

General Development Applications

(4a) Application No: PAP/2020/0450

**Woodview, Westwood Road, Atherstone
Retention of Garden Room in rear garden for**

Mr Renton-Cooper

Introduction

The application is referred to the Board by local Members concerned about its potential impacts.

The Site

Woodview is a detached residential property within a frontage of similar premises running along the south side of Westwood Road opposite the main coast railway line. It has a rear garden and the garden room is located at its rear.

The rear gardens here back on to an industrial premises, accessed from Taverners Lane to the north-west

The location plan is attached at Appendix A

The Proposals

As indicated above the proposal is to retain a garden room at the far end of the garden. This is a brick and tile pitched roof structure measuring 3.8 by 5.8 metres and 4.2 to its ridge. There are patio doors to its elevation facing the house.

The plans are at Appendix B

Development Plan

The Core Strategy 2014 – NW10 (Development Considerations)

Other Material Planning Considerations

The National Planning Policy Framework

Representations

Atherstone Town Council point out that this is a retrospective application and that if it is to be supported, its use should be restricted

Four objections have been submitted referring to the following matters:

- It has been built to enable residential use
- It is close to industrial premises and thus inappropriate

Observations

The site is within the built-up area of Atherstone.

A garden room here as an outbuilding in a residential curtilage would normally be permitted development not requiring the submission of a planning application. This case is not permitted development because of the ridge height. A flat roof building here would be permitted development and hence this is a fall-back position carrying significant weight. The fact that it has been constructed with a cavity wall and roof insulation is not relevant to this conclusion

The objections refer to its possible use not to the building itself. The building is small – 22 square metres – and thus is not suitable or appropriate for full residential use. It can however be used under permitted development rights for uses incidental to the residential use of the host property. In these circumstances there would be no adverse impact on residential amenity or indeed adverse impacts arising from the industrial premises at the rear.

In order to protect residential amenity, planning conditions can be imposed relating to its use and the erection of other outbuildings in the rear garden.

Recommendation

That planning permission be **GRANTED** subject to the following conditions:

1. The use of the building hereby approved shall be restricted to uses incidental to the residential use of Woodview, Westwood Road, Atherstone and shall specifically not be used for residential use as defined by Class C3 of the Use Classes Order 2020.

Reason

In the interests of protecting residential amenity.

2. No development within Class E of Part One to Schedule Two of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, shall take place without the express written consent of the Local Planning Authority.

Reason

In the interests of protecting residential amenity.

Notes:

1. The Local Planning Authority has met the requirements of the National Planning Policy Framework in this case through enabling the grant of planning permission whilst mitigating impacts through planning conditions.

BACKGROUND PAPERS

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

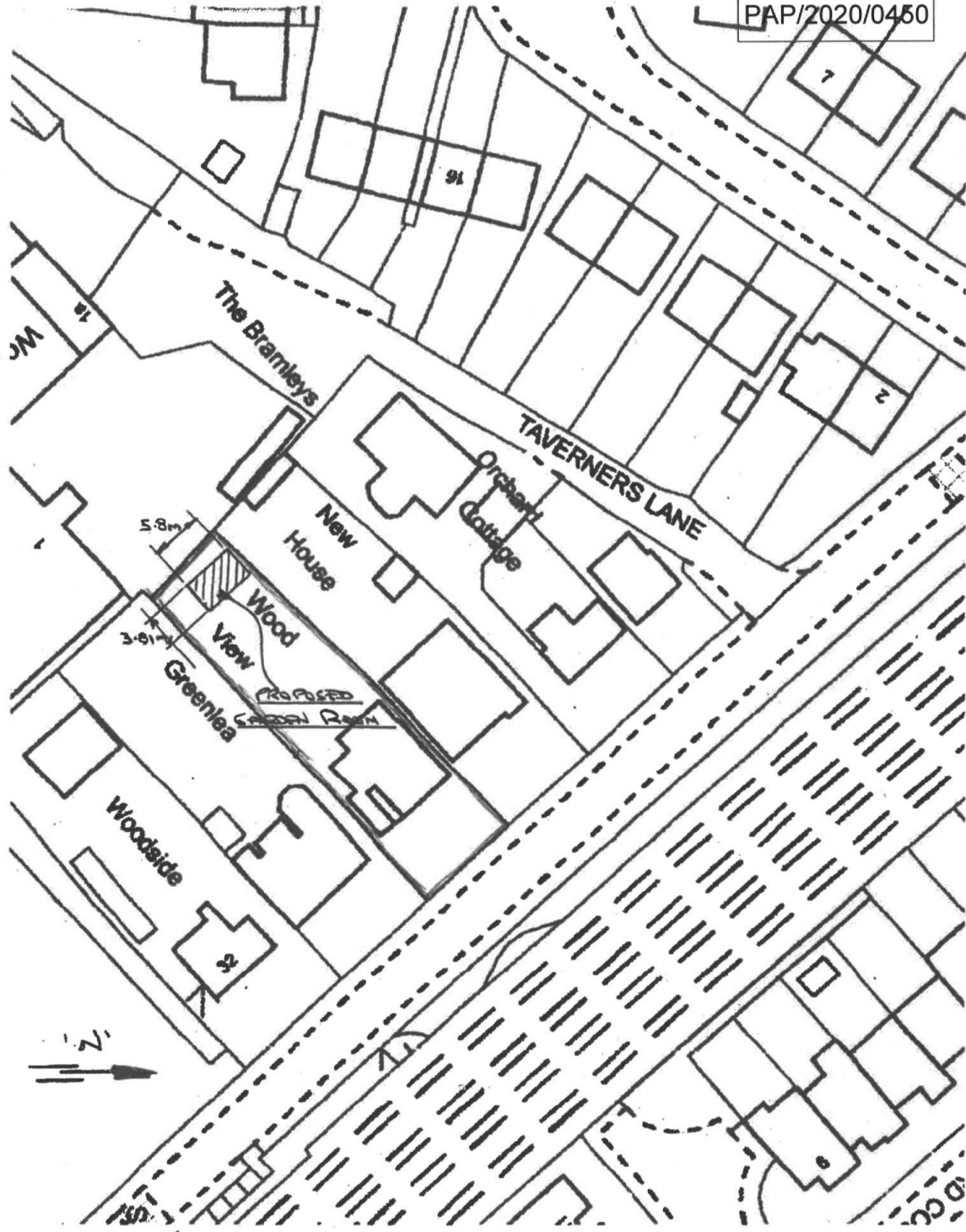
Planning Application No: PAP/2020/0450

Background Paper No	Author	Nature of Background Paper	Date
1	The Applicant or Agent	Application Forms, Plans and Statement(s)	24/8/2020
2	Atherstone Town Council	Representation	17/9/2020
3	Local Resident	Objection	10/9/2020
4	Local Resident	Objection	10/9/2020
5	Local Resident	Objection	17/9/2020
6	Bedworth Resident	Objection	11/9/2020

Note: This list of background papers excludes published documents which may be referred to in the report, such as The Development Plan and Planning Policy Guidance Notes.

A background paper will include any item which the Planning Officer has relied upon in preparing the report and formulating his recommendation. This may include correspondence, reports and documents such as Environmental Impact Assessments or Traffic Impact Assessments.

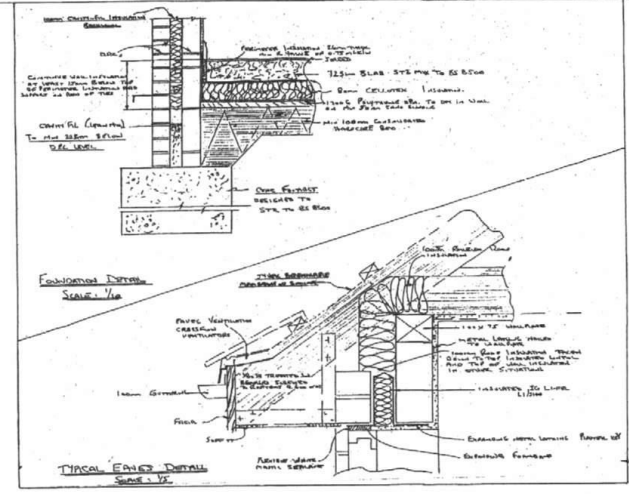
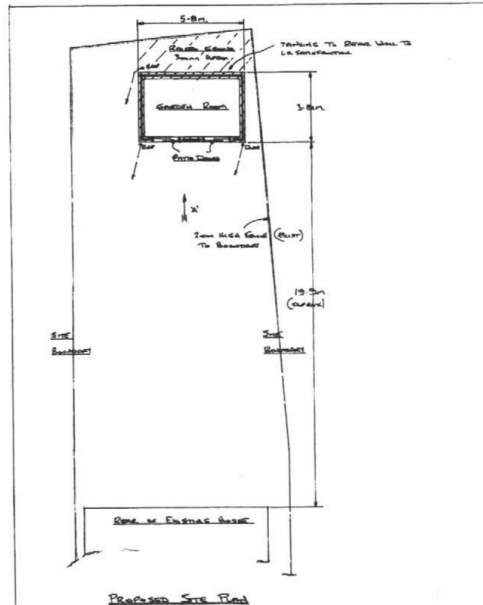
PAP/2020/0450



Block Plan

SCALE = 1/500

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NOTES

1. **GENERAL:** Refer to the 2020 Building Regulations (Part A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) and all other relevant regulations.

2. **FOUNDATION:** To be confirmed with the local authority.

3. **ROOFING:** To be confirmed with the local authority.

4. **WALLS:** To be confirmed with the local authority.

5. **FLOORING:** To be confirmed with the local authority.

6. **GLAZING:** To be confirmed with the local authority.

7. **MECHANICAL AND ELECTRICAL:** To be confirmed with the local authority.

8. **HEATING:** To be confirmed with the local authority.

9. **VENTILATION:** To be confirmed with the local authority.

10. **INSULATION:** To be confirmed with the local authority.

11. **ACCESSIBILITY:** To be confirmed with the local authority.

12. **ENVIRONMENTAL:** To be confirmed with the local authority.

13. **PLANNING:** To be confirmed with the local authority.

14. **CONSTRUCTION:** To be confirmed with the local authority.

15. **FINISHES:** To be confirmed with the local authority.

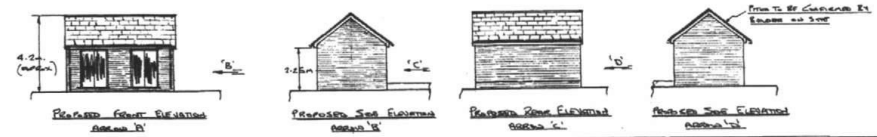
16. **UTILITIES:** To be confirmed with the local authority.

17. **SAFETY:** To be confirmed with the local authority.

18. **COMPLIANCE:** To be confirmed with the local authority.

19. **QUALITY:** To be confirmed with the local authority.

20. **DOCUMENTATION:** To be confirmed with the local authority.



Proposed Single Storey
 20.0m x 5.8m
 2.0m High
 2.0m Wide

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 North Wiltshire
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APPENDIX B