

Planning Committee: 28 February 2017

Item Number: 8

Application No: [W/16/2099](#)

Registration Date: 16/11/16

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall **Expiry Date:** 11/01/17

Case Officer: Holika Bungre
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Swallows Rest, Red House Farm Lane, Beausale, Warwick, CV35 7NZ
Erection of single storey rear extension FOR Mr Tustin

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

RECOMMENDATION

Planning Committee are recommended to refuse the application, for the reasons set out at the end of this report.

DETAILS OF THE DEVELOPMENT

The proposal is to erect a single storey rear extension to a depth of 5m and width of 5m, with a dual pitched roof and gable end to continue the existing roof design with its gable end feature. It is proposed to have 4no. bi-folding doors to the rear, 3no. large window panels to its side elevation and 3no. roof lights to the proposed roof slope facing the garden area. Materials are proposed to match existing.

THE SITE AND ITS LOCATION

The application site relates to a dwellinghouse known as 'Swallows Rest', which is an L-shaped building and barn conversion with ground and first floor accommodation, which originally would have been part of the wider farm complex including The Hay Barn to the North and Lane Farm House. The property is sited within the Green Belt and open countryside, and is located to the west side of Red House Farm Lane.

The Hay Barn is a Grade II Listed Building, and Swallows Rest is Curtilage Listed as part of this, and has been treated this way in previous planning history. Householder Permitted Development Rights have been removed from the site for both Parts 1 and 2 of the General Permitted Development Order, as part of the permissions for the barn conversion.

PLANNING HISTORY

W/88/1825 - Granted - Conversion of two barns to dwellings with parking area and a new vehicular access (after demolition of a Dutch barn).

W/93/1380 and W/93/1381/LB - Granted - Conversion of two barns to dwellings with parking area and a new vehicular access (after demolition of a Dutch barn) - renewal of planning permission ref: W/88/1825.

W/98/1255 and W/98/1256/LB - Granted - Variation of Condition 1 (Time Limit) of W/93/1380/1LB for conversion of two barns to dwellings with parking area and a new vehicular access (after demolition of a Dutch barn).

W/03/0770 - Refused - Variation of Condition 1 (Time Limit) of planning permission ref: W/98/1255 for conversion of 2 barns to dwellings with parking area and a new vehicular access (after demolition of a Dutch barn).

W/03/0771/LB - Refused - Variation of Condition 1 (Time Limit) of W/98/1256/LB for conversion of barn to dwelling (after demolition of a Dutch barn).

W/06/0959 - Refused - Erection of carport and log store and variation of condition (permission W/98/1255) to retain one garage instead of two.

W/06/1272 - Granted - Conversion of redundant pigsty to garage and installation of oil tank and amendments to existing permission ref: W/88/1825.

W/16/0167 - Granted - Insertion of a window within the east elevation

Approvals presented to support the application

The following examples have been cited by the applicant in support of this application. The details have been explored as to their relevance to this case, and this is summarised as per the following:

W/09/0187 - Hatton Country World, Hatton - The erection of extensions to the existing indoor play barn... - Hatton Country World presents a commercial site and this development was approved on grounds of very special circumstances relating to viability issues as the proposals were considered necessary for the future viability of the site. Not comparable.

W/11/0844 - The Forge, Honiley Road, Beausale - Erection of single storey glazed link, between the existing two storey office unit and the single storey living unit. Proposed single storey two bay garage with store to the North-West corner of the existing site - This application concerned an agricultural complex with an extensive planning history where different links had been both approved and refused (at application and appeal stages), and the revised scheme which was approved here was within this context of the previous extensions which were already allowed at the property. The subject property does not have a history of such extensions and thus this case does not support the applicant's application.

W/14/0396 - Lyon Barn, Lyon Farm, Red House Farm Lane, Beausale - Erection of a single storey kitchen extension - While this site did concern a barn, it was not listed and was not within the setting of any Listed Buildings and is therefore not directly comparable to this application. The form and character of this property was also different to this barn, and its form was not affected in the same way as the subject property is by the proposals in this case.

W/15/0567 - Oak Farm House, Red House Farm Lane, Beausale - This application relates to a property that was originally a house not a barn, and had no form of Listing and was within the setting of a Listed building and is therefore not applicable.

RELEVANT POLICIES

- National Planning Policy Framework
- 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)
- 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)
- DAP4 - Protection of Listed 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)
- BE4 - Converting Rural Buildings (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
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley & Wroxall Parish Council: Support

Cllr Sur Gallagher: Support

WCC Ecology: No objection, subject to bat and bird notes

Public Response: 2 letters of support have been received on the following grounds:-

- Feels the improvements are modest and in keeping with surrounding properties.
- The changes will not have a detrimental impact to the overall appearance of the building.
- Only the roof will be visible from the lane, which blends in with the existing roof.
- Believes the proposals will improve the quality of living space.

Assessment

The main issues in the consideration of this application are:

- Whether the proposal is appropriate development in the Green Belt and, if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and any other harm identified
- Design and Impact upon Character and Heritage Assets
- Impact on Neighbour Amenity
- Renewables

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

The NPPF lists exceptions to inappropriate development in the Green Belt which includes the limited extension of buildings which are not disproportionate. Warwick District Local Plan Policy RAP2 indicates that an extension of more than 30% of the gross floor space of the original dwelling is likely to be considered disproportionate in the Green Belt.

The total original floor space of the house including the first floor accommodation is calculated to be 219.36 sq m. The proposed additions are 25 sq m. The proposed additions equate to an 11.4% increase in floor space upon the original dwelling and is therefore considered be proportionate in accordance with Policy RAP2. The proposal is therefore appropriate development in the Green Belt.

Design and Impact upon Character and Heritage Assets

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy RAP7 of the adopted Local Plan refers to the need for the appearance and setting of a rural building following a conversion to protect and where possible, enhance the character and appearance of the countryside. The explanation to the policy states that where proposals include extending rural buildings as part of their conversion, these will not be approved unless it can be demonstrated that the extension is essential for the retention of the building.

The Council also has an adopted Design Guidance for Agricultural Buildings and Conversion SPG which seeks to protect the character and integrity of barns. As per standard practice, permitted development rights were removed as part of the permission for the conversion of the barn in order that the LPA could retain control over future alterations and extensions to ensure only appropriate works were carried out. Barns are characterised by their simple appearance and the Council's Design Guidance is quite clear that barn conversions should remain as "barn-like" as possible, and domestic or residential features are inappropriate

and harmful additions to barns and their settings, not in keeping with their character.

The Guidance specifically states that "*conversion work must be contained within the curtilage of the existing buildings: new extensions, glazed links or conservatories will not be permitted*" and "*don't remove original walling material or features, unless absolutely necessary as an integral part of a renovation programme*" Concerning doors, it states "*do restrict the amount of new doors openings to a minimum*" and "*don't use inappropriate domestic or period style doors or detailing*"

Given the above, the principle of extension is considered inappropriate and not permitted by the Guidance and it is considered that the proposed domestic feature will be harmful to the character of the original barn and its setting. It is also contrary to Policy RAP7 as the appearance and setting of the building following conversion will not be is not protected or enhanced by the proposals. This view is confirmed and reinforced by the Conservation Officer who believes the extension will unduly domesticate the barn's character. It will also involve the unnecessary removal of walls which is not an essential part of a renovation programme, which has already taken place with the original conversion.

The number and type of doors and window openings are also considered inappropriate, and a maximum number of glazed sections has been sought rather than a minimal number. This is not characteristic of barns where glazing tends to be limited. The existing barn has a very understated level of glazing with small openings. The roof lights are also linear adding to the domestic appearance of the extension, were as the current roof lights have already been positioned in a slightly more scattered way, appearing more sympathetic to the barn. The design and nature of the proposed doors, windows and roof lights proposed further adds to the domestic appearance of the extension.

The Conservation Officer has objected to this scheme raising the significance of the relationship of the property with the adjoining composition/listed property The Hay Barn. It is considered that the positioning of the extension will impact upon the simple L-plan form which is found here, which is characteristic of the simple vernacular. It's positioning will also detract from the original courtyard area formed by the L-shaped barn which faces inwards towards the farm house and the Hay Barn.

Concerning the street scene and public views, support has been made on grounds that only the roof will be visible from the lane, which blends in with the existing roof. However, the fact that there are views of the addition at all of the extension from the lane (which it is agreed that there will be) only further adds to the loss of the original layout of the building within the original farm complex and the detriment caused to the original and natural shape of the courtyard.

The proposed extension is therefore further considered harmful to the setting of the Listed Building and the relationship this property has with it, forming its significance, even in light of support received. The harm caused is considered to be less than substantial, and therefore this harm must be weighed against the public benefits of the proposal and consideration given towards the need to secure its optimum viable use. The proposal provides no public benefits and nor

is there a need to secure a viable use, which it already has. Therefore the harm is not outweighed by any other circumstances and the application should be refused.

Impact on Neighbour Amenity

The proposal is situated to the rear of the property, and not adjacent to any of the nearby properties, and no impacts of loss of light, privacy or outlook will occur to any neighbours.

Renewables

Given the limited scale of the proposed development it is considered that a requirement to provide 10% renewables/ fabric first approach in accordance with Policy DP13 and the associated SPD would not be appropriate.

Other Matters

Neighbour support has been acknowledged regarding the improvement that the proposals will make on the quality of living space, however the functionality of the space for occupiers is not a material planning consideration, and the extension is not essential for the property to be habitable.

Summary/Conclusion

The proposal of the single storey extension to Swallows Rest, a barn conversion, is considered inappropriate and unacceptable according to the Council's Design Guidance for Agricultural Buildings and Barn Conversions, and is by nature a residential addition to the barn which will increase its domestic character. The scale and design of the doors, windows and roof lights are also very domestic in style and the large panels of glazing are uncharacteristic of this barn, and involves the unnecessary loss of walls, all of which will add to the detriment caused to its character and integrity.

REFUSAL REASONS

- 1 Policy RAP7 of the Warwick District Local Plan (1996-2011) sets out a number of criteria for the conversion of existing rural buildings within the District and the policy specifically refers to the need for the proposed use to be accommodated without extensive rebuilding or alteration to the external appearance of the building, and for the appearance and setting of the building following conversion to protect and where possible, enhance the character and appearance of the countryside.

The application site which lies within the Green Belt, comprises a converted former agricultural building which is part of a larger complex of barns now used for residential occupation. The District Council has approved Supplementary Planning Guidance on barn conversions, and permitted development rights for subsequent extensions are removed in order to ensure that the character and appearance of the converted buildings and their setting within the wider countryside are respected

and protected.

In the opinion of the District Planning Authority, the proposed extension is considered inappropriate and unacceptable as it is by nature a residential addition to the barn which will increase its domestic character. The scale and design of the doors, windows and roof lights are also very domestic in style and the large panels of glazing are uncharacteristic of this barn, and involves the unnecessary loss of walling, all of which will add to the detriment caused to its barn-like character.

Overall it detracts from the original character and appearance of the agricultural complex of buildings, thereby prejudicing the objectives of the aforementioned policy. If permitted, this type of extension could act as a precedent for extensions to other converted barns which would be difficult to resist, thereby cumulatively eroding the character and appearance of the countryside to the detriment of the wider Green Belt and open countryside within the District.

- 2 Policy DAP4 of the Warwick District Local Plan 1996-2011 states that consent will not be granted to alter or extend a listed building where those works will adversely affect its special character or historic interest, integrity or setting, and NPPF Paragraph 134 states that Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The original form of the L-shaped barn and the significance of its relationship to the Listed Hay Barn and farm house will be negatively impacted by the proposed extension and its positioning, and therefore the general character of the Barn is eroded and less than substantial harm would be caused to the Heritage Asset. This harm is not outweighed by any public benefits and neither is there any need to secure the viability of the site.

The proposal is thereby considered to be contrary to the aforementioned policies.
