:1250)
SITE BLOCK PLAN (1:500)
Apple
Brambling
Kerry
The Willows
Richard S. Baily
PROPOSED ALTERATIONS
THE WILLOWS, WOLVERTON ROAD
NORTON LINDSEY
WARWICKSHIRE, CV35 8JL
PLANS AND ELEVATIONS
PROPOSALS
1:50, 1:100, 1:500
Scale: 1:1250 @ A1
Date: 29/03/2016
Drawing No. 5135/03 Proposals
Drawn: ML