

Planning Committee: 24 May 2011

Item Number:

Application No: W 11 / 0255

Town/Parish Council: Bushwood
Case Officer: Steven Wallsgrove
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Registration Date: 25/02/11
Expiry Date: 22/04/11

Lodge Farm Barn, Lapworth Street, Bushwood, Lawsonford, Henley-in-Arden, B95 5ES

Erection of a garden room extension FOR Mr Lilly

The application has been requested to be presented to Committee by Councillor Caborn. It is also reported due to the number of letters of support received.

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council : "Objects on the basis that an extension would compromise the integrity of the barn conversion."

Public Response : Ten letters/emails of support have been received, including one from Coventry and from Solihull. Most of them refer to the extension as if it was on an ordinary dwelling, although some refer to similar extensions on other barn conversions, with one referring to a case in Henley Road, Lawsonford. One person refers to a replacement dwelling being erected "two fields away" which is "twice the size that it was".

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- Planning Policy Guidance 2 : Green Belts
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

The property was converted into a dwelling, with ancillary accommodation, following a consent of 1992. Two applications for a garage, stables and tack room were refused in 1996 and 1997, with the second application being dismissed on appeal. An application for a satellite dish was also dismissed on appeal in 1998, with an application to convert the ancillary accommodation into a self contained dwelling also being dismissed on appeal the same year.

In 2001 applications for a stable and a glazed link between the two buildings of the barn conversion, and for an external flue were approved, with an extension to the stables also being approved in 2005.

An application, W10/0869, for a similar garden room extension (but measuring 3.8m x 5.78m) was refused in August 2010, under delegated powers, but the

applicant missed the deadline for an appeal and the Inspectorate would not accept a late appeal..

KEY ISSUES

The Site and its Location

The property is a detached dwelling at the end of a long drive and consists of two original, brick built, buildings (now linked) with a small 'stable' block adjoining (with a rear lean to). There is another stable block at the far end of the site, which is not shown on the plans.

Details of the Development

The proposal is to erect a garden room measuring 2.95m by 5.78m on the north end of the main barn. It would have 'waney edge' boarding on the east end (with an entrance door) and glazing on the other two sides, and a clay tiled lean to roof. A statement of planning justification was submitted with the application which concludes this proposal is of such small scale to an acceptable design that it does not cause unacceptable harm, particularly noting other planning permissions in this locality.

Assessment

The property lies in the Green Belt where there are stringent policies controlling development. The relevant policy in this case is RAP2 which states at para. 8.26 that 'In the case of barn conversions, the Council is extremely unlikely to grant consent for any extensions. Such conversions are only usually permitted where they can be undertaken with minimum disruption to the integrity of the original building. Any extension, however sensitively implemented, would harm this integrity'. This is supported by the statement in guidance published by Warwick District Council 'Agricultural buildings and conversion' (which is on the web site) that 'conversion works must be contained within the curtilage of the buildings: new extensions, glazed links or conservatories will not be permitted'.

In the present case, the original buildings were sensitively converted and, although an extension was allowed to provide a narrow link between the two buildings, this was only permitted because of the difficult working relationship between the two buildings and the fact that it was 'hidden' by a screen wall which could have been part of a traditional farm building complex.

The existing buildings provide quite a substantial amount of accommodation, while still retaining their original agricultural character. It is considered that the addition of a lean to on the end (whether of the originally proposed size or refused under application W10/0869, or the present, reduced size), incorporating 'waney edge' boarding (which is not found on the original buildings) and glazing on two sides, would create an inappropriate and rather 'suburban' extension for which there is no very special justification to over-ride the normal presumption against such development on this former barn within the Green Belt. The applicants submitted justification has been considered but it is not accepted, particularly since the original conversion is not considered to

have resulted in this existing development having a "primarily domestic character".

RECOMMENDATION

That planning permission be REFUSED for the following reason:-

REFUSAL REASONS

- 1 Policy RAP7 of the Warwick District Local Plan (1996-2011) sets out a number of criteria for the conversion of existing rural buildings within the District and the policy specifically refers to the need for the proposed use to be accommodated without extensive rebuilding or alteration to the external appearance of the building, and for the appearance and setting of the building following conversion to protect and where possible, enhance the character and appearance of the countryside. The explanation to the policy states that where proposals include extending rural buildings as part of their conversion, these will not be approved unless it can be demonstrated that the extension is essential for the retention of the building.

The application site which lies within the Green Belt, comprises a pair of converted former agricultural buildings which are subject to Policy RAP2 of the above Local Plan and where permitted development rights for subsequent extensions were removed in order to ensure that the character and appearance of the converted buildings and their setting within the wider countryside are respected and protected.

In the opinion of the District Planning Authority, the proposed extension disrupts the simple form of the converted barn by reason of its design, materials and position and detracts from the original character and appearance of the complex of buildings, thereby prejudicing the objectives of the aforementioned policy. If permitted, this type of extension could act as a precedent for extensions to other converted barns which would be difficult to resist, thereby cumulatively eroding the character and appearance of the countryside to the detriment of the wider Green Belt and open countryside within the District.
