Planning Committee: 18 August 2015 **Item Number:** 9

Application No: W 15 / 0898

Registration Date: 29/06/15
Town/Parish Council: Lapworth **Expiry Date:** 24/08/15
Case Officer: Liz Galloway
01926 456528 Liz.galloway@warwickdc.gov.uk

116 Station Lane, Lapworth, Solihull, B94 6JJ
Erection of a first floor side extension and single storey rear extension. (Resubmission of W/15/0069). FOR Mr A Dixon

---

This application has been requested to be presented to Committee by Councillor Whiting

RECOMMENDATION

Planning Committee are recommended to refuse planning permission for the reason given.

DETAILS OF THE DEVELOPMENT

The application seeks to erect a two storey side extension and single storey rear extension.

THE SITE AND ITS LOCATION

The application property relates to a two storey, previously extended semi-detached dwelling located within the Green Belt.

PLANNING HISTORY

There is no relevant planning history.

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)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (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)
- 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)

Guidance Documents

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

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: No objection

WCC Ecology: No objection.

2 public consultation responses (114 Station Lane and 118 Station Lane): Support

Cllr Whiting: Requests that the application be considered by Planning Committee in view of the level of support expressed and in order that the fallback position can be considered by members.

Assessment

It is considered that the key issues relating to determination of this application are:

- Whether the proposal constitutes appropriate development in the Green Belt and if not, whether any very special circumstances exist to outweigh the harm by reason of inappropriateness.
- Impact on neighbours.
- Health and Well being.
- Energy Efficiency.

Green Belt

The site lies in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Paragraph 89 of the National Planning Policy Framework states that the extension or alteration of a building (inter alia) where they do not result in disproportionate additions over and above the size of the original building will not be considered as inappropriate development within the Green Belt. This exception is echoed and clarified in Policy RAP2 of the Warwick District Local Plan which states that extensions in excess of 30% over the original floor area are likely to be considered as disproportionate.

The existing house as it stands today has been considerably extended. The cumulative floor area of the previous extensions when added to that proposed equates to a 125% increase in the size of the property. Additions and extensions to a property of that order can only be disproportionate relative to the extent of the original dwelling such that there is an objection in principle to the proposal by reason of the impact on the openness of the Green Belt arising from the significant additional bulk and massing of the property.

Impact on neighbours

The proposals will not result in any material impact to the amenities of the adjacent properties.

Health and Well Being

N/A

Energy efficiency/CO2

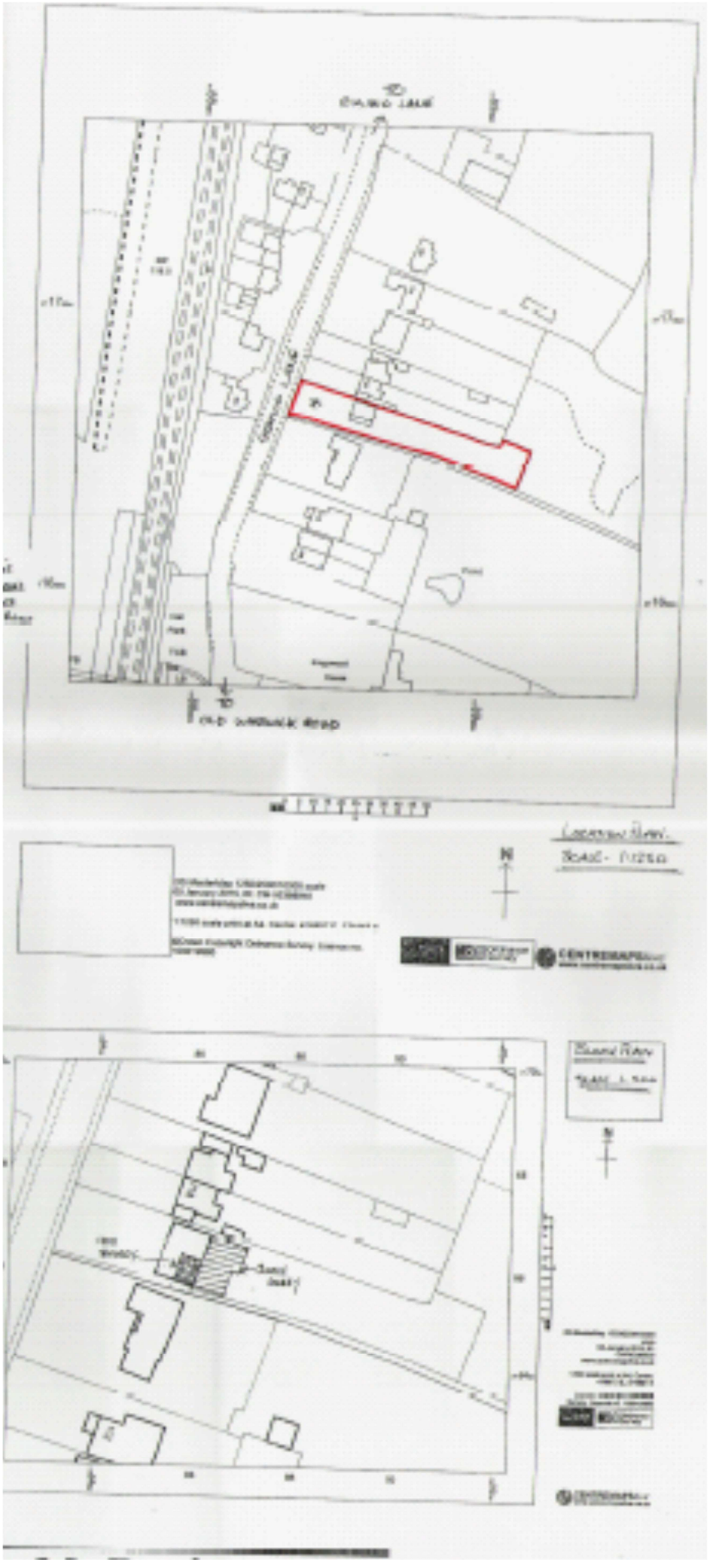
Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through energy efficiency in accordance with Policy DP12 and the associated SPD would be required.

Summary/Conclusion

The proposals comprise disproportionate additions to this property in the Green Belt and in accordance with national policy there is therefore an objection in principle to the proposed development.

REFUSAL REASONS

The proposed development by reason of its scale, bulk and massing would comprise inappropriate development within the Green Belt to which there is therefore an objection in principle contrary to the National Planning Policy Framework.



Existing Elevations - Scale 1:100
Proposed Elevations - Scale 1:100
Bedroom 4
Bedroom 3
Bedroom 1
Bedroom 2