

**Planning Committee:**

**Item Number: 11**

**Application No:** W 13 / 1004

**Town/Parish Council:** Rowington  
**Case Officer:** Penny Butler

**Registration Date:** 19/07/13

**Expiry Date:** 13/09/13

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**The Gate House, High Cross Lane, Rowington, Warwick, CV35 7BA**

Conversion of barn to annex, home office and guest/staff facilities FOR Mrs Allen

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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 conditions.

**DETAILS OF THE DEVELOPMENT**

The proposal is for the conversion and change of use of a barn to a dwelling. The proposed use is described by the applicant as an ancillary use to the main dwelling, however, the unit would be entirely self contained with its own kitchen and bathroom facilities, and a ground floor disabled bedroom. On the first floor there would be a further bedroom, and large office/store. It is intended that the ground floor bedroom would be used by the applicants elderly relative, whilst the ground floor facilities would be shared with the users of the first floor who would be occasional guests or workers in association with the grounds, stables and agricultural land. For planning purposes therefore the proposal would physically constitute a separate dwelling and would be capable of such use, therefore it will be determined as a separate dwelling.

The proposed insertion of glazing and doors will mainly re-use existing openings, but some new windows are proposed along with new roof lights. Internal alterations would consist of the insertion of a staircase and dividing walls. A small poor quality lean to extension would be demolished on the west elevation. The plans have been amended to reduce the number of windows and roof lights. Substantial parking is available surrounding the barn within the existing yard area.

The design and access statement submitted with the application states that the reasons for the application are to find a viable use for the building so it can be preserved, that there is a need for accessible annex accommodation for an elderly relative who could not be accommodated in the main house due to the stairs, and to provide facilities for workers on the estate and for possible placements for

children who visit the estate with learning difficulties. The applicant is willing to accept an ancillary use condition is required.

### **THE SITE AND ITS LOCATION**

The application property is a 19<sup>th</sup> Century barn that is of brick construction with a tiled roof, consisting of a two storey threshing barn with a later single storey stable wing to the side. The barn lies within the farm yard of the Gate House, a Grade II Listed house, therefore the barn is listed due to being within its original curtilage. The barn is separated from the house by a further detached two storey barn. Only the roof of the barn is visible from the road due to its distance from the road and the tall front boundary wall. The site is on the edge of Shrewley Common village, close to the M40. The Durham Ox public house and a dwelling are opposite. Access to the site is via a recently approved gated entrance which also gives access to surrounding agricultural land. To the north is Gate House Farm, which is in the same ownership. The Gate House has a large modern timber barn sited adjacent to the northern side of the barn. To the front of the barn and house is a paddock. The site lies within the Green Belt.

### **PLANNING HISTORY**

In 2011 permission was granted for the rebuilding of a cart shed in a field to the south. In 2010 permission was granted for entrance gates and boundary walls, and a detached garage block.

### **RELEVANT POLICIES**

- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- Open Space (Supplementary Planning Document - June 2009)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- DAP7 - Restoration of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework
- DP4 - Archaeology (Warwick District Local Plan 1996 - 2011)
- Vehicle Parking Standards (Supplementary Planning Document)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)
- 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)
- DP8 - Parking (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)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)

## **SUMMARY OF REPRESENTATIONS**

**Rowington Parish Council:** Object on the following grounds:

- Proposal does not appear to fully comply with Policies RAP5, RAP7 and RAP8
- Query if the change of use of this listed building satisfies Green Belt policy. There appears to be some confusion over the proposed use : ancillary residential use/ office use/ housing for rural workers/ accommodation for temporary workers. There is no evidence of need for overnight workers accommodation, temporary or otherwise, on a land holding of c.9ha partly covered by woodland.
- Support the implementation of a pre-commencement programme of archaeological work
- If approved the use and occupation of the building should be controlled by a robust planning condition

**WCC Archaeology:** No objection subject to a condition requiring a programme of archaeological works.

**WCC Ecology:** No objection subject to conditions requiring bat mitigation and survey of buildings for birds prior to work commencing, and notes covering reptiles, badgers and indigenous planting.

**Cultural Services:** The nearest green space is Rowington Playing Fields which is over 500m away therefore an offsite contribution is not considered reasonable.

## **ASSESSMENT**

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

- Principle of use
- The impact on heritage assets and the character of the barn and rural area;
- The impact on neighbouring amenity;
- Parking; and
- Other matters

### Principle of use

The conversion of barns to dwellings would conflict with Local Plan Policy RAP1, since such conversions are only acceptable under this policy where the building is

located adjacent to a village, the housing meets a local need, and the applicant can demonstrate that other or a mixed use are not appropriate or viable. However, since the Council cannot demonstrate a five year supply of land for housing, the NPPF advises that policies controlling housing should not be considered up to date and therefore permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole. It is considered that there would not be adverse impacts which would significantly and demonstrably outweigh the benefits, as the development is for a single dwelling, which is not an intensive use that would create a significant number of unsustainable traffic movements, and as set out below, the impacts are considered acceptable. This site also adjoins the village which has its own shop. The benefits would consist of the re-use of buildings of and historic architectural value, and the provision of housing to meet existing needs, whilst the construction of the development would support economic growth. The NPPF is a significant material consideration which is considered to outweigh the conflict with Local Plan Policy RAP1. The development would also comply with Policy RAP7 since extensive rebuilding is not required, special architectural features are retained, and the building is suitable for re-use.

Paragraph 89 of the NPPF states that the re-use of buildings is not inappropriate development in the Green Belt, providing the buildings are of permanent and substantial construction which these buildings are. The development would also comply with paragraph 55 which only permits isolated homes in the rural area where there are special circumstances, such as where the development would re-use redundant buildings and lead to an enhancement to the immediate setting, which is considered to be the case here. Permitted development rights will be removed to retain control over unsympathetic changes, which would detract from the character of the buildings. The proposal is therefore considered to be acceptable in principle, and it would be unnecessary to impose conditions restricting the use as ancillary to the main dwelling.

#### Impact on heritage assets and the character of the barn and rural area

The conversion scheme retains existing architectural features including the internal timber framing, window and door openings, and decorative ventilation holes. The new windows and doors proposed are appropriate in design and siting and will not have an adverse impact on the overall character of the buildings. It is considered that the conversion scheme would not harm the rural character of the surroundings, or the historic and architectural character of the Listed Buildings. The proposed use would not lead to any harm to the buildings and would secure their future maintenance. There is no curtilage proposed for the converted building therefore there would be no change to the layout of the site and no harm the setting of the buildings.

It is considered that the proposed scheme would comply with Policies DP1, DAP4 and RAP7, and the Barn Conversions SPG, by protecting the character and appearance of the countryside, incorporating existing special qualities and features, and respecting local architectural distinctiveness. The development would result in

less than substantial harm to the Listed Building and it is considered that the public benefit of the scheme, by providing a viable use and therefore future protection of the building, would outweigh any harm. On this basis the scheme would comply with paragraph 134 of the NPPF.

#### Impact on neighbouring amenity

Policy DP2 requires development to not lead to an unacceptable adverse impact on the amenity or nearby users or residents, and to provide acceptable standards of amenity for future users/occupiers of the development. The adjacent house would not be adversely affected by the introduction of a further residential unit alongside as they are not immediately adjacent and will not overlook each other. It is noted that the applicant does not intend to allow separate use of the proposed dwelling, but in any case it is not considered that a separate use would have an unacceptable impact on amenity. The development would therefore comply with Policy DP2.

#### Parking

There is no dedicated parking provision for the dwelling as the application site only includes the building itself because the applicant intends to use it as ancillary accommodation for the house. However, there is ample parking available in the area surrounding the house and barn should additional parking be required for separate use, therefore there would be no over spill parking on to the public highway to the detriment of highway safety. On this basis it is considered that the proposal complies with Policy DP8, and the Vehicle Parking Standards SPD.

#### Other matters

21 solar panels were recently installed on the new garage at the site which have an output of some 4kW. 4 of these panels are capable of providing 10% of the energy needs of the proposed conversion, therefore it is considered that it would be unreasonable to require the generation of further energy in the circumstances. It is intended that foul water will discharge to the applicants existing package treatment plant which has capacity. WCC are satisfied that impacts on protected species can be mitigated by the required conditions, as can the impact on archaeology. Policies RAP5 relates to farm workers but is not a saved policy, and given that the conversion is acceptable in principle is not relevant. Policy RAP8 relates to replacement dwellings which is also not relevant.

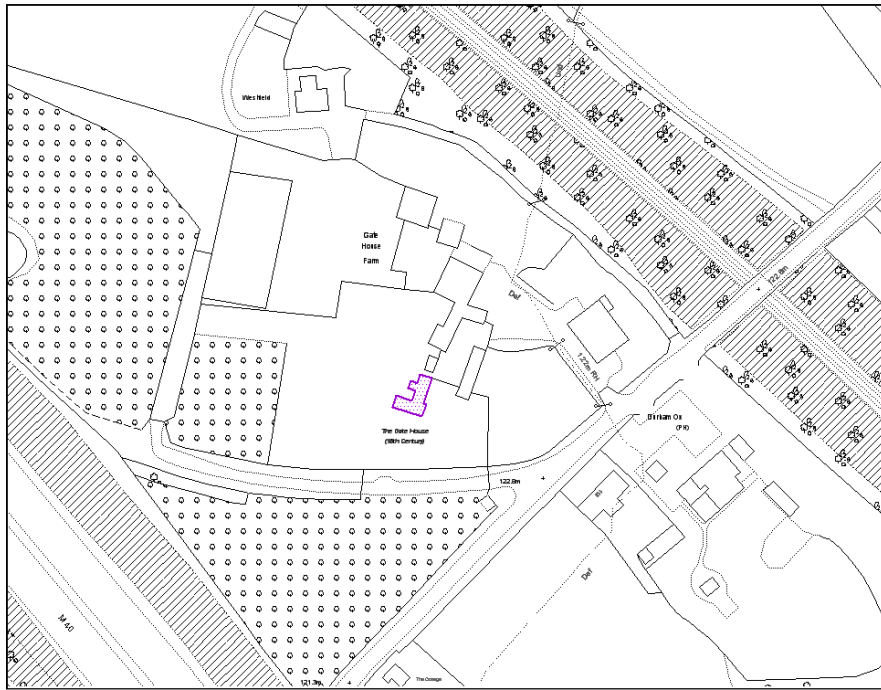
### **CONDITIONS**

- 1 The works hereby permitted shall begin not later than three years from the date of this consent. **REASON:** To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

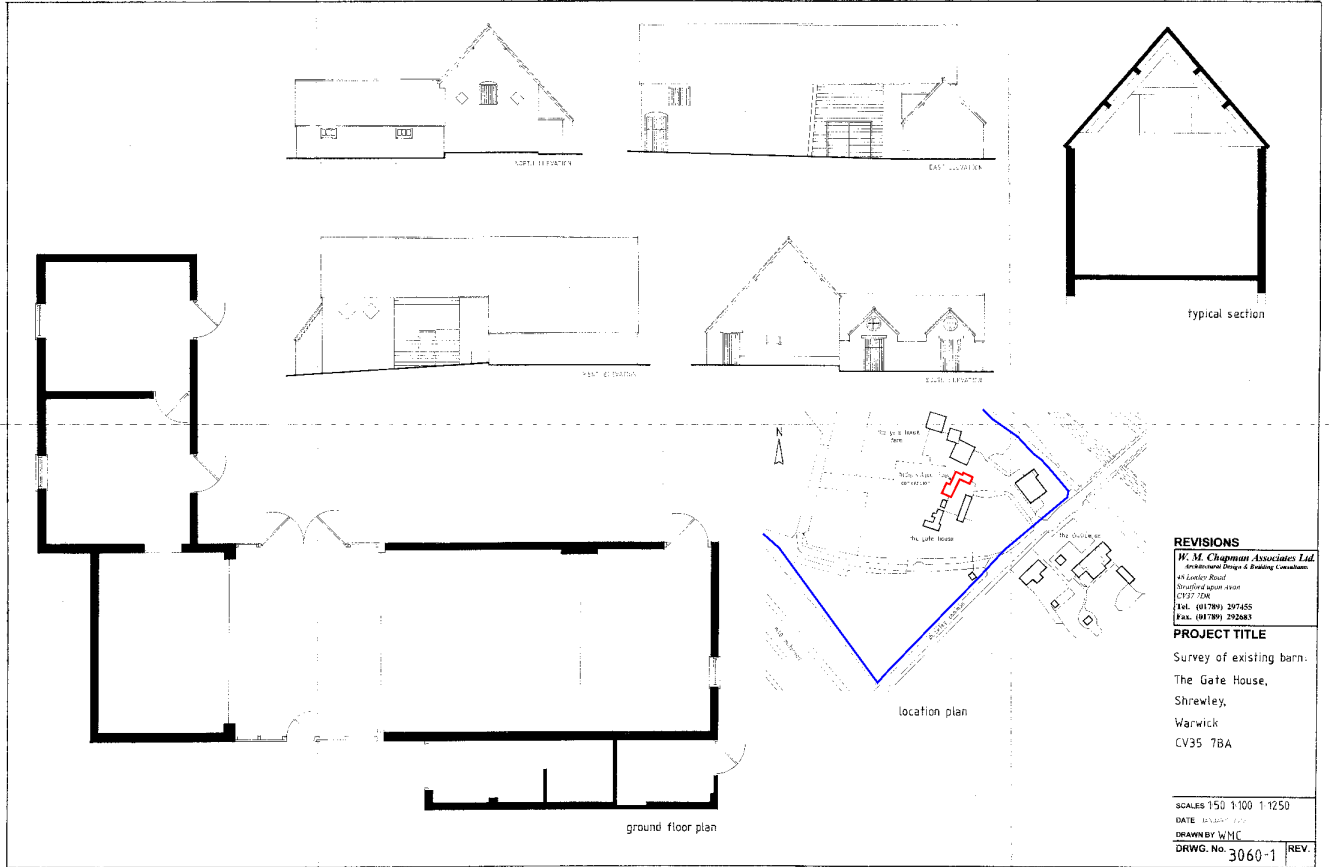
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) (3060-2A), and specification contained therein, submitted on 5 September 2013. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 The development hereby permitted shall not commence until a detailed schedule of bat mitigation measures (to include timing of works, replacement roost details, monitoring and further survey if deemed necessary) has been submitted to and approved in writing by the local planning authority. Such approved mitigation measures shall thereafter be implemented in full. Please note the bat mitigation measures are likely to have implications for the design and/or layout of the development. **REASON**: To ensure the protection of bats and compliance with Policy DP3 of the Warwick District Local Plan 1996-2011.
- 4 No development (including demolition) shall commence unless and until the building to be cleared on the site has been inspected by a qualified ecologist for evidence of nesting birds immediately prior to works commencing, and a report of the findings has been submitted to and approved by the local planning authority. If evidence of nesting birds is found then works may not proceed in that area until outside of the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by the ecologist. **REASON**: To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.
- 5 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. **REASON**: To ensure the appropriate recording of features or buildings before development commences that are important to the understanding of the Districts historical development in accordance with Policy DAP4 and DP3 of the Warwick District Local Plan 1996-2011.
- 6 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, timber windows (including a section showing the window reveal, heads and cill details), metal roof lights, eaves, verges and metal rainwater goods at a scale of 1:5 have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : To ensure a

high standard of design and appearance for this Listed Building, and to ensure that the rural character and appearance of the barns is protected, to satisfy Policies DAP4 and RAP7 of the Warwick District Local Plan 1996-2011.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further development shall take place within the curtilage of any dwellinghouse hereby permitted without the prior written approval of the local planning authority. **REASON:** To ensure that the rural character and appearance of the barns is protected, in accordance with Policy RAP7 of the Warwick District Local Plan 1996-2011 and the Agricultural Buildings and Conversion - Barns SPD.
  - 8 All rainwater goods and flue pipes for the development hereby permitted shall be black painted metal. **REASON :** To ensure a high standard of design and appearance for this Listed Building, and to ensure that the rural character and appearance of the barns is protected, to satisfy Policies DAP4 and RAP7 of the Warwick District Local Plan 1996-2011.
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<b>REVISIONS</b>	
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<b>PROJECT TITLE</b>	
Survey of existing barn: The Gate House, Shrewley, Warwick CV35 7BA	
SCALES 1:50	1:100 1:1250
DATE	15/04/2002
DRAWN BY	W/MC
DRWG. No.	3060-1
REV.	

