

Planning and Development Board – Supplementary Report

5 August 2024

PAP/2024/0189

Sunnyview, Dingle Lane, Nether Whitacre, Coleshill

Demolition of existing garage block and the erection of a single self/custom build dwelling (resubmission PAP/2023/0208) for

Mr R Bignell

Introduction

This application is included in the Agenda for the Board's 5 August Meeting.

That report contains details on the existing buildings footprint and volume. The applicant has subsequently supplied updated calculations and officers have re-visited the site.

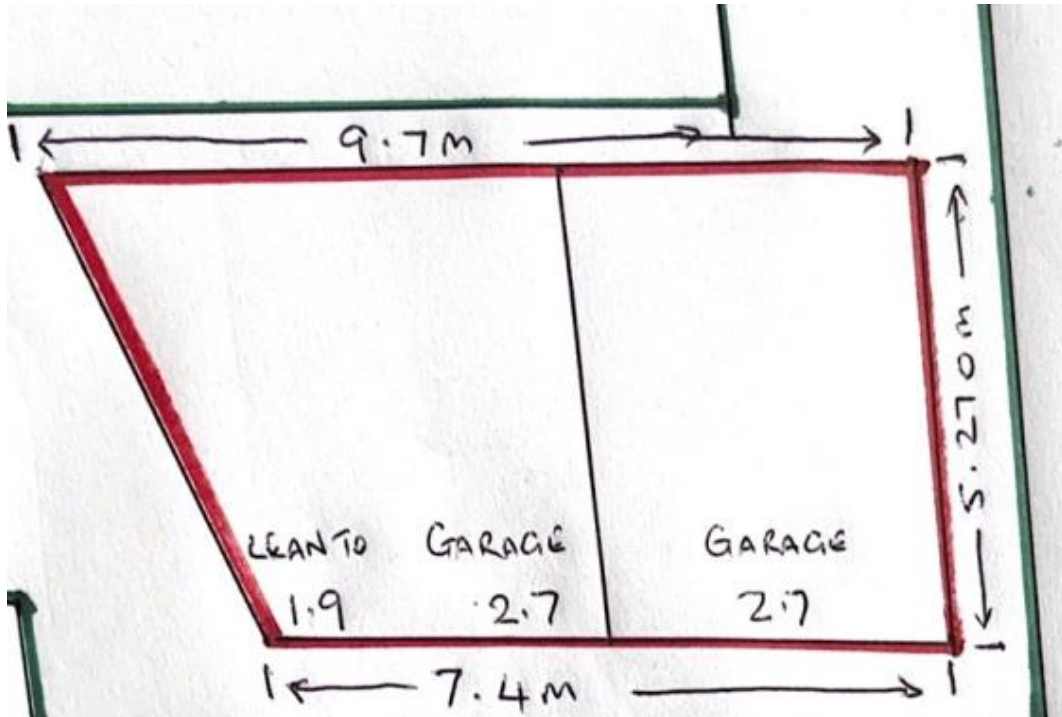
The Chairman has consequently agreed to the circulation of this Supplementary Report rather than have the matters tabled at the meeting.

Observations

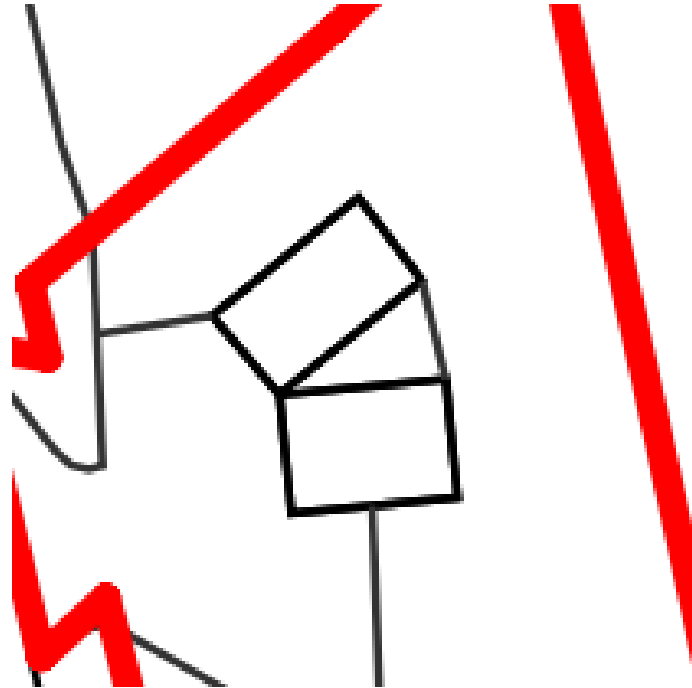
The reported figures for the footprint and volume of the existing building were 34m² and 69.5m³.

The applicant has now supplied the following - 45.0585m² and 118.066m³.

The new figures are disputed, as whilst the garages are aligned at the front, they diverge at the rear with an evident gap between the two structures, as shown on the site location plan and image below.



Existing plan supplied by applicant.





Extract from submitted site location plan (note does not include the lean-to), and a site photograph.

Notwithstanding this, even if the higher figures as quoted are accepted, this would not change the officer's position on whether the proposals have a greater impact on the openness of the Green Belt.

The footprint and volume of the new dwelling are 89m² and 370m³, which, when measured against the applicants' latest figures, still leads to footprint and volume increases of 97.5% and 213.4% respectively.

For information, a visual comparison between the existing and proposed developments is provided below:



Green shaded area represents the lowered floor level of the dwelling (700mm) with the existing garages outlined in blue.

Recommendation

There is no change to the recommendation in the main report.