Planning Committee: 09 December 2014 **Item Number: 8**

Application No: W/14/1684

Registration Date: 19/11/14
Town/Parish Council: Budbrooke **Expiry Date:** 14/01/15
Case Officer: Helena Obremski
01926 456531 Helena.Obremski@warwickdc.gov.uk

Hampton View, Henley Road, Hampton On The Hill, Budbrooke, Warwick, CV35 8QX

Erection of single storey link building between existing cottage and existing ancillary building (resubmission of W/14/1438) FOR Mr Nils Purser

---

This application has been requested to be presented to Planning Committee by Councillor Sawdon.

RECOMMENDATION

Planning Committee are recommended to refuse planning permission, for the reason set out at the end of this report.

DETAILS OF THE DEVELOPMENT

The applicant seeks to erect a single storey link extension between the main dwelling house and a large single storey outbuilding, with a lantern roof light and "green" roof. The proposal is the same as in application ref: W/14/1438 which was previously withdrawn so that the Ward Councillor could have the opportunity to call the application to the next Committee Meeting.

THE SITE AND ITS LOCATION

The application property is a detached dwelling with driveway parking to the front and side of the property. The site runs alongside the busy Henley Road. The nearest neighbour is sited approximately 250 metres away to the South on top of rising land and the site is surrounded by agricultural land. There is a large, single storey "L-shaped" outbuilding to the rear of the property which was constructed under permitted development rights. However, under planning permission W/10/1583 permitted development rights were subsequently removed for development within Classes A and B to control future development. The site is washed over by Green Belt.

PLANNING HISTORY

W/77/1082 - application granted for a two storey rear extension.

W/81/0987 - application granted for the erection of a flag pole and front hard standing with vehicular access.

W/81/1001 - application granted for the erection of a freestanding greenhouse.
W/81/0186 - application granted for the rebuilding of existing garage to form workshop, W/C and garage.

W/84/1122 - application refused for the erection of a garage and laundry room with additional bedroom and bathroom over.

W/87/0613 - application granted for the erection of a garage and utility room.

W/10/1583 - application granted for a first floor rear extension and increase in roof height.

W/14/1438 - application withdrawn for a proposed link extension to join the main dwelling to an existing outbuilding.

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)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (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)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Vehicle Parking Standards (Supplementary Planning Document)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Councillor Sawdon - Requested that the application be determined by Planning Committee

ASSESSMENT

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

- Whether the proposal would constitute appropriate development in the Green Belt and, if not, whether there are any very special circumstances to outweigh the harm by reason of inappropriateness or any other harm
- The impact on the character and appearance of the area.
- The impact on the living conditions of nearby dwellings.
- Parking.
- Renewable Energy.
- Ecological Impact.
- Health and Wellbeing.

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 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, the openness of the rural area and not alter the scale, design or character of the original dwelling. Paragraph 8.25 of the existing Local Plan policy RAP2 goes onto state that extensions which represent an increase of over 30%, excluding any outbuildings, would be considered disproportionate in the Green Belt.

Previous extensions to the application property represent an increase in gross floor space above the original dwelling of approximately 100%. In determining the application in 2010, the LPA considered that as previous development had been somewhat concealed by rendering the whole property, that granting the proposal to increase the roof height and add a first floor extension would still retain the visual dominance of what then appeared to be the "original" dwelling. This permission was also conditioned to remove the rear structure which was in disrepair to mitigate some of the impact on the openness of the Green Belt. In addition, the permitted development rights for development within Classes A and B were also removed by condition, as the LPA considered that it would not be appropriate for further extensions to be built which would be inappropriate in the Green Belt.

The addition of a link extension between the existing dwelling and the existing outbuilding, as proposed, would when taken together with the previous extensions, represent an increase in gross floor space above the original dwelling by almost 390%. The cumulative impact of the previous extensions has already impacted on the scale and character of what was originally a very modest property. The addition of the proposed link would further destroy the character of the original dwelling and drastically alter the scale and would give the impression of a sprawling development. The openness of the Green Belt would be reduced.

The proposed development would be inappropriate development in the Green Belt which would be both harmful by definition and by reason of its impact on openness. The NPPF states that substantial weight should be given to any harm

to the Green Belt and inappropriate development should not be approved except in very special circumstances. The applicant has put forward the following reasons why the application should be approved: 1. The functionality of the site would be increased as a result of the link; 2. It would greatly improve the energy efficiency of the main dwellinghouse and link; 3. By using a flat "green" roof a contrast is maintained between the main dwelling and the outbuilding; 4. Dense vegetation would screen the impact of the proposed development.

The reasons put forward have been considered, but are not considered to constitute the very special circumstances required to outweigh the harm identified.

For the aforementioned reasons, the proposal is therefore considered to be contrary to current Local Plan policy RAP2, emerging Local Plan policy H14 and the NPPF.

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. In addition, the Residential Design Guide SPG 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.

Due to the length, size and mass of the existing outbuilding, the proposed link which would then create a single dwelling structure, would result in an extension which would be out of proportion to the main dwelling. It is therefore considered that the proposal fails to respect the existing property in terms of scale and massing and cannot be considered a modest or subservient development when read against the main property, as required by the Residential Design Guide. The proposed development is not considered to respect the main dwelling and therefore, is not considered to comply with the NPPF, current Local Plan policy DP1, emerging Local Plan Policy BE1 and the Residential Design Guide SPG.

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 nearest neighbour is some 250 metres away from the application property and there will be no material impact on this neighbour as a result of the proposed development. The proposal is considered to comply with existing Local Plan policy DP2 and emerging Local Plan BE3.

Parking

The proposal will increase the total number of bedrooms in the dwelling from two to four. It is considered that there is sufficient off-street parking to the front of the property and that the proposed development would comply with current Warwick District Council Local Plan Policy DP8, emerging Local Plan policy TR4 and the Council's adopted Vehicle Parking Standards SPD.

Renewable Energy

Due to the scale of the proposed link when considered independent of the outbuilding, it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables in accordance with existing Local Policy DP13, emerging Local Plan policy CC2 and the associated SPD would not be appropriate.

Ecological Impact

WCC Ecology have not commented on this application site and there will be no impact on the main roof of the house, therefore, this application in its present form is acceptable and complies with existing Warwick District Council policy DP3 and emerging Local Plan policy NE2.

Health and Wellbeing

N/A.

CONCLUSION

In conclusion, the proposed link between the main dwelling and outbuilding is not considered to be of acceptable design and would represent a disproportionate addition to the application property which would be harmful to Green Belt and would warrant reason for refusal of the application.

REFUSAL REASONS

1 The property, subject of the application, is within the Green Belt, wherein the Local Planning Authority is concerned to ensure that the rural character of the area will be retained and protected in accordance with national policy guidance contained in the National Planning Policy Framework (NPPF). The NPPF states that the limited extension of existing dwellings in Green Belt areas may be appropriate provided that it does not result in a disproportionate addition over and above the size of the original dwelling. Policy RAP2 of the Warwick District Local Plan 1996-2011 seeks to prevent extensions to dwellings which substantially alter the scale, design and character of the original dwelling and indicates that extensions which are greater than 30% of the floor area

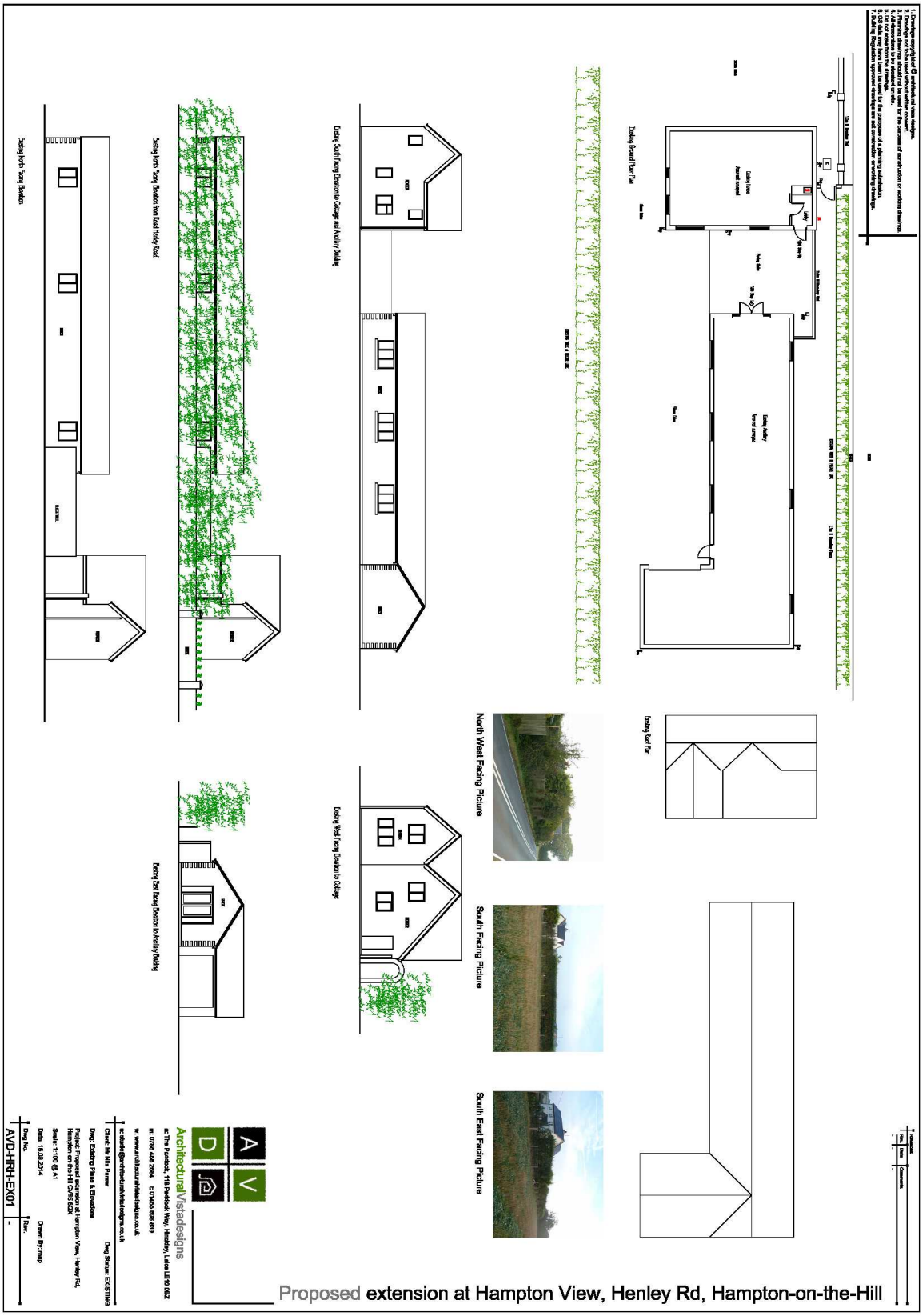
of the original dwelling are likely to be considered disproportionate.

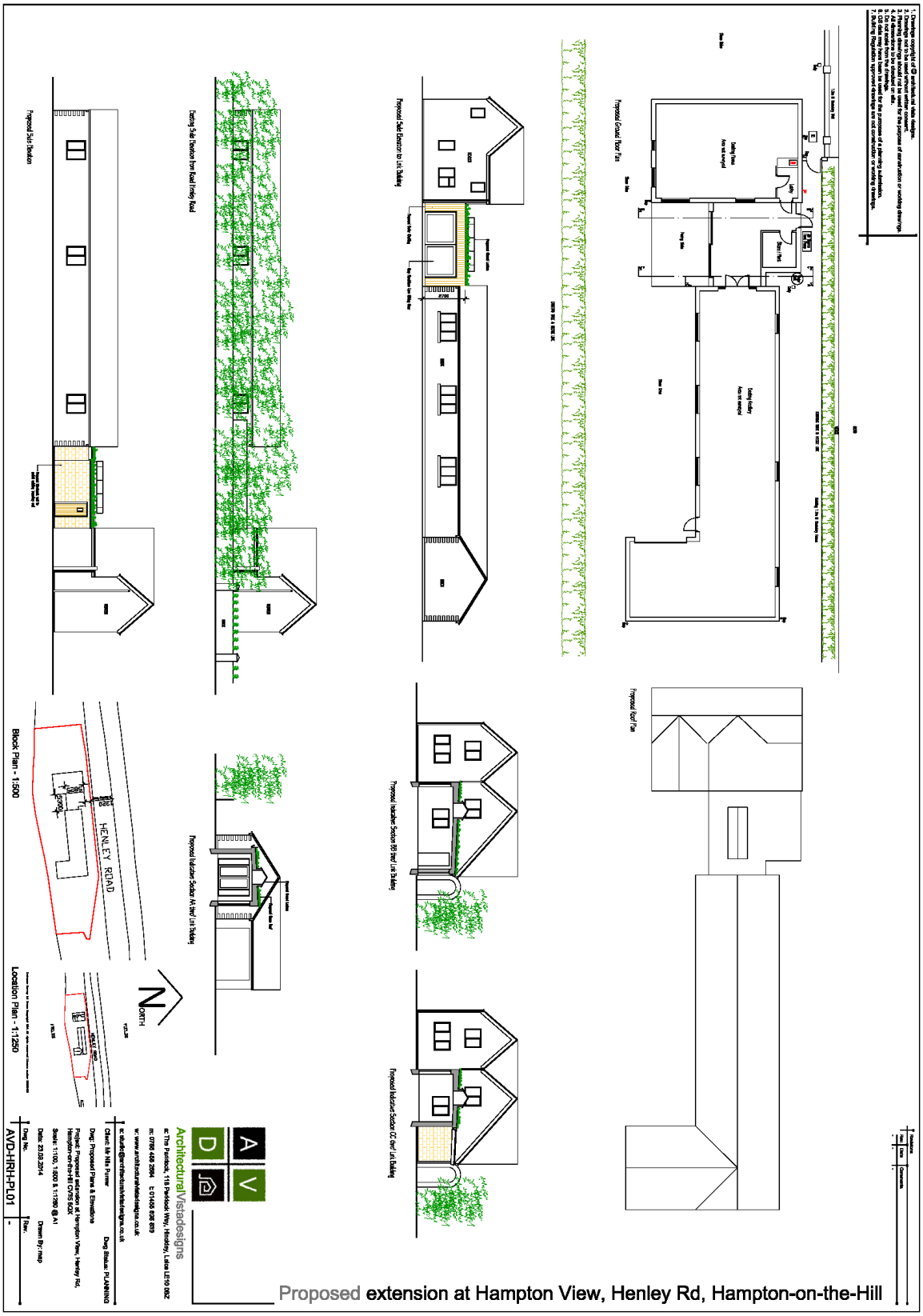
In the opinion of the Local Planning Authority, it is considered that the proposed development would radically alter the scale and character of the original dwelling, thus constituting a disproportionate extension and consolidation of a residential property which would constitute inappropriate development in the Green Belt harmful by definition and also by reason of a material loss of openness of this part of the Green Belt. The proposal would therefore be contrary to the aforementioned policy and the NPPF.

2 The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development. Furthermore, Warwick District Council's Local Plan 1996 - 2011 Policy DP1 requires all development to respect surrounding buildings in terms of scale, height, form and massing. In addition, the Residential Design Guide SPG sets out principles to be followed in order to achieve good design.

In the opinion of the Local Planning Authority, due to the length, size and mass of the existing outbuilding, the proposed link which would then create a single structure, would result in an extension which would be out of proportion to the main dwelling and would give the impression of a sprawling development. It is therefore considered that the proposal fails to respect the existing property in terms of scale and massing and cannot be considered a modest or subservient development when read against the main property, as required by the Residential Design Guide SPG. The proposed development is not considered to respect the main dwelling and is therefore considered to be contrary to the aforementioned policies.

Location Plan - 1:1250
NORTH
HENLEY ROAD
FIELDS
FIELDS
B4463
Proposed extension at Hampton View, Henley Rd, Hampton-on-the-Hill
AVD-HR-HPL-02


North West Facing Picture
South Facing Picture
South East Facing Picture
Proposed extension at Hampton View, Henley Rd, Hampton-on-the-Hill
ArchitecturalVistadesigns
AVD-HRH-EX01


Proposed extension at Hampton View, Henley Rd, Hampton-on-the-Hill
Block Plan - 1:500
Location Plan - 1:1250
HENLEY ROAD
NORTH
Architectural Vistadesigns
AVD-HRH-PL01