**Planning Committee:** 14 December 2021 **Item Number:** 8

**Application No:** W 21 / 1551

**Registration Date:** 18/08/21
**Town/Parish Council:** Barford **Expiry Date:** 13/10/21
**Case Officer:** Millie Flynn
01926456140 millie.flynn@warwickdc.gov.uk

**1 The Cedars, Wasperton Lane, Barford, Warwick, CV35 8DW**
Erection of single storey rear extension FOR Dr F Ramadani

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This application is being presented to Planning Committee due to the number of objections received and the recommendation being for approval.

## 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

1 The Cedars is a two-storey detached dwellinghouse located on the north side of Wasperton Lane, Barford. The property is also located within the Barford Conservation Area. A small residential development off Wasperton Lane, compromising of 8 dwellings, forms The Cedars. All buildings within The Cedars have an agricultural architectural style, to be in keeping with the character and setting of the Grade II* listed building, that is Barford House, which lies some ~80.0m from the application property.

## PLANNING HISTORY

W/15/1294 - Erection of 8 dwellings served via Wasperton Lane, with associated landscaping and car parking; and all ancillary and enabling works - Granted.

W/21/1262 - Application for a Lawful Development Certificate for a proposed single storey rear extension - Withdrawn.

## RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- HE1 - Protection of Statutory Heritage Assets
- Guidance Documents

- Residential Design Guide (Supplementary Planning Document- May 2018)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Barford Neighbourhood Plan 2014-2029
- B6 - Heritage Assets
- B7 - General Design Principles
- B8 - Biodiversity and Design Principles

## SUMMARY OF REPRESENTATIONS

**Barford, Sherbourne & Wasperton Parish Council** - No objection, but made comment that proposed brick work should match existing.

**WDC Conservation Officer -** The proposal site lies some distance from the Grade II* Barford House and adding the lightweight single storey extension will have minimal, if any impact on the setting of the heritage asset.

**WCC Ecology -** Recommend notes.

**WCC Landscape -** Object on the basis that the proposed extension will erode into the garden area and take the building line closer to the listed building, also going against Condition 27 of planning permission ref: W/15/1294.

**Historic England** - Do not wish to comment.

**Warwick District Conservation Advisory Forum -** The forum felt that the proposal was detrimental to both the setting of Grade II* Listed Barford House and Barford Conservation Area. It was also noted that the proposal goes against the original design principles of the original approval. CAF felt strongly that the application should be refused.

**Warwickshire Garden Trust -** Object to the proposal, as concerns were raised about the impact the development will have on the locally listed park and garden, the listed building and conservation area and the possibility of development creep having a suburbanising effect.

**Public Response -** 7 objections have been received on the following grounds.

- The modern design with large glass front that is proposed is not in keeping with the specific design features that were granted approval for application W/15/1294.
- Devalues the appearance of the landscape.
- Does not conserve or enhance the conservation area.
- The extension is outside the village boundary.
- Condition 27 was placed on the original approval of the 8 dwellings, stating 'private gardens and the parkland areas.... these areas shall only be used for the purpose specified for that part of the approved drawing and for no other purpose'
- Local Plan Policy H14 allows for extension in the general countryside, except that the policy does not include growth and limited infill villages, such as Barford.

## ASSESSMENT

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

- Design of the proposed extension and impact on the character of the area and street scene, including the character and appearance of the conservation area.
- Impact on the amenity of neighbouring uses.
- Ecology.
- Other matters.

Design of the proposed extension and impact on the character of the area and street scene, including the character and appearance of the Conservation Area

Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 imposes a duty when exercising planning function to pay special attention to desirability of preserving a listed building or its setting.

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 199 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 201 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.

Policy HE1 of the Warwick District Local Plan states that development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or if criteria listed within the policy have been satisfied.

Policy HE2 of the Warwick District Local Plan states that Historic Parks and Gardens are an important cultural, historical and environmental asset within the district and the Council wishes to ensure they are protected, maintained and restored. The Plan aims to protect them from development that would harm their character. Reference has been made to the parkland which formed part of the approved residential development and which was protected by virtue of a condition. However, it is noted that the approved site layout plan for that permission clearly delineates the extent of the private gardens for the dwelling houses and the boundary of the parkland. The proposed extension subject of the current application falls entirely within the designated garden and there is no proposal to extend the garden into the parkland area.

Local Plan Policy BE1 requires all development to relate well and harmoniously with the architectural form of the surrounding built environment, in terms of scale and massing, and through good design. The adopted Residential Design Guide SPD also sets out design principles to which development proposals will be expected to comply. Policy B6 of the Barford Neighbourhood Plan requires all new development in the Conservation Area and/or within the setting of a listed building

to preserve and wherever possible enhance the positive attributes of the heritage asset. Policy B7 of the Barford Neighbourhood Plan requires all new development in Barford to demonstrate the following General Design Principles; consideration should be given to local distinctiveness, scale, mass, layout, and character of the surrounding area. Building alterations or extensions in the village should be sensitive to the local context in terms of material and design

An objection was received stating the proposal's modern design with a large glass front, is not in keeping with the character of the surrounding area and is also not in keeping with the specific design features that were granted in the approved residential development. The Conservation Officer has advised that the proposed lightweight single storey rear extension will not have an adverse impact on the setting of the heritage asset or its significance. It is further noted that the site has now developed a residential character and the presence of mature vegetation to the south of Barford House results in a very limited - if any - visual impact of the proposal from the Listed Building and its immediate setting.

The single storey rear extension is considered to constitute good design when read in the context of the existing site. The extension is subservient and complies with the relevant design guidance set out in the Residential Design Guide SPD. The extension proposes matching brickwork and is sympathetic to its setting within the Conservation Area. The extension is considered to preserve the character of the existing property and conservation area and is not detrimental to the setting of the Grade II* Barford House.

Thus, is it considered that the proposal will not result in harm to the heritage asset and complies with Local Plan Policies HE1, HE2, BE1, B6 and B7 of the Neighbourhood Plan.

Impact on the amenity of the neighbouring uses

Warwick District Local Plan Policy BE3 requires that development to have acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy. The Council's Residential Design Guide SPD provides a design framework for Policy BE3 and states that extensions should not breach a 45-degree line taken from the nearest habitable room of the neighbouring property. This aims to prevent any unreasonable effect on the neighbouring dwelling, by reason of loss of light, unneighbourly effect or disturbance/intrusion from nearby uses.

Amendments were made to the proposal as originally submitted to ensure there was no breach of the 45-degree line and as a result the proposal is considered acceptable in terms of impact on light and outlook. It is therefore considered that the impact that the extension will have on the amenity of this neighbour is acceptable and in accordance with the Residential Design Guide SPD. It is also noted that the neighbours raise no objection to the proposals with regard to Policy BE3.

The impact that the proposal will have on the amenity of the current and future occupiers of the subject dwelling is considered acceptable. The open plan layout of the rear extension provides adequate light and outlook to habitable rooms. The

applicant will be left with adequate private amenity space in accordance with the Residential Design Guide SPD.

Therefore, the proposal is considered acceptable and to be in accordance with Policy BE3.

Ecology

Policy NE2 of the Warwick District Local Plan 2011-2029 states that development will not be permitted that will destroy or adversely affect protected, rare, endangered or priority species unless it can be demonstrated that the benefits of the development clearly outweigh the nature conservation value or scientific interest of the site and its contribution to wider biodiversity objectives and connectivity. Policy NE2 goes on to state that all proposals likely to impact on these assets will be subject to an ecological assessment.

The supporting text from Neighbourhood Plan Policy B8 stipulates that the neighbourhood area supports a range of protected species and requires to address, with mitigation where possible, the impact on their habitats. Whilst aiming to preserve and enhance local biodiversity.

The ecologist at Warwickshire County Council has recommended that advisory notes relating to the protection of bats and nesting birds and hedgehogs, as protected species, should be attached to any approval granted. The recommended advisory notes are considered to afford appropriate protection for the scale of development proposed.

The proposal is considered acceptable and in accordance with policy NE2 and Neighbourhood Plan Policy B8.

Other matters

Objections have been received stating that Local Plan Policy H14 which allows for extensions to dwellings in the Open Countryside, does not include the Growth Villages and the Limited Infill Villages. It is confirmed that this policy is not applicable to the application.

## CONCLUSION

The development proposals are considered to be in keeping with the character and appearance of the property and the surrounding Conservation Area. In addition, the proposals are not considered to present a harmful impact upon the amenity of the neighbouring properties in relation to outlook and amenity. The proposals are in accordance with the aforementioned policies, and it is therefore recommended for approval.

## 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) 753/1A, and specification contained therein, submitted on 19th November 2021. **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.

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