Planning Committee: 10 November 2015 **Item Number: 19**

Application No: W 15 / 1680

Registration Date: 12/10/15
Town/Parish Council: Burton Green **Expiry Date:** 07/12/15
Case Officer: Sarah Willetts
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65A Red Lane, Burton Green, Kenilworth, CV8 1PA
Erection of a single-storey rear extension and raised patio with screening (retrospective application). FOR Mr Owen

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This application is being presented to Committee because it is considered appropriate for this revised application to be considered by Committee and due to an anticipated objection from the Parish Council being received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to the condition listed.

DETAILS OF THE DEVELOPMENT

This retrospective application relates to the retention of a single storey extension and an associated raised patio. The rear extension projects 4m to the rear and is 7.6m wide with a pitched roof and overall height of 5.3m in line with the main ridge. The side extension, which replaces an existing conservatory, is 3.9m deep and 3.2m wide again with a pitched roof and overall height of 3.9m. At the rear of the rear extension is a patio area created to provide level access from the extension which is a maximum of 3m deep. This area is surrounded by a render wall with 3 steps down to the lawn.

This revised application seeks to address members previous concerns about the overlooking of the rear garden of an adjacent residential property by means of the provision of an additional trellis fence located just behind the boundary fence on the applicants side. The overall height of the existing fence and trellis behind is proposed to be 2.5m and will run for a distance in 8.6m before returning to the original format of the boundary fence line.

THE SITE AND ITS LOCATION

The application relates to a single storey detached bungalow situated on the southern side of Red Lane, Burton Green. The application property is located in a strong linear form of residential properties all facing onto Red Lane.

This area of Red Lane is characterised by a mixture of both bungalows and two storey properties. The two storey properties are mostly located to the east and

west of this run of bungalows. The bungalow is set well back from the road with a front garden, drive and lawn area behind a deep grass highway verge.

The application site has a hipped tiled roof and integral garage. Within the site land levels fall towards the open fields at the rear. The side boundaries are fenced off with a 1.8m fence on top of a gravel boards. Views to the rear are across open countryside.

The bungalow properties in this short run all had outbuildings located on the side boundary which provided a toilet and coal shed. Number 65 still has its coal barn however the application property removed these buildings when landscaping the garden. The application site falls wholly within the Green Belt.

PLANNING HISTORY

W/15/1037: This application related to the retention of the extensions and patio area the subject of this revised application and was refused by Planning Committee at their meeting of 18 August 2015 contrary to the officer recommendation by reason of the impact on the privacy of a neighbouring property and of the disproportionate nature of the extension within the Green Belt.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- 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)
- CC3 - Buildings Standards Requirements (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE3 - Biodiversity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Burton Green Parish Council - Objection anticipated.

Warwickshire County Council Ecology - Request Bat and Bird notes

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;
- Design/Impact on the character and appearance of the street scene;
- Impact on the living conditions of the neighbouring properties;
- Ecology; and
- C02/ Energy
- Health and Wellbeing

Impact on the Green Belt

Warwick District Local Plan Policy RAP2 states that extensions to dwellings will be permitted unless they result in disproportionate additions to the original dwelling which do not respect the character of the original dwelling; do not retain the openness of the rural area; or substantially alter the scale, design and character of the original dwelling. An extension of over 30% of the gross floor space of the original dwelling is, as its size increases increasingly likely to be considered disproportionate within the Green Belt and inappropriate development which is harmful by definition and to which there is an objection in principle.
The proposed extension would comprise 33% of the original floor area of the property and in Green Belt terms is not considered to be so significantly greater than the 30% guideline so as to represent a disproportionate addition to the dwelling. The applicant has provided a statement in support of the works and the size of the extension.

Design and Impact on the character and appearance of the street scene

Warwick District Local Plan Policy DP1 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

The proposal is single storey and has a pitched roof in line with the roof of the main part of the dwelling. The design of the extension also has a matching render finish of the house which is considered complementary to the dwelling. The works are located on the rear of the property and will not be visible within the street scene. Therefore the proposal is considered not to have a detrimental

impact on the character and appearance of the established street scene, and would therefore be in accordance with Warwick District Local Plan policy DP1.

Impact on the living condition of the neighbouring properties

Warwick District Local Plan Policy DP2 states that development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents.

The closest neighbouring properties are numbers 65 and 66 Red Lane which have also been subject to extensions and alterations in the past. There would be no breach of the 45 degree line from number 65 and the existing coal barn and toilet located on the common boundary provides privacy for both residents. Light travels around the rear of the property during the day and given the size and location of the works undertaken there would be no additional reduction in light to this property.

Number 66 is located on the north-western side of the application site. This property has also been extended by way of a conservatory/sun room and raised decking. Given the size and design of the proposed extension (with velux roof windows),there would be no overlooking or loss of amenity to the neighbouring house from the extension or any breach of the 45 degree line. There would be no loss of light this neighbouring property as the sun moves around the rear gardens during the day.

The views from the patio, the subject of this application, are out to the rear across the fields with longer view across the neighbouring rear gardens. This revised application takes account of Members comments and concerns and has sought to address this through an additional trellis fence located just behind the boundary fence on the applicants side. The overall height of the existing fence and trellis behind is proposed to be 2.5m and will run for a distance in 8.6m before returning to the original format of the boundary fence line. This would effectively be located beyond the position of the original outbuilding and protect the zone which was considered to be of most concern.

Ecology

No objection.

C02/ Energy

Due to the scale of the proposed development it is not considered appropriate that 10% of the predicted energy requirement of the development should be produced on site through renewable energy in accordance with Policy DP13 and the Sustainable Buildings SPD

Health and Well Being

There are no issues in relation to this application.

Summary

The extension is considered to be appropriate development in the Green Belt. It would not harm the character and appearance of the street scene and would not cause any undue harm to the neighbouring properties by loss of amenity or light. This revised application is therefore considered to be acceptable.

1 The development hereby permitted shall be retained strictly in accordance with the details shown on the site location plan and approved drawing(s) 4278 03 E, and specification contained therein, submitted on 12.10.15. **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.

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PROPOSED SIDE ELEVATION
PROPOSED REAR ELEVATION
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