**Planning Committee:** 05 January 2011 **Item Number:**

**Application No:** W 09 / 0246

Registration Date: 10/03/09

**Town/Parish Council:** Budbrooke Expiry Date: 05/05/09

**Case Officer:** Debbie Prince
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**Oaklands Farm, 357 Birmingham Road, Budbrooke, CV35 7DZ**

Erection of replacement kennel building FOR Mr R G Butler

Non-material amendment - Rotation of the building by 90 degrees anti-clockwise.

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This application is being presented to Committee as the applicant is a former District Councillor.

## SUMMARY OF REPRESENTATIONS

No consultation is required for a non-material amendment.

## RELEVANT POLICIES

- DAP1 - Protecting the Green Belt (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

## PLANNING HISTORY

There is no relevant history before the grant of outline planning permission for the new kennel building in 2006 (W06/0174). The reserved matters application for the siting, design, external appearance and landscaping was approved by Planning Committee at the meeting on 29th April 2009; reference W09/0246. Planning permission has also been recently granted for a replacement dwelling on the site.

## KEY ISSUES

Whether this minor change to the orientation of the building should be approved as a non-material amendment to the approved scheme.

## The Site and its Location

The application property is located between the Birmingham Road and the Grand Union Canal, in the Green Belt, close to the town of Warwick. The property is also known as Oaklands Farm and consists of a number of mainly single storey buildings which are grouped together including a detached bungalow, kennels, stables and a barn used for caravan storage and repair.

## Details of the Development

The approved development is to erect a single building which would contain a total of 18 kennels, with their runs, as well as a food preparation area and a cleaning/utility area. The building would measure some 18.5 m long by 16.5 m wide and would have a ridge height of some 8 m. It would have a rendered blockwork finish. The existing hedges and trees would be retained and managed as the landscaping for the site.

The proposed amendment would involve rotating the approved building by 90 degrees anti-clockwise.

**Assessment**

At the time of the Reserved Matters application, W09/0246, it was considered that as the building site lies below the level of the main road and some 35 m from it, the building would not be an intrusive feature in the Green Belt when seen by drivers. It will also be partially screened from the canal towpath by the existing hedge and an old block of kennels, although it will be seen since the replacement building will be significantly taller than that building. Its design, was considered to be very similar to many farm buildings and, as such, would not look out of place, subject to an appropriate colour being used for the render. A magnolia coloured render has since been agreed .

An amendment to the scheme is proposed to re-orientate the building so that the large gable end and entrance to the building would now face west and be adjacent to the new house, primarily for security and safety purposes. The footings of the kennel building are almost square. This would mean that the elevations facing the Birmingham Road and the canal would now be the sides of the building with its roof pitching away (i.e. the ridge of the building would follow an east-west alignment). In my opinion this would serve to reduce the visual impact of the building from the most important views. I therefore consider that this alteration to the scheme should be dealt with as a non-material amendment particularly as there are no near neighbours and it would improve the appearance of the new building as viewed from the Birmingham Road and the canal.

**RECOMMENDATION**

That the amendment to rotate the building 90 degrees anti-clockwise is non-material and should be APPROVED.

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