

**Planning Committee:**

**Item Number: 9**

**Application No:** W 13 / 0153

**Town/Parish Council:** Lapworth

**Registration Date:** 08/02/13

**Case Officer:** Emma Spandley

**Expiry Date:** 05/04/13

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**Beaconsfield, Lapworth Street, Bushwood, Lowsonford, Henley-in-Arden, B95 5ES**

Demolition of existing barns and stables and erection of a detached portal steel framed building for storage of machinery, hay and straw and for owners private horses. FOR Mr G Cooper

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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 the conditions.

**DETAILS OF THE DEVELOPMENT**

The application proposes to remove the existing barn and stables on the site and to provide a replacement portal steel framed building to be used for the storage of machinery, hay and straw and for horses.

**THE SITE AND ITS LOCATION**

The application site lies within 14 acres of land which surrounds Beaconsfield which is owned by the occupiers of Beaconsfield. The applicants also own a further 14 acres locally. The land is located with the Green Belt. The proposed building will be located 27 metres from the edge of the highway, not within the residential curtilage of the house. There is an existing row of Leylandii trees located in front of the proposed position of the building and another steel framed building.

The site currently contains two wooden stables and one barn on the site which are formed around a courtyard; another large barn structure and associated outdoor storage paraphernalia.

**PLANNING HISTORY**

There is no relevant planning history for the land in question.

**RELEVANT POLICIES**

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

## **SUMMARY OF REPRESENTATIONS**

**Lapworth Parish Council** - Objection on the grounds that the building is not in keeping with the street scene and characteristics of the rural environment. The agricultural building proposed is not for agricultural use which is overdevelopment of the site.

## **ASSESSMENT**

The main issues in the consideration of the application are:-

- Whether the proposal constitutes appropriate development in the Green Belt; its effect on the openness of the Green Belt; and if found to be inappropriate, whether the harm by reason of inappropriateness, any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.
- Impact on the street scene and character of the rural area.

### **Green Belt**

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 89 of the National Planning Policy Framework (NPPF) states the construction of new buildings is considered as inappropriate development in the Green Belt except where the buildings are for agriculture and forestry; the provision of appropriate facilities for outdoor sport and recreation and for cemeteries; the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; limited infilling or partial redevelopment of previously developed sites.

The existing use of the buildings on the site is for the stabling of horses and other farmyard animals. However, it is not a working agricultural holding.

The proposed building has been reduced in size, relative to the originally submitted plans. The amended proposed building has a floor area of 130 m<sup>2</sup>. The existing buildings on the site, which are proposed to be demolished to enable the new building, have a combined floor area of 130m<sup>2</sup>. However, the eaves and the ridge of the proposed building is higher than the existing buildings.

A supporting statement has been submitted by the applicants which states that the current stables are too small for the horses which they have. The applicants have 2, 18 hand (72 inches, 183cm) and 2, 15 hand (60 inches, 152.4 cm)

horses. The door opening in the proposed building will be 2.7 metres high which will allow the 18 hand horse to enter the building without lowering its head.

Referring back to the guidance contained within the NPPF, the replacement building is not materially larger in floor area than the one(s) it is replacing; it will be in the same use as the existing buildings and it is for outdoor recreation. It is therefore considered that the replacement building is not considered inappropriate development within the Green Belt.

One of the fundamental aims of Green Belt policy is to prevent urban sprawl by keeping land permanently open and one of its main purposes is to assist in safeguarding the countryside from encroachment. Any built development has the potential to affect openness whether or not it is visible from public viewpoints.

Turning to the impact on the openness of the Green Belt, whilst the building will be higher than the existing building and have a greater massing, the building will be located in close proximity to an existing building of similar height. The remaining buildings, which are to be demolished are partially located further into the site. The removal of these buildings will open this area up, and the proposed siting of the new building will contain the built form to one area and not scattered over a larger area. It is therefore considered that in overall terms the proposed building will not have a materially detrimental impact on the openness of the Green Belt.

#### Character and appearance of the area

The Parish Council's objection relates to overdevelopment of the site, and the impact on the character and appearance of the area.

The land in question comprises 16 acres of open fields used by the applicants for their horses. The proposals include the removal of three of the existing buildings on site to enable the new development. The proposed building is of an agricultural design. The building will be constructed of steel columns and clad with profile steel sheeting and vertical lapped timber boarding. It is considered that the proposed building will not add an alien urbanised feature within the green belt; will not add to urban sprawl; will not have a fundamental impact on the openness of the green belt and in conclusion will not appear as an incongruous feature within the rural setting.

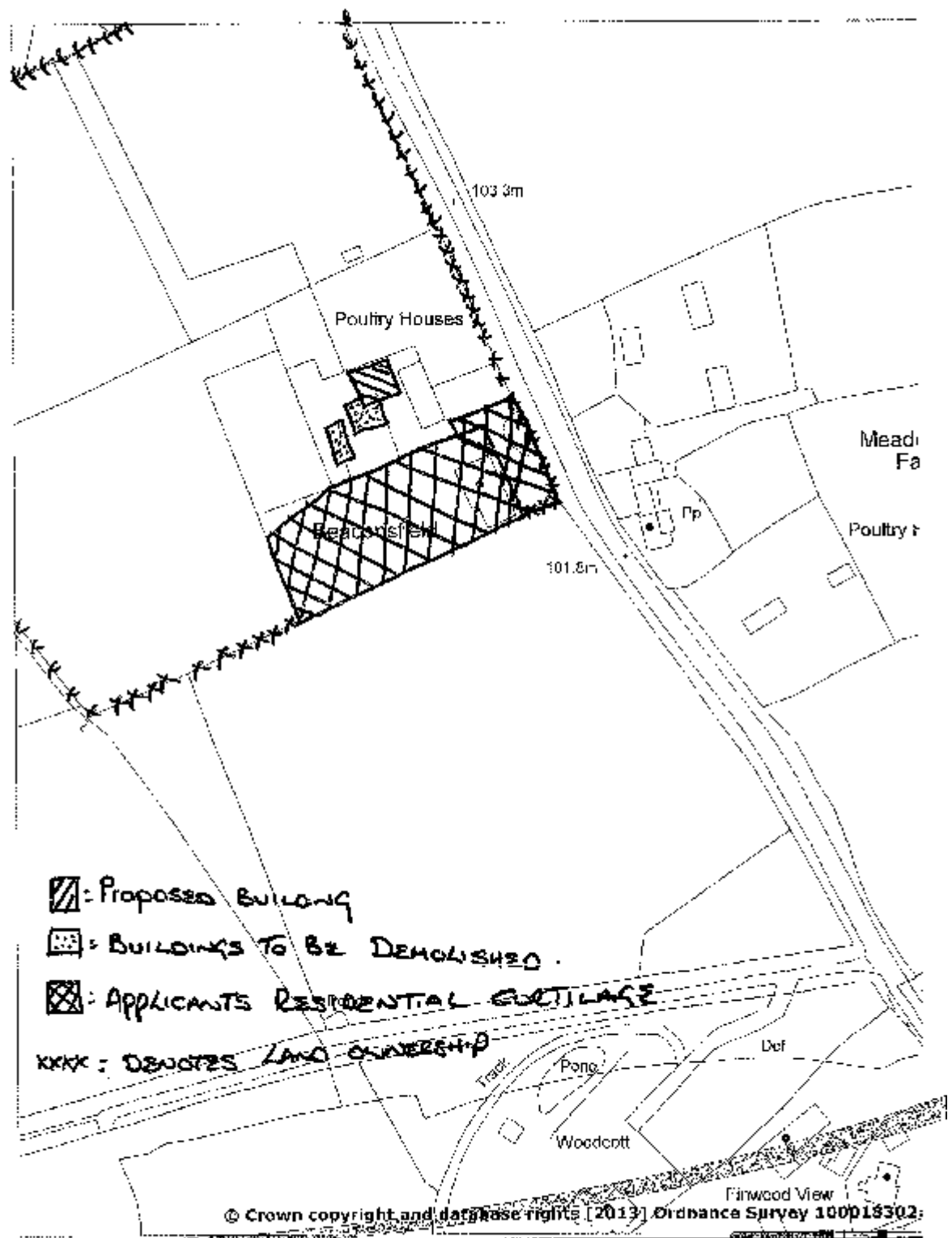
#### **SUMMARY/CONCLUSION**

National Policy states that new buildings within the green belt should be considered as inappropriate development unless they are the replacement of an existing building within the same use and not materially larger than the one it replaces. The proposed building is an exemption to this as it proposes to replace several existing buildings with a building which is not materially larger. The proposed building will have an appearance of an agricultural building which would be located within the open rural countryside and it is considered that the

proposed design of the building will not introduce an alien feature within the green belt.

### **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 drawings 33909 Rev A & 33909 Rev B submitted on 2nd April 2013 and specification contained therein. **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 Before the building hereby permitted is constructed the existing buildings as indicated within the application documentation (drawing No.33908 Rev A) shall be removed and the site left in a clean and tidy condition. **REASON:** The removal of the existing buildings has enabled the approved development. The proposed building together with the existing building would be considered as inappropriate development within, and harmful to the openness of, the Green Belt in accordance with the National Planning Policy Statement (NPPF).
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- ▨: Proposed Building
- ▤: BUILDINGS TO BE DEMOLISHED.
- ▩: APPLICANTS RESIDENTIAL OUTILAGE
- XXXX: DENOTES LAND OWNERSHIP

