

Planning Committee: 22 May 2012

Item Number: 19

Application No: W 11 / 1626

Town/Parish Council: Lapworth

Registration Date: 19/01/12

Case Officer:

Penny Butler

Expiry Date: 15/03/12

01926 456544 planning_west@warwickdc.gov.uk

Bakers Barn, Bakers Lane, Knowle, Solihull, B93 0EA

Erection of stable and hay store (Amendment to approved Planning Application W10/1211) FOR Mrs Susan Smith

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

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council : Lapworth Parish Council objects on the following grounds

- both the skylights and gates are inappropriate development for the rural environment
- the height of the building is not appropriate for stabling
- the skylights are not necessary for stabling.

Public response: Two objections received from local residents. There are skylights, a post box and a heavily landscaped driveway, which are all in keeping with the intention of making this a dwelling rather than a stable and haystore. The building is big enough to house several horses and plenty of hay. The erection of further unnecessary buildings will be a further detriment to the character of a rural lane.

RELEVANT POLICIES

- National Planning Policy Framework
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

PLANNING HISTORY

The site, previously known as Bakers Barn, has a considerable planning history. There were several refusals of planning permission for conversion of the small brick-built agricultural building (which used to exist on the site) into residential use (applications W90/0611, W94/0100 and W940445).

In 1999 (W99/1418) permission for change of use of the barn to storage uses, with some repairs was granted permission. It appears at this stage that the barn was demolished and an application was made to rebuild it, which was refused and an appeal was dismissed (W02/1318).

In 2004 (W04/0352) an application for two stables and a tack room was refused and an appeal dismissed. The building was considered excessive in size in

relation to the small area of the plot of land (0.29h). The dimensions were 11.8m x 6m with a ridge height of 6.5m.

In 2009 (W09/0745) permission was granted for two stables, a hay store and WC with the same footprint but with a ridge height of 3.9m. At this time the applicant had acquired further grazing land on the other side of the access drive which runs along the side of the application site.

In 2010 (W10/1211) permission was granted for stables of the same footprint but with an increased ridge height of 5.1m. This provided a roof pitch of 35 degrees, allowing the use of reclaimed plain tiles. Also approved were 1.9m high side walls to the vehicular access with 2m high solid timber gates set back 6.5m into the site, however, only the parts of the walls within 2m of the front boundary required planning permission.

KEY ISSUES

The Site and its Location

The application site comprises a triangular plot of land on the southern side of Bakers Lane, between Ploughmans Barn on the east side and a long vehicular access to adjoining property on the west side. The applicant also owns a parcel of pasture land one field away to the west. Bakers Lane is a quiet single track lane in the Green Belt characterised by isolated or small groups of dwellings surrounded by agricultural land. The application site has fencing and conifers to the boundaries, with a line of newly planted conifers along the road frontage adjacent to the application building. The vehicular access leading into the site is bound by tall brick walls leading to an inset pair of gates. This application relates to the existing brick built stable building positioned with its rear wall close to the site frontage with Bakers Lane and gable end close to the site access.

Details of the Development

This application has been submitted in order to regularise the building works that have been carried out on site. The building which has been erected differs from the 2010 approval in that it has a steeper roof pitch which results in a ridge line of 5.6m high, whereas the approved building has a ridge height of 5.1m. The footprint of the proposed building is identical to the approved building. Amended plans have been provided which remove three roof lights which have been installed on the southern roof slope, and to correctly show the front canopy tucked under the eaves of the main roof.

Assessment

Impact on the Green Belt and visual amenity of the area

The 2010 consent for a building of a similar size must be considered as the fall back position for development on this site, as if this application is refused, then building works to alter the building in accordance with this consent could be implemented. The difference between the approved building and the current proposal is therefore the primary matter for consideration. The roof lights which have been installed on the southern roof slope of the building are not considered appropriate since they are a wholly residential feature that is not necessary for the use of the building as stabling or for the storage of hay. The applicant has therefore agreed to remove them from the proposed plans. Their removal would

be secured by condition requiring compliance in accordance with the approved plans within two months. This will ensure that the building retains the appearance of an agricultural building in this rural setting which is required in accordance with Policies DP1 and DP2.

The height of the building has increased by 0.5m to 5.6m which is considered acceptable in that it is not so substantial that the building would have a significantly different appearance to the approval. There are no residential properties that would be directly adversely affected by the increased height, so the principal visual impact would be upon the character of this rural lane and the openness of the Green Belt. It is not considered that the increase in height of 0.5m would have such an overbearing visual impact, or give the building such a different character or scale, compared to the approved scheme, as to justify refusal. On this basis the proposal is considered to comply with Policies DP1, DP2 and the NPPF.

RECOMMENDATION

GRANT, subject to the conditions listed below.

CONDITIONS

- 1 The development the subject of this permission shall be modified to permanently remove the 3 rooflights from the front elevation of the building in full accordance with the details shown on approved drawing, submitted on 5th April 2012, by no later than 23rd July 2012 and thereafter shall not be further altered without the prior written permission of the Local Planning Authority. **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.

INFORMATIVES

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this Green Belt area and is considered to comply with the policies listed.
