

Planning Committee: 22 June 2005
Investigation Number: ACT 155/13/04

Item Number: 37

Town/Parish Council: Shrewley

Case Officer: Martin Perry
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The Laurels, Five Ways Road, Shrewley, CV35 7JB

The erection of a building for indoor leisure purposes.

This report relates to a replacement building to a former poultry shed to the rear of the property known as "The Laurels". Retrospective permission for this building was refused in October 2004.

SUMMARY OF REPRESENTATIONS

Shrewley Parish Council had no objection to the retrospective planning application providing that the facilities were not made available to the general public.

CPRE objected to the retrospective application on the grounds of no special circumstances for new build in the green belt.

PLANNING HISTORY

The buildings on this site have been used as poultry sheds. Planning permission W2000/0588 was granted for one of these buildings for workshop/recreation use and a change to the residential curtilage to encompass this on the 30th June 2000. A retrospective planning application for the further extension of the residential curtilage and the erection of the second building for indoor leisure purposes was refused on 11th October 2004. No appeal has been lodged.

RELEVANT POLICIES

The relevant policies for this development are

GD6 Green Belt (Warwickshire Structure Plan 1996-2011)

ER4 Protection and Enhancement of the Landscape (Warwickshire Structure Plan 1996-2011)

(DW) ENV1 Definition of the Green Belt (Warwick District Local Plan 1995)

(DW) H14 Extensions to Dwellings in the Rural Area (Warwick District Local Plan 1995)

(DW)C8 Special Landscape Areas (Warwick District Local Plan 1995)

DAP1 Protecting the Green Belt (Warwick District Local Plan 1996-2011 First Deposit Version)

DAP3 Protecting Special Landscape Areas (Warwick District Local Plan 1996-2011 First Deposit Version)

RAP3 Extensions to Dwellings (Warwick District Local Plan 1996-2011 First Deposit Version)

KEY ISSUES

The site and its location

The Laurels is a detached residence located with grounds of approximately 1.5 ha. The dwelling is small in relation to the amount of land which surrounds it. Currently, two large wooden buildings each covering approximately 198 sq m and 3.1m in height are located to the west of the dwelling.

Details of the development

The erection of a building for indoor leisure purposes without the benefit of planning permission.

Assessment

Planning permission W2000/0588 was granted for one of these buildings for workshop/recreation use and a change to the residential curtilage to encompass this on the 30th June 2000. The other building which is the subject of this report is not included in the new residential curtilage but on agricultural land.

A retrospective planning application for the further extension of the residential curtilage and the erection of the second building for indoor leisure purposes was refused on 11th October 2004 under delegated powers on the grounds that the property is located within the Green belt where in accordance with Local plan policy (DW) ENV1 and emerging policy DAP1 of the first deposit version of the Local Plan development will not normally be permitted, except in very special circumstances, for the construction of new buildings, unless it fulfils specific criteria. It was considered that the very special circumstances required sufficient to justify departure from the development plan had not been demonstrated in this case.

It was also considered that the extension of the residential curtilage and the use of this building for purposes ancillary to the dwelling house would radically alter the scale and character of the original dwelling and significantly extend the visual impression of the built development in the rural area, thus constituting an undesirable extension and consolidation of a residential property likely to detrimentally affect the character of this rural locality, thereby constituting inappropriate development conflicting with the aims of the Green Belt and Local Plan Policy.

REASON FOR RECOMMENDATION

The development results in a significant encroachment of residential domestic use outside the approved curtilage to the main dwelling. It is considered that cessation of this domestic use is required to protect the rural character of the Green Belt.

RECOMMENDATION

That enforcement action be authorised to ensure that the use of the building for domestic purposes ceases.
