Planning Committee: 28 April 2015 **Item Number:** **12**

Application No: W 15 / 0135

Registration Date: 05/03/15
Town/Parish Council: Rowington **Expiry Date:** 30/04/15
Case Officer: Sarah Willetts
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Ribbons, Rowington Green, Rowington, Warwick, CV35 7DB
Erection of two storey side extension FOR Mr Taylor

This application is being presented to Committee due to the number of objections and an objection from the Parish/Town Council having been received.

RECOMMENDATION

Planning Committee as recommended to **GRANT** planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The proposal comprises ground and first floor extensions to the application property.

THE SITE AND ITS LOCATION

This application plot is a large property located on the southern side of Rowington Green. This is a large feature arts and craft styled house within Rowington Green. It is of brick construction with a plain tile roof with low overhanging eaves with soffit details. The house itself sits within a very large plot that extends to some distance at the rear. There are properties either side but nothing located directly on the common boundaries. The property is set back from the road behind and hedge and traditional field gate so is not overtly visible in the street scene.

A replacement detached garage which was constructed under a 2007 permission is on the right hand side of the plot and is linked to the house by existing walls and canopy roof which give the impression of a continuous building. Hedges and trees mark the boundary to the rear

The property is located within the Green Belt.

PLANNING HISTORY

W/89/1073 - Detached garage

W/07/1970 - Replacement garage with a studio space above

RELEVANT POLICIES

- The 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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DAP3 - Protecting Nature Conservation and Geology (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)
- DS19 - Green Belt (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)
- CC3 - Buildings Standards Requirements (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)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

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

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: Object to the original scheme due to the cumulative size of the extension and its disproportionate nature including the link to the garage (the latter having now been removed from the proposal) .

Assessment

The main issues with regard to this application are:

- Impact on Green Belt

- Appearance/design
- Amenity
- Ecology
- Health and Wellbeing

Green Belt

The principal issue is whether the development is appropriate within this Green Belt setting. Inappropriate development is by definition harmful to the openness of the Green Belt to which there is therefore an objection in principle

The revised proposal equates to a 29% increase in the size of the dwelling which is not considered to comprise a disproportionate addition to the existing dwelling and which is therefore considered to be appropriate in principle within the Green Belt.

Appearance and Design

The amended scheme as submitted now removes a link extension between the house and the garage so that they remain separate. The house itself has been little altered and the scale of the proposed extension would remain wholly subordinate to the main dwelling, being set down from the main roofline, set back from the front wall of the house and set well off the common boundary with a hipped roof and dormer detailing.

Furthermore, the site is comparatively well-screened from the road and the building would not therefore be especially prominent. The form of the proposal to the existing house, reflect the existing design positively.

For these reasons the extension is considered to comply with policy DP1 of the WDLP and the Residential Design Guidelines. Conditions may be applied to ensure that the form and appearance of the materials used match the existing house.

Amenity

The proposed extension is located some distance from any neighbouring houses (over 40m) and therefore there would be no loss of amenity to the nearby properties in compliance with policy DP2 of the WDLP.

Ecology

The application has been supported by a Bat Survey Report dated March 2015. Whilst no bats were found in the existing loft void, there was evidence that the two storey part of the loft space had previously been utilised by bats.

Further survey works and mitigation are recommended by the ecologist and a separate licence may also be required. Conditions would ensure that the proposed works comply with policy are acceptable in this respect.

Energy/Co2

The works could be adequately mitigated by the imposition of suitable conditions to ensure that they meet current standards for energy saving.

Health and Wellbeing

N/A.

Conclusion

It is considered that the amended proposal for the extension represents appropriate development in the Green Belt and is of satisfactory design, causing no amenity issues for neighbouring properties and as such complies with the Development Plan and the Councils Residential Design Guidelines.

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).

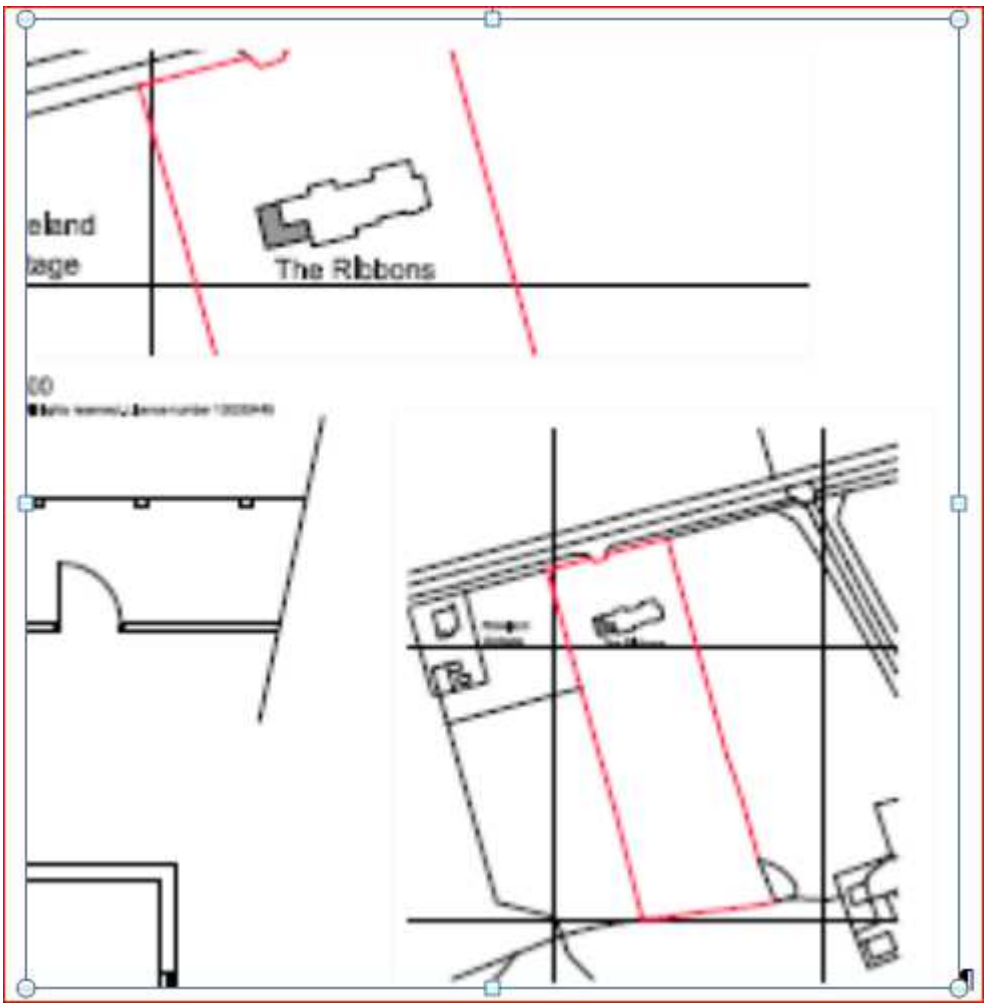
2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 2805-02C, and specification contained therein, submitted on 14.4.15. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

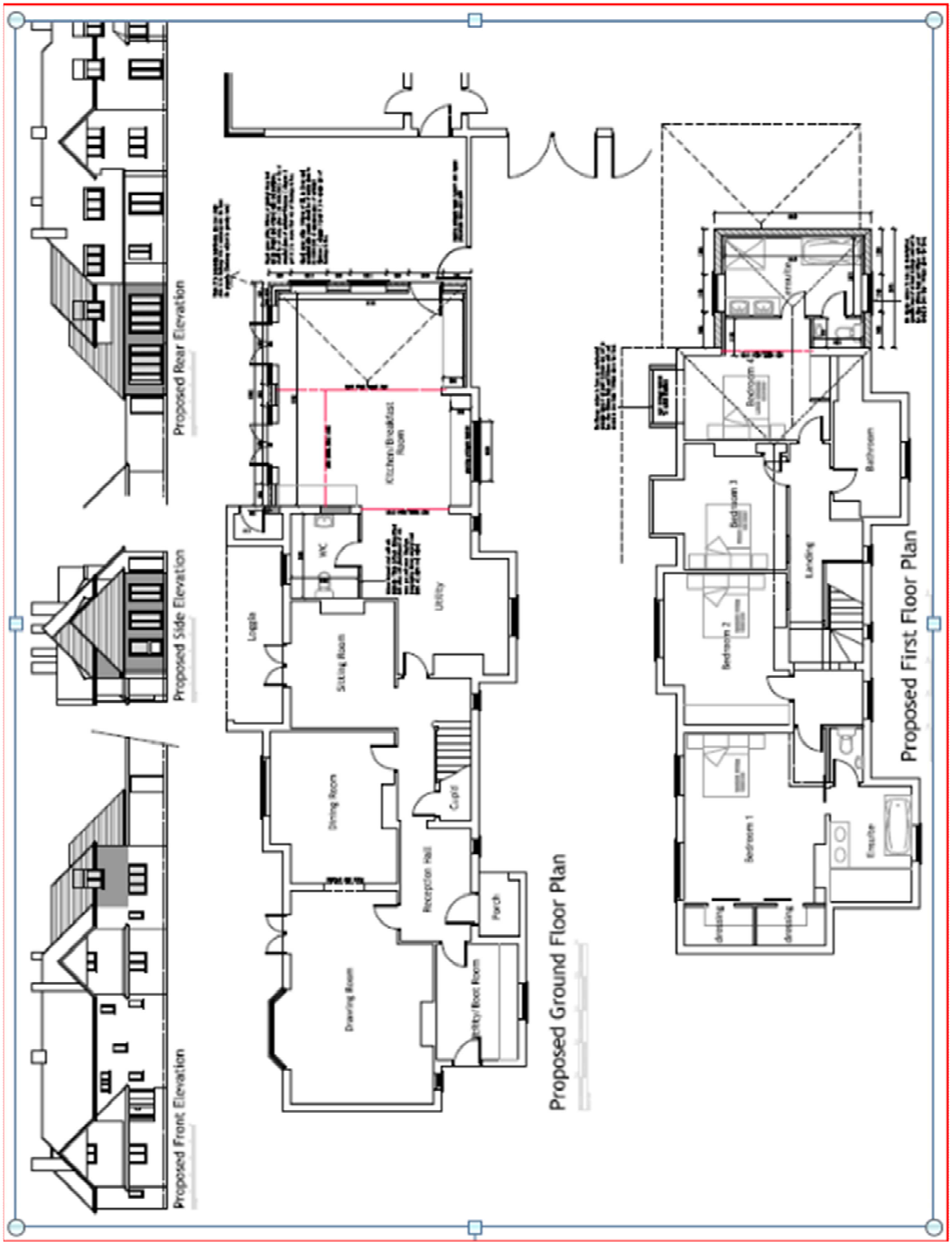
3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON :** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local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

4 No development (including demolition) shall commence unless and until further surveys survey for the presence of bats has been carried out by a qualified surveyor, and has been submitted to and approved in writing by the local planning authority. Should the presence of bats be found then no demolition shall take place until full details of measures for bat migration and conservation have been submitted to and approved by the local planning authority. These measures should include: a) inspection of existing buildings on site within one month prior to their demolition to determine presence or absence of roosting or hibernating bats; b) no building containing bats shall be demolished until bats have been safely excluded using measures as have been previously submitted to and approved in writing by the local planning authority; c) provision of a new bat roost/hibernacula constructed to a design and in a location previously approved in writing by the local planning authority; d) provision of new bat roost/hibernacula within new construction; e) provision of an area of buffer/habitat around the new bat roost/hibernacula, details of the buffer to be submitted to and

approved in writing by the local planning authority; f) retention of hedgerows identified as being important for foraging bats within the development site, details of the location of hedges to be submitted to and approved in writing by the local planning authority; g) provision for the management in perpetuity of the buffer habitat, hedgerows used for foraging and the new bat roost/hibernacula. The works shall be implemented in strict accordance with the approved details and timing of works, unless otherwise approved in writing by the local planning authority and once undertaken the works shall not be removed or altered in any way without the prior written approval of the local planning authority. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.

5 The development hereby permitted shall not be commenced unless and until a scheme showing how either a). at least 10% of the predicted energy requirement of the development will be produced on or near to the site from renewable energy resources, or b). a scheme showing how at least 10% of the energy demand of the development and its CO^2 emissions would be reduced through the initial construction methods and materials has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until all the works within the approved scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. **REASON**: To ensure that adequate provision is made for the generation of energy from renewable energy resources or to achieve carbon savings in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.


The Ribbons


Proposed Rear Elevation
Proposed Side Elevation
Proposed Front Elevation
Proposed Ground Floor Plan
Proposed First Floor Plan
Kitchen/Breakfast Room
Utility
WC
Logia
Sitting Room
Dining Room
Cupd
Reception Hall
Porch
Drawing Room
Utility/Boot Room
Bedroom 4
Ensuite
Bedroom 3
Bedroom 2
Landing
Bathroom
Bedroom 1
Ensuite
Dressing
Dressing