Planning Committee: 19 July 2022 **Item Number:** 15

Application No: W 22 / 0792

Registration Date: 11/05/22
Town/Parish Council: Lapworth **Expiry Date:** 06/07/22
Case Officer: Rebecca Compton
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The Limes, Chessetts Wood Road, Lapworth, Solihull, B94 6EL
Erection of single storey front extension FOR Mr & Mrs Stokes

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

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the erection of a single storey rear extension.

THE SITE AND ITS LOCATION

The application relates to a large detached new build dwelling located off Chessetts Wood Road, Lapworth. The site is washed over by Green Belt.

PLANNING HISTORY

W/19/1155- Erection of a replacement dwelling - Withdrawn

W/19/1853 - Erection of a replacement dwelling - Granted

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- DS18 - Green Belt
- BE1 - Layout and Design
- BE3 - Amenity
- TR1 - Access and Choice
- TR3 - Parking
- H14 - Extensions to Dwellings in the Open Countryside
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Parking Standards (Supplementary Planning Document- June 2018)

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Object on grounds of overdevelopment of the site.

WCC Ecology: No objection, subject to conditions.

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 149 of the National Planning Policy Framework states that extensions to buildings which are not disproportionate additions over and above the size of the original building constitute appropriate development in the Green Belt.

The supporting text of Local Plan Policy H14 states that development which would represent an increase of more than 30% of the gross floor area of the original dwelling (excluding any detached outbuildings) is likely to be considered disproportionate.

The floor area of the original dwelling was 320.68 square metres. The additions (existing and proposed) amount to approximately 104 square metres which equates to 32% above the floor space of the original building. This is marginally higher than the Council's adopted Local Plan guidance of 30%, however as the extension will not significantly alter the visual impression of the property, the extension is considered a proportionate addition to the property.

It is considered that the proposed development would represent a proportionate addition to the application property which would constitute appropriate development and would not be harmful to the openness of the Green Belt. The proposal therefore complies with the NPPF and Local Plan Policies DS18 and H14.

Design and impact on character of surrounding 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.

Local Plan Policy BE1 requires development to be constructed using appropriate materials and that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. The Residential Design Guide SPD sets out steps which should 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 single storey extension has a pitched roof and appears as a subservient addition to the property. Moreover, it is considered to be of an

appropriate size and scale for the existing property. It is proposed to utilise matching materials to ensure that the proposed extension is in keeping with the host property to ensure an acceptable form of development.

The proposal is therefore considered to comply with Local Plan Policy BE1.

The Parish Council has objected on grounds of overdevelopment of the site but has not explained the rationale for this.

Impact on adjacent properties

Local Plan Policy BE3 states that new development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents.

The proposed extension will not breach the Council's adopted 45° line taken from neighbouring properties at The Elms, 79 & 81 Chessetts Wood Road nor would it breach the Council's adopted distance separation guidelines from these neighbouring properties. It is considered that there will be no material harm by reason of loss of outlook, light or privacy to the neighbouring dwellings having regard to Policy BE3.

The proposal therefore complies with Local Plan Policy BE3.

Ecology

The County Ecologist has been consulted and has raised no objection subject to a condition requiring an ecologist on site in accordance with the recommendations contained in the Bat Survey submitted and a condition requiring bat/ bird boxes to enhance biodiversity. These have been added to the list of conditions at the end of this report.

Conclusion

The proposal is of an acceptable design that will not present a negative effect to the amenity of neighbouring properties and represents appropriate development within the Green Belt.

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 drawing(s) 3268-SK-020, 3268-SK-040, 3268-SK-041, 3268-SK-042, 3268-SK-043, and specification contained therein, submitted on 11th May 2022. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.

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 BE1 of the Warwick District Local Plan 2011-2029.

4 The development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to supervise all destructive works to the roof of the building. All roofing material is to be removed carefully by hand. Appropriate precautions must be taken in case bats are found, such as the erection of at least one bat box on a suitable tree or building. Should evidence of bats be found during this operation, then work must cease immediately while Natural England and WCC Ecological Services are consulted for further advice. Any subsequent survey work, recommendations or remedial works will be implemented within the timescales agreed between the bat worker and the Local Authority Ecologist/Natural England. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report (to include any evidence found of presence or absence) shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings. **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 NE2 of the Warwick District Local Plan 2011-2029.

5 No part of the development hereby permitted shall be first occupied unless and until a scheme for the provision of 2 nest boxes for swifts and 1 bat box to be erected on buildings within the site has been submitted and approved in writing by the County Planning Authority and implemented in accordance with the approved details. The scheme shall include details of box type, location, and timing of works. Thereafter, the boxes shall be installed and maintained in perpetuity. **REASON:** To enhance the nature conservation value of the site.