

**Planning Committee:** 15 August 2017

**Item Number:** 18

**Application No:** [W 17 / 1161](#)

**Town/Parish Council:** Beausale, Haseley,  
Honiley & Wroxall

**Registration Date:** 22/06/17  
**Expiry Date:** 17/08/17

**Case Officer:** Emma Spandley  
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**The Stables, Lyon Farm, Rouncil Lane, Beausale, Warwick, CV35 7AL**  
Conversion of existing garage, new velux window, alterations to existing  
windows. FOR Mr Bates

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This application is being presented to Committee as the Parish Council supports the application and it is recommended for refusal.

### **RECOMMENDATION**

Planning Committee are recommended to REFUSE planning permission for the reason listed below.

### **DETAILS OF THE DEVELOPMENT**

This application is a revised proposal following the refusal of a similar scheme by Planning Committee on 13 April 2017. That scheme proposed a number of alterations to a converted former agricultural building and was refused because of the cumulative impact on the character of the building. This application seeks to overcome that reason for refusal with the main differences between the previously refused application and the current application being:-

- The omission of the porch;
- The replacement of the previously proposed bi-folding doors with French doors.

The scheme retains all of the other proposed changes to the building.

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

The application property forms part of a small group of residential properties which are isolated and sited on a quiet country lane within the Green Belt. Agricultural land surrounds the property, and the applicant owns the paddock adjoining their residential curtilage to the north, and other land nearby. There are two residential properties adjoining the site, The Granary to the west and Lyon Farm Cottage to the south.

The application dwelling is a roughly T shaped barn conversion which is attached to one adjoining residence on the south side. The dwelling has an adjoining garage extension added at the time of conversion at the front, which projects towards the road. The converted barn is raised above the ground level at the

front of the site so it is approached by steps and has a raised brick walled flower bed against the front elevation.

## **PLANNING HISTORY**

W/99/1554 - Conversion of barns to 3 dwellings, erection of extensions to existing cottage, erection of detached garage for farmhouse and erection of stables for use by unit 3 - Granted 9th February 2000 - permitted development rights removed.

W/04/1780 - Erection of a new garage and conservatory; demolition of existing buildings; new site access after closure of existing - Granted.

W/11/1007 - Proposed conversion of double garage to form single garage and additional living space. Installation of new access door way into the existing utility. Installation of additional roof light. Alterations to existing raised planting beds to form access and steps to new access door way - Granted 5th March 2012.

W/17/0142 - Conversion of existing garage, installation of new velux window, alterations to existing windows and the formation of new windows and a new oak porch and canopy, refused 27th April 2017.

For the following reasons:-

*"Policy RAP7 of the Local Plan and the Agricultural Barn Conversion SPG seek to retain the original character and integrity of barns. Their conversion is acceptable as long as non traditional elements are not added. The application property is a barn which has been converted sensitively. The application proposes to install bi folding doors and create additional openings where none existed before adding in alien and incongruous features not associated with barns which would result in material harm to the character and appearance of the barn conversion and would be contrary to the aforementioned policies."*

## **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)
- DP8 - Parking (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)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

#### Guidance Documents

- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

## **SUMMARY OF REPRESENTATIONS**

**Beausale, Haseley, Honiley & Wroxall Parish Council:** Support the proposal.

## **ASSESSMENT**

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

The National Planning Policy Framework (NPPF) states that the essential characteristics of Green Belt are openness and permanence. The application proposes to convert the existing garage, insert two sets of French doors in lieu of garage doors; a new set of French doors to the rear and a conservation style roof light to the rear. The NPPF sets out exemptions to inappropriate development in the Green Belt which includes extensions which are not disproportionate. The proposed development taken together with previous extensions does not exceed 30% as stipulated in Policy RAP2 of the Local Plan as the proposal does not include the creation of any additional floor space and therefore the proposal is considered to be appropriate development in the Green Belt.

The impact on the rural character and appearance of the barn conversion

The Agricultural Buildings and Conversion Supplementary Planning Guidance (SPG) states that barns are an important and valuable feature of the rural landscape. The introduction of inappropriate design elements can be highly destructive to the character, historic fabric and setting of a former barn or agricultural complex.

Barns were essentially used for the storage of cereal crops, their threshing and winnowing. This function is reflected in the character of the building - large internal voids with great barn doors to allow access. With the exception of ventilation slots and the occasional pitch or owl hole, walls are characterised by their lack of openings. It is precisely these characteristics that are so important if the integrity of a barn is to be retained and not compromised by inappropriate conversion.

With regard to the installation of roof lights, with the exception of an occasional pitching loft, roofs are characterised by their unbroken lines and total lack of any

openings. Roof lights need to be handled carefully; modest in size, flush with the roof pitch, restricted to the absolute minimum and located below the centre line of the roof in the bottom third of the roof slope.

Whilst the omission of the porch is to be welcomed, the other changes proposed in the application are not considered to overcome the previous reason for refusal in that they essentially replace one form of inappropriate opening with another.

The result is that the revised proposals continue to impact upon the character and integrity of the converted building to an unacceptable degree to which there therefore remains an objection.

### **Summary/Conclusion**

The Agricultural Barn Conversion SPG seeks to retain the character of the barns. Their conversion is acceptable as long as non traditional elements are not added. The property is a barn which has been converted sensitively. The application proposes to install three sets of French doors and create additional openings where none existed before adding urban features which are not associated with barns. The proposed works would result in material harm to the character and appearance of the barn conversion and would be contrary to Policy RAP7 and the adopted Agricultural Buildings Conversion SPG.

### **REFUSAL REASONS**

- 1 Policy RAP7 of the Local Plan and the Agricultural Barn Conversion SPG seek to retain the original character and integrity of barns. Their conversion is acceptable as long as non traditional elements are not added. The application property is a barn which has been converted sensitively. The application proposes to install double french doors and create additional openings where none existed before adding in alien and incongruous features not associated with barns which would result in material harm to the character and appearance of the barn conversion and would be contrary to the aforementioned policies.

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