

Planning Committee: 13 September 2016

Item Number: 9

Application No: [W 16 / 1061](#)

Town/Parish Council: Lapworth

Case Officer:

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Registration Date: 08/06/16

Expiry Date: 03/08/16

Harvest Barn, Bakers Lane, Knowle, Solihull, B93 8PR

Proposed erection of a single storey rear extension. FOR Mrs Payne

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

RECOMMENDATION

Planning Committee are recommend to grant planning permission.

DETAILS OF THE DEVELOPMENT

Proposed erection of a single storey rear extension to be constructed from matching materials to those of the application property. The scheme has been amended to change the roof design so that the existing first floor window is retained and so that the roof pitch matches that of the main dwelling.

THE SITE AND ITS LOCATION

The application property is a semi-detached barn conversion, positioned to the south of Bakers Lane. The barn is accessed from Bakers Lane, by a gated access shared with the adjacent barn, Ploughman's Barn. The buildings form a 'U' shape and the main entrance to the site is currently to the western elevation within the courtyard area created by the buildings. The site is washed over by Green Belt and permitted development rights have been removed from the site.

PLANNING HISTORY

W/88/0317 - application granted for the conversion of barns to dwellings.

W/15/0450 - application allowed at appeal for the erection of a front porch.

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)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- RAP7 - Converting Rural Buildings (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)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (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)

Guidance Documents

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)

SUMMARY OF REPRESENTATIONS

Lapworth Parish Council: Objection on the basis that the barn conversion no longer being representative of the original building.

WCC Ecology: No objection, subject to the inclusion of nesting bird, reptile and amphibian notes.

ASSESSMENT

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

- The Principle of the Development
- Design and Impact on the Character of the Barn Conversion
- Impact on Neighbouring Residential Amenity
- Impact on the Green Belt
- Energy Efficiency/CO²
- Ecological Impact
- Health and Wellbeing

The Principle of the Development

Adopted Local Plan policy RAP2 states that in the case of barn conversions, the Council is unlikely to grant approval for any extensions because of the potential impact on the original design and character of the building. Such conversions are only usually permitted where they can be undertaken with minimum disruption to the integrity of the original building and in general terms, further extensions however sensitively implemented, are often considered to harm this integrity. Therefore, it is frequently the case that extensions to barn conversions would not be considered acceptable in principle. Furthermore, Lapworth Parish Council have objected to the proposed development as the barn conversion would no longer be representative of the original building following the erection of the proposed development.

However, an appeal Inspector considered that under application W/15/0450 (allowed at appeal for a porch extension), the composition, construction and condition of the roof tiling, the brick coursing, the mortar joints, the window cills and the nature of the openings, indicated that the building was substantially reconstructed at the time of conversion, and that this is reflected in its essential character being perceived more as residential rather than agrarian.

The Planning Inspector found that the *"...porch is a modest, proportionate, well-designed light structure, which would not look out of place, and would not harm the essential integrity of Harvest Barn, as built. Moreover, the porch would have little or no impact on its wider surroundings, given that it is extremely well screened from public view not only by the bulk of The Firs, but also by the hedges on the frontage to this modest housing enclave."*

It was concluded that as much of the original character of the barn had been altered, therefore impacting its integrity and as the porch was well designed, that it would not harm the character of appearance of the application property or wider area.

That conclusion, drawn by an Inspector last year is therefore a material consideration in the assessment of this further proposal such that it is considered that the principle of an extension to the barn has been established under this decision from the Planning Inspectorate on this specific site.

Design and Impact on the Character of the Barn Conversion

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. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 1996 - 2011 policy DP1 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. The Local Plan calls for development to be constructed using the appropriate materials and seeks to ensure that the

appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. Finally, the Residential Design Guide sets out steps which must be followed in order to achieve good design in terms of the impact on the local area; the importance of respecting existing importance features; respecting the surrounding buildings and using the right materials.

Local Plan Policy RAP7 for the conversion of rural buildings requires the development to retain and respect the special qualities and features of listed and other traditional rural buildings, and where possible enhance the appearance of the countryside.

The principle of the development has already been established, as outlined above. The proposed extension represents a modest, single storey rear extension, which has been amended to respect and retain the character of the original barn. The proposed development retains the first floor window and replicates the pitch of the main dwelling, providing a bespoke but sympathetic form of development.

The proposed rear extension will be well-screened from both Firs House and public vantage points, although there will be views of the development from Ploughmans House.

Therefore, the proposed development is considered to be acceptable in design, and would not have a harmful impact on the barn conversion, or wider area. The proposed development is considered to comply with Local Plan policies, DP1, RAP7, the Residential Design Guide and NPPF.

Impact on Neighbouring Residential Amenity

Warwick District Local Plan policy DP2 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There is a responsibility for development not to cause undue disturbance or intrusion for nearby users in the form of loss of privacy, loss of daylight, or create visual intrusion. The Residential Design Guide provides a framework for policy DP2, which stipulates that extensions should not breach a 45 degree line taken from a window of nearest front or rear facing habitable room of a neighbouring property.

Ploughmans Barn is positioned to the west of the application property. The proposed extension will be positioned to the opposite corner of the application property from this neighbour and as such, there will be no conflict with the Council's 45 degree guidance as a result of the proposed development. It is considered that there would be no material harm to the living conditions of the occupiers of this property which would warrant reason for refusal of the application.

Firs House is positioned to the north of application property. The proposed development will be positioned on the opposite side of the application property to

this neighbour and therefore there will be no impact to this neighbour as a result of the proposed extension.

The proposed development is therefore considered to comply with Local Plan policy DP2 and the Residential Design Guide.

Impact on the Green Belt

The NPPF states that extensions within the Green Belt should not result in disproportionate additions over and above the size of the original building and Local Plan policy RAP2 reinforces this by stipulating that proposals should retain the visual dominance of the original dwelling. Development should retain the openness of the rural area and not alter the scale, design or character of the original dwelling. Paragraph 8.25 of this policy advises that extensions which represent an increase of over 30% are likely to be considered disproportionate in the Green Belt.

The existing barn already benefits from a 5% increase in gross floor space above the original dwelling as a result of the porch extension. When combined with the existing extension, the proposed development would represent an increase in gross floor space above the original dwelling of 19.5%. This is below the Local Plan guidance of 30% and is therefore not considered to represent a disproportionate addition to the dwelling.

The proposed development is therefore not considered to cause harm to the openness of the Green Belt and is considered to comply with Local Plan policy RAP2 and the NPPF.

Energy Efficiency/CO₂

Due to the scale of the proposed development it is considered that a requirement to provide 10% of the predicted energy requirement of the development through renewables or a 10% reduction in CO₂ production through a fabric first approach would not be appropriate.

Ecological Impact

WCC Ecology have commented on the application and consider that nesting bird, reptile and amphibian notes are a sufficient precautionary approach towards the development which will be applied.

Health and Wellbeing

No concerns.

CONCLUSION

The proposed extension is considered to be a modest form of development which would not harm the character and integrity of the barn conversion, which there is evidence has already been significantly reconstructed. The proposed

development will be constructed from appropriate materials which respect the application property and there would be no harm to neighbouring residential amenity or the openness of the Green Belt as a result of the proposed development. It is therefore recommended that planning permission should be granted.

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 amended drawing 160308 / 1D, and specification contained therein, submitted on 4th August 2016. **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. **REASON:** To ensure a high standard of design and appearance for this barn conversion, and to satisfy Policies DP1 and RAP7 Warwick District Local Plan 1996-2011.
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