Planning Committee: 9 December 2014 **Item Number: 6**

Application No: W 14 / 1546

Registration Date: 21/10/14
Town/Parish Council: Old Milverton **Expiry Date:** 16/12/14
Case Officer: Sally Panayi
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Quarry Cottage, Old Milverton Lane, Old Milverton, Leamington Spa, CV32 6RW

Erection of single storey rear extension FOR Mr Hughes

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

RECOMMENDATION

Planning Committee are recommended to GRANT planning permission subject to the recommended conditions.

DETAILS OF THE DEVELOPMENT

The application is for a single storey rear extension with the same footprint area and in the same location as similar extensions which can be built under the extended permitted development rights regime.

The structure extends 7.760 metres on the southern elevation and 7.995 metres on the northern elevation, beyond the original rear wall of the dwelling, 8.3 metres in width and with a maximum height to the dual pitch roof of 4.0 metres. The plans were originally submitted with a tiled pitch roof, however, amended plans altered the roof materials to zinc.

The only difference between this proposal and the extension which can be built under permitted development rights is the removal of a 50mm separating the extension into 2 parts and the use of materials which differ from the construction of the original dwelling.

THE SITE AND ITS LOCATION

Quarry Cottage is a detached dwelling on the western side of Old Milverton Lane located within the Green Belt. The dwelling has been extended previously.

PLANNING HISTORY

Planning permission was previously granted for extensions and alterations in 1976 and 2003. In 2014, following the submission of a prior approval notification, it was determined that extensions very similar to those proposed now did not require planning permission.

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)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (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)
- H14 - Extensions to Dwellings in the Open Countryside (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)

SUMMARY OF REPRESENTATIONS

Old Milverton and Blackdown Joint Parish Council: Object. There are no special circumstances for developing this site within the Green Belt and the proposal is therefore not in accordance with the NPPF. The property has already been almost doubled in size. The extensions are inappropriate for the style of the cottage. It is noted that a garage will not be required in the future.

County Ecology: Comments as per previous withdrawn application W/14/1024. Recommend that a bat condition and a note relating to nesting birds as a protected species is attached to any planning approval granted.

ASSESSMENT

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

The Principle of the Development

The proposed development would further extend this substantially enlarged property in a manner which would result in an overall increase in its size of 138% relative to the original dwelling and would therefore comprise inappropriate development in the Green Belt.

However, a material consideration in the assessment of this proposal is the fact that the extension of this property in the manner proposed could be undertaken as permitted development albeit including the introduction of a 50mm gap to create 2 structures. The omission of that gap (as proposed here) has little effect on the overall visual impact of the proposal within the surrounding area.

Therefore whilst the proposed development comprises inappropriate development within the Green Belt, it is so similar to a proposal that could be constructed without planning permission that in practice in the particular circumstances of this case, there is not considered to be an objection in principle.

The impact on the Character and Appearance of the Area

The single storey rear extension is not seen from the road and has no impact on the appearance of the area from a public viewpoint. There is a limited view of the extension from the neighbouring dwelling located over 50 metres to the north, Quarry Lodge.

The materials to be used for the construction of the extension are facing brickwork to match the original dwelling. The roof is indicated to be a standing seam zinc roof. A similar roofing material has been used on the Quarry buildings to the south west of the site which have been converted from agricultural buildings to offices. While the proposed material is not a traditional finish for a cottage, it is not considered to be inappropriate in this rural location and will make a distinction between the original dwelling and the single storey addition.

The impact on the living conditions of nearby dwellings

There is no material impact on neighbouring properties as a result of the proposed development.

Car Parking and Highway Safety

The proposed extension does not increase the car parking requirement for this property. There is no garage facility within the curtilage but there is adequate parking space existing and available to meet the requirements for the property. The existing access to the dwelling is unchanged.

Renewable Energy

The extension would trigger a requirement for the provision of renewable energy in accordance with Policies DP12, DP13 and the Sustainable Buildings SPD, which can be secured by condition.

Ecological Impact

There are records of bats in the area, as a result it is recommended that a condition is imposed to ensure a precautionary approach is taken, and destructive works to the roof are undertaken in the presence of a qualified bat worker in case bats are found.

Health and Wellbeing

N/A

SUMMARY/CONCLUSION

In view of the particular circumstances of this case, the proposal is considered to be acceptable.

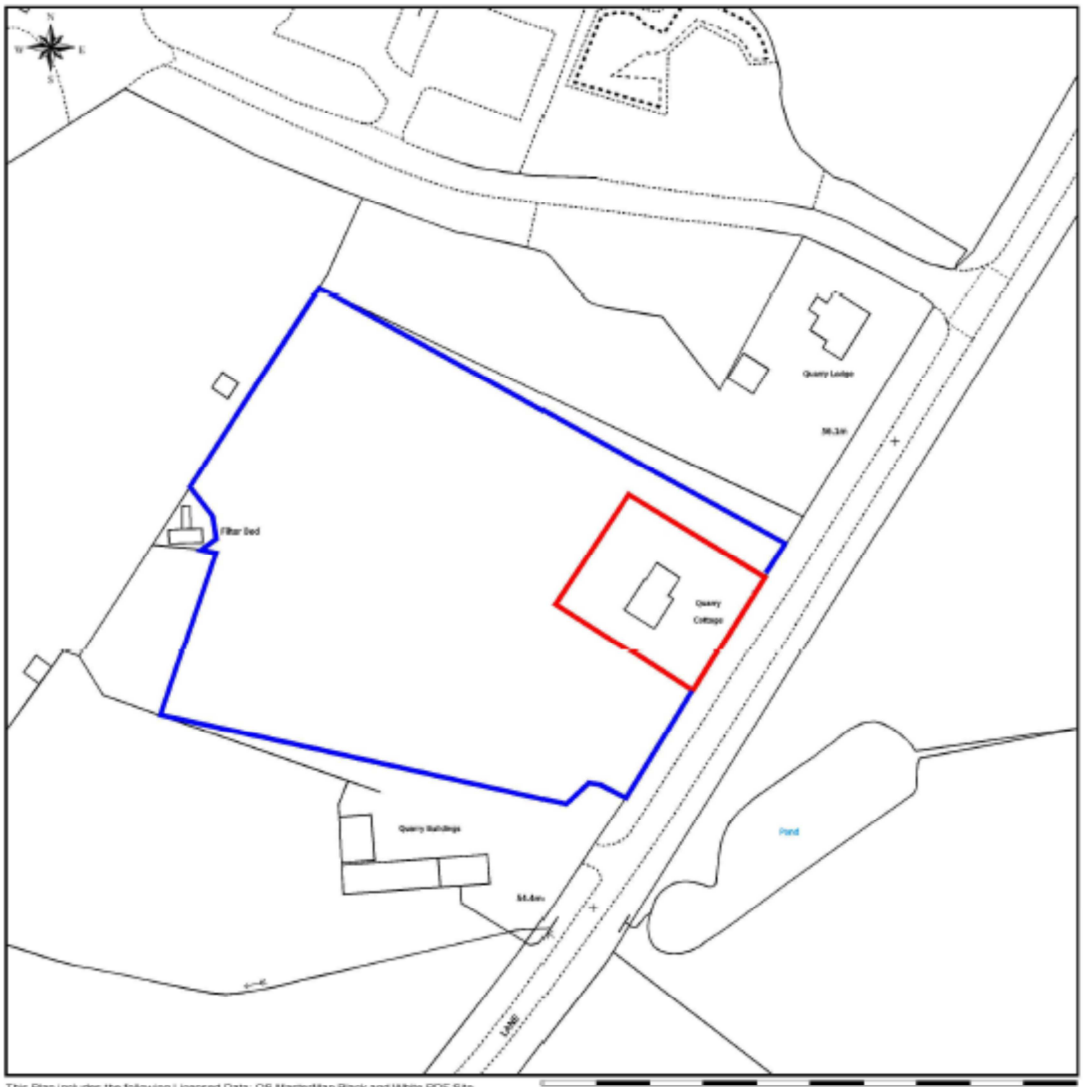
1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 40A submitted on 21st October 2014 and 41B submitted on 24th November 2014, and specification contained therein. **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 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(s) and associated structures to be demolished. 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 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 shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings.

Reason: To ensure that protected species are not harmed by the development.

4 The development shall be carried out only in full accordance with sample details of the facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.



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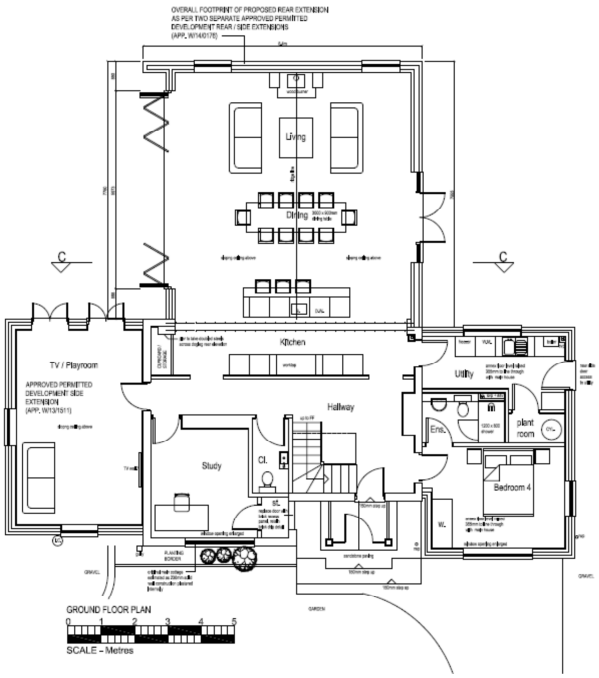
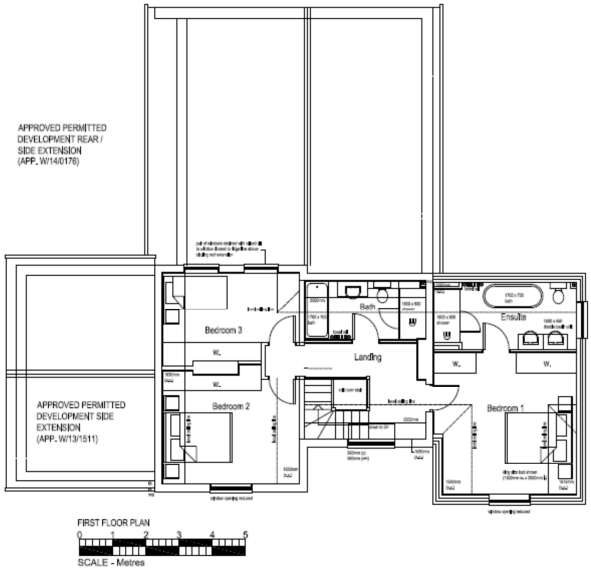
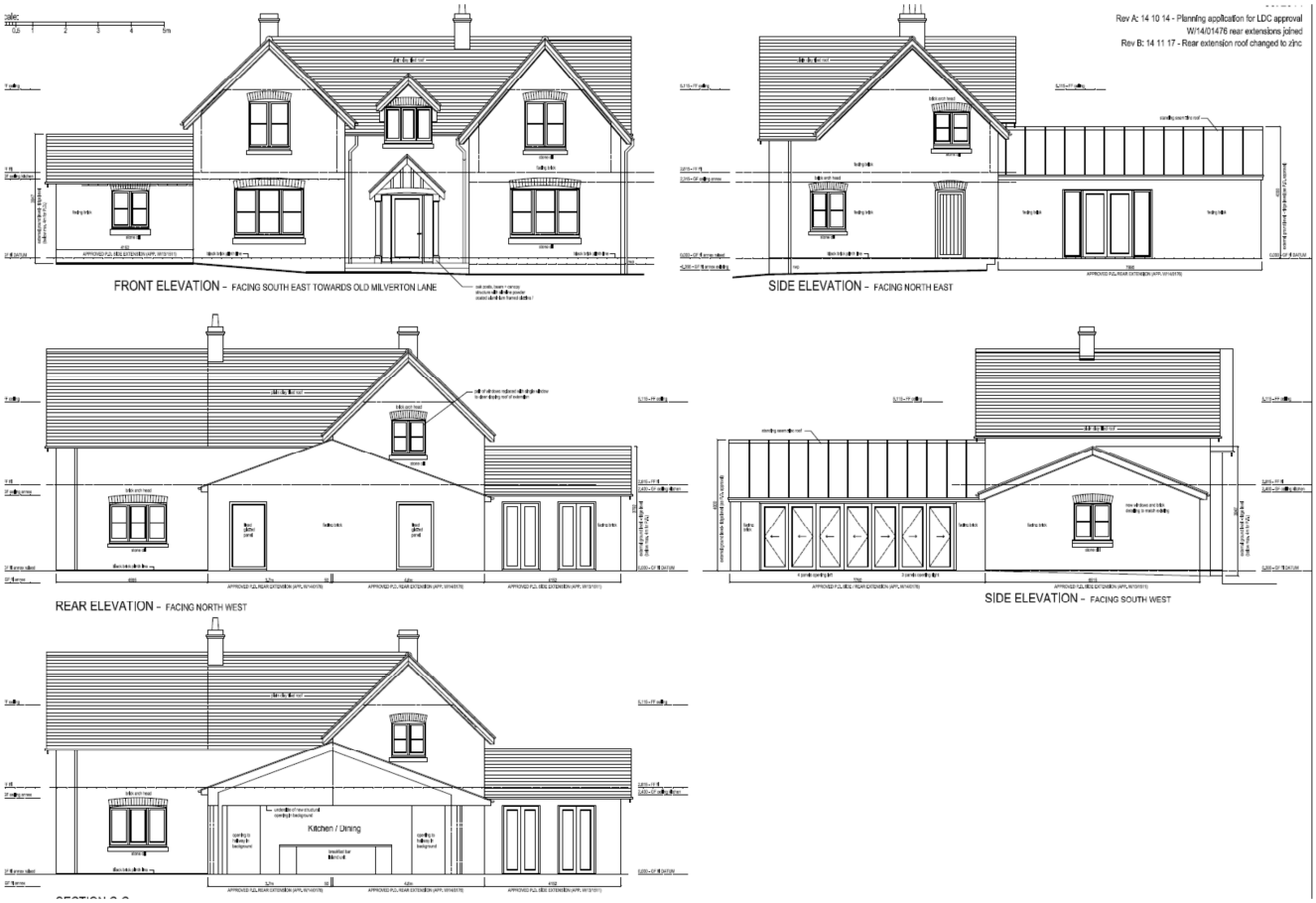

OVERALL FOOTPRINT OF PROPOSED REAR EXTENSION AS PER TWO SEPARATE APPROVED PERMITTED DEVELOPMENT REAR / SIDE EXTENSIONS (APP. W/14/0176)
Living
Dining
Kitchen
TV / Playroom
APPROVED PERMITTED DEVELOPMENT SIDE EXTENSION (APP. W/13/1511)
Utility
Hallway
Ens.
plant room
Study
Cl.
Bedroom 4
C
C
GROUND FLOOR PLAN
0 1 2 3 4 5
SCALE - Metres


APPROVED PERMITTED DEVELOPMENT REAR / SIDE EXTENSION (APP. W/14/0176)
Bedroom 3
Bath
Landing
Ensuite
Bedroom 2
Bedroom 1
APPROVED PERMITTED DEVELOPMENT SIDE EXTENSION (APP. W/13/1511)
FIRST FLOOR PLAN
0 1 2 3 4 5
SCALE - Metres


Rev A: 14 10 14 - Planning application for LDC approval
W/14/01476 rear extensions joined
Rev B: 14 11 17 - Rear extension roof changed to zinc
FRONT ELEVATION - FACING SOUTH EAST TOWARDS OLD MILVERTON LANE
SIDE ELEVATION - FACING NORTH EAST
REAR ELEVATION - FACING NORTH WEST
SIDE ELEVATION - FACING SOUTH WEST
Kitchen / Dining