

Planning Committee: 14 October 2014

Item Number: 7

Application No: W 14 / 1134

Town/Parish Council: Rowington

Case Officer: Liam D'Onofrio

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Registration Date: 28/07/14

Expiry Date: 22/09/14

Sandall House Farm, Narrow Lane, Lowsonford, Solihull, B95 5HN

Single storey extension FOR Ms Saber

This application is being presented to Committee due to an objection from the Parish Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for an extension to a (former) agricultural barn, which was granted permission to be converted to grooms accommodation associated with the equestrian activities on site under planning application W/99/1562. There is a concurrent application seeking to extend this restricted use to a holiday let (W/14/1133). The proposed extension will measure 3.7m by 4.1m by 4.1m high and will provide a second bedroom for the barn.

The applicant's supporting letter states that the current building is a one bedroom property with a floor space of 55sq.m. It is proposed to extend the cottage by 15sq.m by adding another bedroom to the north elevation. Policy RAP2 relates to extensions to dwellings and states that extensions will be permitted unless they result in disproportionate additions to the original dwelling. The applicant concludes that Paragraph 8.25 of Policy RAP2 provides a guide that more than 30% increase in floor space is likely to be considered disproportionate. In this case the proposed increase in floor space is 27% and can be regarded as proportionate.

THE SITE AND ITS LOCATION

The application site relates to Sandall House Farm located on the northern side of Narrow Lane, between Santan Farm and Sanbrook Farm, within the Green Belt. The site relates to a substantial equestrian establishment with a range of buildings of various ages and designs. The site is within Flood Zone 3. The outbuilding, subject of this application, is located immediately to the rear (north) of the main farmhouse.

PLANNING HISTORY

Various planning history for the wider site, the most recent/relevant for this application is: Concurrent application W/14/1133 Variation of condition 4 imposed upon planning permission W/99/1562, (which currently restricts the use

of the building to be occupied solely by persons employed in association with the operation of the equestrian and/or agricultural activities at Sandall House Farm), to include its use as holiday accommodation with no occupation as permanent, unrestricted accommodation or as a primary place of residence: Pending.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- RAP16 - Directing New Visitor Accommodation (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE4 - Converting Rural Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW1 - Development in Areas at Risk of Flooding (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Rowington Parish Council: Objection. 1. Contrary to RAP2 (WDC Local Plan 1996-2011) Contrary to H14 (WDC Draft Local plan 2011-2029) i.e. " in the case of barn conversions in the open countryside, the Council is extremely unlikely to grant approval for any extensions" 2. No supporting evidence provided to justify any need for holiday accommodation in this area. 3. The commercial development at this site to date has been considerable and any further unnecessary or unjustified development should be resisted in this Green Belt location 4. The site is within Flood Zone 2/3 where the NPPF confirms that no unnecessary development should take place. This extension is not considered necessary. 5. As the original p.p. for conversion of this barn was on the basis of special circumstances the applicant would need to provide details of further special circumstances to justify any extension to the building

WCC Ecology: No objection, the Ecologist is satisfied that the roof slates and gable end (where the extension is proposed) appears well sealed and a bat note is sufficient in this case.

National Grid: National Grid high pressure pipeline in locality - no habitable buildings should be constructed within 49m of the pipeline position.

Community Protection: Verbal response - No objection.

Environment Agency: No objection.

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Principle for the development;
- Siting and design considerations;
- Impact upon neighbouring amenity;
- Ecology matters;
- Health and Wellbeing.

The Principle of the Development

The reuse of this rural building would have been originally considered under PPG2, which largely reflects the current NPPF 2012 paragraph 90, stating that certain forms of development are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction. The applicant's consideration of the extension under Local Plan Policy RAP2 - 'Extensions to dwellings' is not therefore considered an appropriate policy for a re-used barn building, as a 30% increase in floor space may erode the character of a barn building and fail to preserve the openness of the Green Belt.

Nevertheless NPPF paragraph 89 advises that the extension or alteration of a building *is* appropriate provided that it does not result in disproportionate additions over and above the size of the original building. In this case despite providing a 27% increase in floor space the extension will provide just 15sq.m of additional floor space and is considered to be well-proportioned and will not overwhelm the character of the original building. Despite longer views of the building from the highway the extension will be located in an unobtrusive position and viewed within the context of the existing building group. The scheme is therefore considered to be acceptable in principle.

Siting and design

The proposed extension will be located in an unobtrusive position and will not harm the visual amenity of the streetscene. The extension will follow the existing linear character of the building with a matching eaves and ridge line. The extension is considered to integrate well with the style and character of the host building. A condition is suggested to ensure that matching materials are used and that windows are constructed of timber to match the existing.

The impact on the living conditions of nearby dwellings

The extension will be set some distance from neighbouring properties and will therefore accord to all relevant separation distances. The scheme is not considered to result in any significant impact upon the amenities of the occupiers of surrounding properties.

Ecology

The Ecologist is satisfied that the roof slates and gable end (where the extension is proposed) appears well sealed and a bat note is sufficient in this case.

Health and Wellbeing

There is a high pressure gas pipeline within the locality and the National Grid have commented that there should be no habitable buildings constructed within 49 metres of this pipeline. The proposed extension will be located some 70 metres away from the pipeline. The scheme is not therefore considered to raise any health or wellbeing concerns for future residents.

Drainage and Flood Risk

The applicant has confirmed that the extension is not considered to affect the watercourse, flood plane or flood defences and the extension's floor level will be set no lower than existing levels with flood proofing and high level power sockets incorporated into the design. The Environment Agency and Community protection have raised no objection to the scheme in terms of flooding.

Renewable Energy

The proposed extension will provide some 15sq.m of new floorspace and is not considered to be of a scale that triggers the need for renewable technology.

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the building proposed extension is acceptable in principle and will provide an appropriate design solution that will not affect neighbouring amenity. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 5407-A-301 and specification contained therein, submitted on 25/07/14. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON :** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.

 - 4 All window and door frames shall be constructed in timber and shall be painted and not stained. **REASON:** To ensure a high standard of design and appearance for this converted former rural building and to satisfy Policy DP1 of the Warwick District Local Plan 1996-2011.
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