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Our Ref: EN/MLR/9802
Planning Portal Ref: PP-11708788

1 December 2022

Head of Planning
Warwick District Council
Riverside House
Milverton Hill
Leamington Spa
CV32 5HZ

Dear Sirs,

**GROVE PARK HOUSE, GROVE PARK, HAMPTON ON THE HILL, CV35 8RF
APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE - PROPOSED**

This letter accompanies the on-line submission of an application for a Lawful Development Certificate for a proposed use or development. It relates to the erection of side and rear extensions to Grove Park House, Grove Park, Hampton on the Hill, and is submitted on behalf of the owner Mr J Southall. The application comprises the following, together with the information contained in this letter:

- Application Form
- CIL Determination Form
- Proposed Location Plan reference 180_100
- Detailed Drawings
 - 180_101 Existing Site Plan
 - 180_150 Proposed Site Plan
 - 180_202 Rev A Existing Floor Plans
 - 180_251_COL Rev A Proposed Floor Plans
 - 180_400 Existing Elevations
 - 180_450 Proposed Elevations

The application fee of £103 is being paid via the Planning Portal today quoting reference PP-11708788.

Background and Planning History

Grove Park House was constructed in the 1960's as a modern, single storey detached dwelling set in spacious grounds. It was a replacement for a larger manor house in a different location within the land holding. The original plans of the house are no longer available but the following is an aerial photograph taken shortly after completion.



Sometime in the 1970's a modest extension was added to the front to enlarge the garages and a rear extension was removed to allow the development of a swimming pool. Submitted drawing 180_202 Rev A, Existing Floor Plan, shows its current extent and, by the dashed red line, the original footprint of the house.

The applicant, Mr Southall, is the current owner of what has always been his family's home. He seeks to enlarge the building to provide modern accommodation for his growing family, to include his elderly mother who requires round the clock care. Initially he considered a replacement dwelling but this was poorly received by the planners during a formal preapp. Instead he applied for, and achieved on appeal, prior approval for an upward extension to provide a first floor across the property (application reference W/21/0813). It is his intention to undertake those works.

In addition to the upward extension Mr Southall would like to provide additional ground floor accommodation to improve the family space, and to provide appropriate accommodation for his mother.

Proposed Development

This application therefore proposes a number of single storey side and rear extensions to meet his requirements, designed such that they can be built at the same time as the already approved upward extensions (with no parts of either extension abutting or touching in any way). More specifically four separate extensions are proposed:

1. Side extension on the south western elevation to provide a fully accessible bedroom
2. Wrap around extension on the southern corner to provide a master bedroom with dressing room
3. Rear infill to provide an enlarged lounge
4. Rear extension to cover a reorientated swimming pool

Assessment

Schedule 2 Part 1 Class A states that the '*enlargement, improvement or other alteration of a dwellinghouse*' is permitted development subject to compliance with the criteria set out in A.1 and A.2 and the conditions in A.3 and A.4. The proposal complies with the relevant elements as follows:

A.1

- A.1(a) The original dwellinghouse was not granted by Class G, M, MA, N, P, Pa or Q of Part 3 of the Schedule (changes of use)
- A.1(b) Not more than 50% of the curtilage of the dwellinghouse will be covered with buildings following completion of the proposed works
- A.1(c) The height of the parts of the dwelling to be extended will not exceed the height of the highest part of the existing dwelling
- A.1(d) The height of the eaves of the extended dwelling will not exceed the height of the eaves of the existing dwelling
- A.1(e) The proposed extensions will not project forward of the principle elevation of the original dwellinghouse. There are no side elevations which front a highway.
- A.1(f) Not applicable – A.1 (g) applies
- A.1(g) The dwellinghouse is a detached property, not on article 2(3) land nor in a site of special scientific interest. Each extension is single storey, will not extend more than 8m beyond the rear elevation of the original dwellinghouse and will not exceed 4m in height.
- A.1(h) Not applicable – only single storey extensions are proposed
- A.1(i) No part of the extended dwelling will be within 2m of the boundary of the curtilage
- A.1(j) All extensions are single storey, no more than 4m in height and have a width less than half the width of the original dwellinghouse
- A.1(ja) No total enlargement exceeds the parameters set by (e) to (j) above
- A.1(k) The proposal does not relate to:
- (i) a verandah, balcony or raised platform
 - (ii) the installation, alteration or replacement of a microwave antenna
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
 - (iv) An alteration to any part of the roof – the existing roof will be untouched by the proposal
- A.1(l) The dwellinghouse was not built under Part 20 of the schedule.

A.2

The dwelling is not on Article 2(3) land so A.2 does not apply.

A.3

In respect of A.3 (a), it is proposed that the external materials on the extensions will match those on the existing property. A.3 (b) and (c) do not apply as the proposals related only to a single storey scheme.

A.4

Part of the scheme relates to extensions which comply with A.1(g) rather than A.1(f). A separate application for prior approval for those elements is being submitted concurrently with this application as required by A.4.

Conclusion

In the light of the above it is concluded that the proposed developments are in accordance with the requirements of Schedule 2 Part 1 Class A of the GPDO 2015 as amended and you are invited to issue a Certificate to confirm this.

Please contact me if you require additional information.

Yours sincerely

Miranda Rogers

Mrs Miranda Rogers
Principal Planner
Email: miranda@stansgate.co.uk

Enc As detailed above
Cc Mr J Southall