**Planning Committee:** 14 August 2018 **Item Number:** **9**

**Application No:** W 18 / 0986

**Registration Date:** 21/05/18

**Town/Parish Council:** Beausale, Haseley, Honiley & Wroxall **Expiry Date:** 16/07/18

**Case Officer:** Rebecca Compton
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**Ivy Cottage, Barracks Lane, Beausale, Warwick, CV35 7NT**

Erection of a part two storey part single storey side and rear extension after demolition of existing shed and porch FOR Mr M Edkins

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

## RECOMMENDATION

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

## DETAILS OF THE DEVELOPMENT

The proposal is for a part two storey part single storey side and rear extension following the demolition of the existing porch and attached shed.

## THE SITE AND ITS LOCATION

The application property is a two storey semi-detached dwelling in a rural location situated on Barracks Lane, Beausale. The site is washed over by Green Belt.

## PLANNING HISTORY

Whilst there have been no previous planning applications for this property, the attached shed to the side of the property is not an original feature.

## RELEVANT POLICIES

- National Planning Policy Framework 2018
- The Current Local Plan
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029)
- Guidance Documents
- TR3 - Parking (Warwick District Local Plan - 2011-2029)

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Parking Standards (Supplementary Planning Document)

## SUMMARY OF REPRESENTATIONS

**Beausale, Haseley, Honiley and Wroxall Parish Council:** Support on grounds that the proposals are modest and enhance the existing property.

**WCC Ecology:** Recommend initial bat and nesting bird survey and notes relating to amphibians, reptiles and Great Crested Newts.

## ASSESSMENT

Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified

Paragraph 145 of the National Planning Policy Framework makes it clear that the construction of new buildings is to be regarded as inappropriate development in the Green Belt except. There are certain exceptions to this including where extensions are not disproportionate additions over and above the size of the original building.

The supporting text to Policy H14 of the adopted Local Plan states that 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 is likely to be considered disproportionate.

The floor area of the original dwelling was approximately 79 square metres. The additions amount to approximately 84 square metres which equates to 106% over the floor space of the original building. This is significantly greater than the Council's adopted Local Plan guidance of 30% and is therefore considered to represent a disproportionate addition to the property, which is harmful by definition and by reason of harm to openness.

No very special circumstances have been presented which would outweigh the harm identified. The proposed development is therefore considered to conflict with the NPPF and Local Plan Policy H14.

Design and the impact on the character and appearance of the area

The application property forms one half of a pair of semi-detached dwellings. The adjoining property has been extended extensively in the form of a two storey side and rear extension and a porch to the front of the property. The application property proposes an extension of a similar design and scale to that of the neighbouring property and therefore it is considered that the proposed extensions would not appear out of character with the adjacent property. The proposed two storey extension is of an appropriate design and scale for the property and will be constructed out of matching brick and tile to compliment the existing building.

The proposal is therefore considered to comply with Local Plan policy BE1 and the Residential Design Guide SPD.

Impact on the amenity of the neighbouring properties

The proposed extensions do not breach the Council's adopted 45° line taken from the adjoining neighbouring property and there are no other neighbouring properties. The proposal is therefore considered not to result in material harm to the living conditions of the occupiers of the neighbouring properties by reason of loss of light or outlook.

The proposal is considered to comply with Local Plan Policy BE3.

Ecology

Taking a precautionary approach, the County Ecologist has recommended that a preliminary bat survey is required prior to the determination of the application. This request has been considered, however, it is also noted that the existing dwelling is well sealed and there are no records of an existing bat roost in the property.

On this basis, it is considered that the likelihood of bats is relatively low and a bat note advising the applicant of their responsibility in relation to protected species would be more reasonable and appropriate in this case.

**Summary/Conclusion**

The proposed development would represent a disproportionate addition to the application property which therefore means that the proposal constitutes inappropriate development in the Green Belt which is harmful by definition. It would also be harmful by reason of harm to openness.

**REFUSAL REASONS**

1 In the opinion of the Local Planning Authority, the proposed development represents a disproportionate addition to the original building and therefore constitutes 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 National Policy Framework and to Policy H14 of the Warwick District Local Plan 2011-2029.

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