

Planning Committee: 30 January 2018

Item Number: **8**

Application No: [W 17 / 2025](#)

Registration Date: 16/11/17

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall
Case Officer: Holika Bungre
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Expiry Date: 11/01/18

Merlin House, Firs Lane, Haseley, Warwick, CV35 7LS

Erect an oak framed timber garage and log store FOR Mr & Mrs Runarces

RECOMMENDATION

The Planning Committee are recommended to refuse the application for the reasons as set out below.

DETAILS OF THE DEVELOPMENT

The application seeks planning permission for an oak framed timber garage and log store. This is a newly proposed outbuilding situated within the front garden of the property. For clarity, these proposals would not constitute Permitted Development if Permitted Development Rights were not removed.

THE SITE AND ITS LOCATION

The application site relates to a converted coach house situated to the east of Firs Lane, originally built for Haseley Manor, close to Old Manor Farm in Haseley. The property is situated in a rural area within the Green Belt. The subject property is one of three dwellings created by the converting of the original coach house into dwellings. Permitted Development Rights for Part 1 and Part 2 have been removed from this site.

PLANNING HISTORY

W/89/0159 - Manor Farm, Haseley - Conversion of existing barns into 3 dwellings with car parking - Granted

W/93/1278 - Manor Farm, Haseley - Conversion of existing barns into 3 dwellings with car parking - Granted

W/98/1258 - Manor Farm, Haseley - Variation of Condition 1 (Time Limit) of W931278 for the conversion of existing barns into 3 dwellings with car parking - Granted

W/05/1030 - Conversion of building to form 3 dwellings (alterations & extensions to conversion scheme permitted under W98/1258) - Granted

W/12/1038 - Replacement of solid timber doors with glazed timber doors - Granted

W/17/0828 - Erection of single storey rear extension after removal of existing lean-to - Granted

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- Guidance Documents
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley & Wroxall Parish Council: Support

WCC Ecology: Recommend an amphibians and reptiles note and the securing of a bat box for biodiversity gain by condition in the event of approval

ASSESSMENT

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

- Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified;
- Design and Impact on the Street Scene
- Impact on Neighbour Amenity and Living Conditions of Occupiers
- Ecology

Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified

Paragraph 79 of the NPPF states "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 87 of the NPPF states "inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." Paragraph 89 of the NPPF states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt" apart from a set list of exceptions.

Local Plan Policy DS18 states that the District Council will apply National Policy to its Green Belt applications.

The proposed garage and store is the proposed construction of a new building and is inappropriate in the Green Belt, and is not one of the exceptions set out in Paragraph 89 of the NPPF. It is therefore harmful by definition to the Green Belt.

Paragraph 88 of the NPPF states that "when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

No very special circumstances have been put forward by the applicant and neither are there any other benefits from the development which would be considered to outweigh the harm. Therefore the proposals are inappropriate development within the Green Belt, harmful by definition, not outweighed by any very special circumstances, and the application should be refused.

Design and Impact on the Street Scene

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people.

Warwick District Council's Local Plan Policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing as well as for all proposals to harmonise with the existing area and to reflect, respect and reinforce local architectural and historical distinctiveness. The Council's Residential Design Guide seeks to protect the character of the building and area.

The proposal relates to a converted coach house and therefore the principle of an outbuilding being added to a coach house is acceptable. It is considered that the design and choice of materials is appropriate and in keeping with the main dwelling and is hence acceptable also. While it is situated in front of part of the dwelling, given that it is not Listed or in a Conservation Area, it is not considered to be harmful to the host building overall.

Impact on Neighbour Amenity and Living Conditions of Occupiers

The proposals will create no overlooking to any neighbours given the distance it has from all other properties, the fact that it is a single storey proposal only, and that it is proposed to the front driveway which can be openly viewed by the public. Neither will a loss of light or outlook be caused to any neighbours, given the distance it has from all other properties.

While the proposed outbuilding is situated in front of part of the dwelling and would breach the 45 degree angle to the midpoint of both of the front habitable room windows that serve the sitting room at ground floor, these front windows are secondary windows and there is a rear window in this room. Therefore the living conditions of occupiers will not be adversely affected overall.

Ecology

WCC Ecology have recommended an amphibians and reptiles note and the securing of a bat box for biodiversity gain by condition in the event of approval. While the note should be applied in the event of approval, it would not be considered reasonable or necessary here to require a bat box, given that no bat habitats will be affected by the proposals.

Summary/Conclusion

The proposed outbuilding and store is inappropriate development within the Green Belt, which is harmful by definition to its openness. No very special circumstances have been presented which outweigh this harm. Therefore the application is recommended for refusal.

REFUSAL REASONS

- 1 The site is situated within the Green Belt and the NPPF states that, within the Green Belt, the rural character of the area will be retained and protected. It also contains a general presumption against inappropriate development in Green Belt areas and lists specific forms of development which can be permitted in appropriate circumstances. The proposed development does not fall within any of the categories listed in the Guidance and, in the Planning Authority's view, very special circumstances sufficient to justify departing from this Guidance have not been demonstrated. The proposals are therefore contrary to the NPPF and Policy DS18 of the Warwick District Local Plan 2011-2029.
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