

## **20\_020 – LITTLE ORCHARD, HAMPTON-ON-THE-HILL**

### **PLANNING STATEMENT – Lawful Development Certificate Application: December 2021**

#### Introduction

Little Orchard is a detached home situated on the edge of the village of Hampton-on-the-Hill outside Warwick. Built in the early 1970's, the property has facing brick walls under a pitched concrete tiled roof with some stone panel detailing alongside the main entrance door. An attached flat roofed garage sits to the North West of the house. Established gardens sit to the North, East and South, with the block paced drive to the western side of the site.

The property is not listed and does not sit within a conservation area.



#### Planning History

The applicant purchased the property in summer 2019. Prior to this the property had stood unoccupied for some time and had not been subject to much in the way of improvement and renovation works.

Hayward Smart Architects were appointed to undertake design proposals for extensions and alterations to improve the visual appearance of the house, amending the internal room layout to create appropriate open plan living spaces along with additional accommodation. A scheme was developed, and a planning application submitted. This was approved under reference W/02/1043 on 9<sup>th</sup> September 2020.

During the global pandemic and having now lived and worked in the house for a longer period, the applicant realised that with a number of small alterations to the approved scheme the layout could be improved to provide a greater connection with the garden and surrounding landscape / views.

In July 2021, a further planning application was submitted which proposed some further changes to the approved scheme. This included an additional dormer window to the rear elevation as part of the first floor & rearwards extension over the garage, inclusion for a solar PV array, a new window to the south-east elevation and amendments to Utility Room fenestration and extent of re-rendering.

A primary element of the revised proposals was for a modest single storey flat roof extension to the rear elevation to extend the kitchen space and provide much improved views and connection with the garden and countryside beyond.

During the application process, Planning Officer, Rebecca Compton advised that the council sets a limit of 30% increase in floor area over the total original to properties within green belt, therefore :-

- *The total floor area approved under the recent scheme (W/02/1043) would be the maximum the Council would permit for this property under full planning permission.*
- *Any further extensions would need to be constructed under PD unless the floor area of the approved extensions are removed and replaced with a different extension of the same floor area.*
- *Any extensions that fall under PD do not need to comply with Green Belt policy so my advice would be to explore further extensions under PD.*
- *Any extension that extends off the original rear wall of the dwelling that does not exceed 4m in depth would not need planning permission, provided that it does not attach onto existing extensions.*

Taking into consideration the above advice, the proposed kitchen extension was removed from the proposed drawings and a consent was received on 3<sup>rd</sup> December 2021 for application reference W/21/1356.

### Proposals

The aim of this application is to confirm that a proposed single storey flat roof extension to the rear of the property is lawful and falls under permitted development. The extension is to be constructed in facing brick to external walls under a flat roof covered with a lead grey single-ply roofing membrane supported on an exposed Oak beam and steel post structure. High performance powder coated aluminium double-glazed doors will be provided.

Given the following points, it is considered that the proposed extension falls under permitted development :-

- Single storey extension to rear elevation.
- Size of 4040mm wide x 2700mm out from existing rear elevation.
- Extension will not attach to the external wall of the Utility Room extension approved under W/21/1356.

### Summary

Having taken full account of the advice provided by the Local Authority, the modest extension proposed is compliant with requirements of permitted development.

We therefore consider that the Council has clear grounds to issue a Lawful Development Certificate in this case.

**Hayward Smart architects**

December 2021.