Planning Committee: 14 August 2018 **Item Number:** **11**

Application No: W 18 / 1042

Registration Date: 19/06/18
Town/Parish Council: Leek Wootton **Expiry Date:** 14/08/18
Case Officer: Liz Galloway
01926 456528 Liz.galloway@warwickdc.gov.uk

Honeysuckle Cottage, Woodcote Lane, Leek Wootton, Warwick, CV35 7QH

Erection of a detached garden room. FOR Mr Perry

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

RECOMMENDATION

Planning Committee are recommended to grant planning permission subject to conditions.

DETAILS OF THE DEVELOPMENT

The application relates to the proposed erection of a detached garden room.

THE SITE AND ITS LOCATION

The application relates to a semi-detached dwelling located along a private driveway leading from Woodcote Lane which lies to the south of the application site. The property lies within the Leek Wootton Conservation Area.

PLANNING HISTORY

W/94/0038 - Granted for the erection of a dining room, conservatory and W.C.

W/04/0044 - Granted for the erection of a garden shed and greenhouse.

RELEVANT POLICIES

- National Planning Policy Framework

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- HE2 - Protection of Conservation Areas (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029

- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Tree Officer: No objection.

Leek Wootton Parish Council: Objects on grounds of the design is out of keeping with the area and refusal of a previous application on Ivy Cottage.

WCC Ecology: Recommend nesting bird and tree protection buffer note.

WDC Conservation: No objection in principle subject to door and window materials.

ASSESSMENT

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

- Impact on the character and appearance of the street scene and the Conservation Area;
- Impact on the living conditions of the neighbouring properties;
- Ecology;
- Trees;
- Parking.

Impact on the character and appearance of the street scene and the Conservation Area

Warwick District Local Plan Policy BE1 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

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.

The proposed detached summer house will be 2.5 metres high, 2.4 metres wide and 4.4 metres long and will be situated 2.5 metres from the side boundary and will be constructed using traditional materials.

The Leek Wootton Parish Council have objected to the garden room on the grounds that it is out of keeping with the area and the refusal of a previous application Ref. W16/0483 - Ivy Cottage, Woodcote Lane, Leek Wootton.

It is considered that the proposed garden room would be small in scale and will be constructed using traditional materials which would not detract from the character or appearance of the Conservation Area.

The Parish Council have referred to Application Ref. W16/0483 - Ivy Cottage in their objection. That application was refused for a single storey timber outbuilding, essentially on Green Belt grounds however, since that time the application site has been removed from the Green Belt such that, the 2 proposals are not directly comparable in that respect.

The application property lies within a predominately residential area containing various designs of properties within varying sizes of residential plots. The proposed summer house will be situated to the side of the property between the main dwellinghouse and the side boundary wall, and for that reason it does not constitute 'Permitted Development'. It is considered that the proposed summer house will be small scale and will not unacceptably harm the character or appearance of Woodcote Lane. Overall, it is considered that the scheme would respect the surrounding buildings in terms of scale, height, form and massing. Therefore, it is considered that the development would accord with the provisions of the Local Planning Authority Policies BE1 and HE2.

Large scale details will be required to ensure an appropriate quality of detail and appearance is secured for the Conservation Area.

Impact on the living conditions of the neighbouring properties

Warwick District Local Plan Policy BE3 states that development will not be permitted which has an unacceptable adverse impact on the amenity of neighbouring uses and residents.

The detached garden room will have no detrimental impact on any of the neighbouring properties due to its size and position, and it is therefore considered to be in accordance with Warwick District Local Plan Policy BE3.

Ecology

WCC Ecology have commented on this application site and recommend a bird note and tree protection buffer note be attached to the decision notice.

Trees

The Tree Officer has assessed the application and its impact on adjacent trees and has no objections to the proposed development.

Parking

The existing arrangement for off street parking would meet the requirements set out in the Vehicle Parking Standards SPD and Warwick District Local Plan Policy TR3.

SUMMARY / CONCLUSION

The proposals would have an acceptable impact on the character and appearance of the area and on the living conditions of neighbouring dwellings. Therefore it is recommended that planning permission is granted.

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 amended drawing 275, and specification contained therein, submitted on 25th July, 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.