Planning Committee: 06 November 2018 **Item Number**: **11**

Application No: W 18 / 1826

Registration Date: 21/09/18
Expiry Date: 16/11/18

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall

Case Officer: Rebecca Compton
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The Bungalow, Honiley Road, Beausale, CV35 7NX

Variation of condition 2 (approved drawing numbers) of planning permission ref: W/17/1639 - "Demolition of existing bungalow and construction of 2no. detached dormer bungalows; Formation of one new access to the highway" to allow for an amended house type which includes a single storey rear extension to plot 1. FOR Forte Projects Ltd

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This application is being presented to 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

This is an application to vary a condition attached to the previous planning permission which approved the demolition of a bungalow and the erection of two dwellings. The relevant condition is Condition 2 (approved plans) and the variation seeks the approval of an amended house type which incorporates a single storey rear extension to Plot 1 (Beech House).

In determining such an application the Local Planning Authority can only consider the specific amendments being sought, i.e. the addition of a single storey rear extension. The principle of development cannot be re-considered as this remains acceptable as per the original permission.

THE SITE AND ITS LOCATION

The application site lies within the village boundary of Beausale. The site is washed over by Green belt, but Beasale is designated as a Limited Infill Village in the Local Plan. Access is taken off Honiley Road and leads into the site which was originally occupied by a detached bungalow. Planning permission was granted in 2017 to demolish the original bungalow and construct two dwellings in its place, the bungalow has now been demolished and both dwellings (plots 1 & 2) are now in the latter stages of construction.

RELEVANT PLANNING HISTORY

W/17/1639 - Demolition of existing bungalow and construction of 2no. detached dormer bungalows. Formation of one new access to the highway - Granted

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)
- H0 - Housing (Warwick District Local Plan 2011-2029)
- H1 - Directing New Housing (Warwick District Local Plan 2011-2029)
- H11 - Limited Village Infill Housing Development in the Green Belt (Warwick District Local Plan 2011-2029)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- TR1 - Access and Choice (Warwick District Local Plan - 2011-2029)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- HS4 - Improvements to Open Space, Sport and Recreation Facilities (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- NE4 - Landscape (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Open Space (Supplementary Planning Document - June 2009)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Beausale, Honiley Parish Council: Object on grounds that the proposal would cause substantial harm to the openness of the Green Belt and detrimental impact on neighbouring properties and local environment with respect of rainwater and flooding.

WCC Ecology: No objection.

Public Response: 2 letters of objection have been received with concerns over the impact on the Green Belt, loss of privacy and the design and scale of the development.
2 letters of support from the respective purchasers of plots 1 and 2 of this development have been received on grounds that they consider the size of the extension is proportionate to the house, the proposal constitutes appropriate development in the Green Belt, reference to permitted development fall-back position; no impact on streetscene or amenity of neighbours.

ASSESSMENT

The previously approved permission is extant and since there is no requirement to re-assess the principle of development through a section 73 application, the main issues in the determination of this application are considered to be:

- Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and any other harm identified.
- Impact on neighbours
- Design

Whether the proposal constitutes appropriate development in the Green Belt

Policy DS18 of the Local Plan states that the Council will apply national planning policy to development proposals within the Green Belt. The erection of new buildings is inappropriate development in the Green Belt, however, paragraph 145 of the NPPF lists exceptions to inappropriate development in the Green Belt, including limited infilling in villages.

Policy H11 of the Local Plan relates specifically to Limited Village Infill housing development in the Green Belt stating that it will be permitted where the site is located within a designated Limited Infill Village and the following criteria are satisfied:

a) The development is for no more than two dwellings;
b) The development comprises the infilling of a small gap fronting the public highway between an otherwise largely uninterrupted built up frontage, which is visible as part of the street scene; and
c) The site does not form an important part of the integrity of the village, the loss of which would have a harmful impact upon the local character and distinctiveness of the area.

This application seeks approval for an amended house design that includes an additional single storey rear element to the originally approved design. Local and National policies place no limit on the size of an infill development provided that the development is in keeping with the character and appearance of the local area. Therefore in Green belt terms, it is considered that the addition of a single storey rear element is in accordance with the NPPF and Local Plan Policy H11 and is considered to constitute appropriate development in the Green Belt.

Visual impact / character of area (including impact on the Green Belt)

Policy BE1 of the Local Plan states that new development will be permitted where it positively contributes to the character and quality of its environment through

good layout and design. Development proposals will be expected to demonstrate that they (inter alia) harmonise with the existing settlement in terms of physical form, patterns of movement and land use, relate well to local topography and landscape features, reflect, respect and reinforce local architectural distinctiveness and respect surrounding buildings in terms of scale, height, form and massing. There are a number of other criteria listed within the policy which new development is expected to be able to demonstrate however for the purposes of assessing this application, the aforementioned principles are the most relevant.

The proposed single storey rear addition to the originally approved design will increase the plan depth of the new dwelling from 11m (as originally approved) to 17m. The buildings in the immediate vicinity of the application site are typically large detached dwellings, 'Orchard Bungalow' which sits adjacent to the south side, has a plan depth of 17m (including a front projection) which is comparable to proposal. 'Briardene' which is situated north of the site has a plan depth of 20m, therefore the increase in plan depth arising from the proposed single storey addition is considered to be in keeping with the character of the local area.

The proposed single storey addition will be situated fully to the rear and therefore views from the wider street scene would be minimal. In addition the approved dwelling is set back over 20m from the highway and therefore any wider views of the extension would not be read as part of the street scene. The single storey addition will be constructed in brick to match the existing building and is considered of an appropriate design that compliments the existing structure. The dwelling will sit comfortably within the plot and therefore the amended design is considered appropriate in design terms.

Overall, the amended design of Plot 1 in terms of its scale and appearance within this site is considered to be visually in keeping with the general character and appearance of the surrounding area and the development is not considered to result in demonstrable harm to the visual amenities of the locality or the appearance of the immediate street scene. The proposal is therefore considered in accordance with Policy BE1.

Impact on neighbouring / residential amenity

The single storey addition will not breach the Council's adopted 45° line from the new dwelling approved on Plot 2 which forms part of the original planning permission for this site or the neighbouring property at Orchard Bungalow.

The development is therefore considered to comply with Policy BE3 of the Local Plan.

Two letters of objection have been received with concerns over the size of the further single storey rear addition, the impact on the Green Belt, the increase in size of the new dwellings compared to the original bungalow, the original design of the approved dwellings and potential overlooking caused by the single storey extension. Whilst these concerns are noted, as stated above, the proposal for a single storey addition to the approved design is considered to constitute appropriate development in the Green Belt as the approved dwellings were infill developments and are therefore not classed as replacement dwellings whereby the size and floor area of the original bungalow is not directly relevant to the assessment.

In addition the dwelling as proposed is considered to sit comfortably within the plot and as the extension is to the rear the proposal will have no material impact on the character and appearance of the street scene. The general design of the dwelling cannot be re-assessed under this application as it has already been deemed acceptable under the previous application which is extant. The concerns regarding the potential overlooking caused by the single storey extension being used as a balcony or raised platform in the future is noted, therefore it is considered appropriate to impose a condition that restricts the use of the roof in the future.

Summary/Conclusion

The amended design of Plot 1 which incorporates a single storey extension is considered to constitute appropriate development in the Green Belt which would not result in material harm to the character and appearance of the street scene or the amenity of nearby neighbouring properties.

CONDITIONS

1 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings 3467-S4, 3467-P3, 3467-S2, 3467-P1,3467-P2, and specification contained therein, submitted on 21 September 2018. **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.

2 Other than site clearance and preparation works no works shall commence on the construction of the development hereby permitted until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. **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 BE1 of the Warwick District Local Plan 2011-2029.

3 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping works which have been submitted to and approved in writing by the Local Planning Authority. Details of soft landscaping shall include any replacement planting proposed within the site and/or around the perimeter of the site and at least in relation to the frontage boundary to replace planting removed. Details of hard landscaping works shall include boundary treatments, including full details of any proposed boundary walls, railings and/or gates to be erected, specifying the colour of any railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in full accordance with the approved details within three months of the first occupation of the development hereby permitted; and all planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the first occupation. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of similar size and species, unless the local planning authority gives written consent to any variation. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS4043 – Transplanting Root-balled Trees and BS4428 – Code of Practice for General Landscape Operations. **REASON:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029.

4 No part of the development hereby permitted shall be commenced (including demolition, site clearance or other preparatory works) and nor shall any equipment, machinery or materials be brought onto the site until a scheme for the protection of all existing trees and hedges to be retained on site has been submitted to and approved in writing by the District Planning Authority and has been put in place. The scheme must include details of the erection of stout protective fencing and be in accordance with British Standard BS5837:2012, Trees in Relation to design, demolition and construction. Nothing shall be stored or placed in those areas fenced in accordance with this condition and nor shall the ground levels be altered or any excavation take place without the prior consent in writing of the District Planning Authority. The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed. **REASON:** To protect trees and other features on site during construction in accordance with Policies BE1 and NE4 of the Warwick District Local Plan 2011-2029.

5 No part of the development hereby permitted, including site clearance, shall be commenced until a combined ecological and landscaping scheme has been submitted to and agreed in writing by the Local Planning Authority (in conjunction with WCC Ecological Services). The scheme must include all aspects of landscaping including details of native tree/wildflower planting and installation of bird and bat boxes. The agreed scheme shall thereafter be fully implemented before and during development of the site as appropriate. **REASON:** To ensure a net biodiversity gain in accordance with Policies NE3 and NE4 of the Warwick District Local Plan 2011-2029.

6 The development hereby permitted shall be undertaken in the presence of a qualified bat worker appointed by the applicant to check all suitable features in the roof of the buildings to be demolished and to check all trees to be removed for bats and nesting birds immediately prior to works commencing. All roofing material is to be subsequently 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. If nesting birds are found the works cannot commence until the young have fledged. 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 in accordance with Policy NE2 of the Warwick District Local Plan 2011-2029.

7 The development shall not be occupied until visibility splays have been provided to the vehicular accesses to the site passing through the limits of the site fronting the public highway with an 'x' distance of 2.4 metres and 'y' distances of 120 metres to the near edge of the public highway carriageway, in accordance with drawing no. 3103-08. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway. **REASON:** In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

8 The development shall not be occupied until the accesses to the site have been positioned and laid out in accordance with drawing no. 3103-08. **REASON:** In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

9 The accesses to the site for vehicles shall not be used in connection with the development until they have been surfaced with a bound material for a minimum distance of 7.5 metres as measured from the near edge of the public highway carriageway. **REASON:** In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

10 The accesses to the site for vehicles shall not be used unless public highway verge crossings have been laid out and constructed in accordance with the standard specification of the Highway Authority. **REASON:** In the interests of highway safety in accordance with Policy TR1 of the Warwick District Local Plan 2011-2029.

11 The development hereby permitted shall not be occupied until a scheme which satisfies the requirements set out in the Council's adopted Low Emission Strategy Guidance for Developers (April 2014) has been submitted to and approved in writing by the Local Planning Authority and implemented in full accordance with the approved details. The approved scheme shall be retained and maintained as such at all times thereafter. **REASON:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan 2011-2029.

12 The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area. **REASON**: In the interests of the amenities of the occupiers of nearby properties in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.