

Planning Committee: 14 October 2014

Item Number: 11

Application No: W 14 / 1226

Town/Parish Council: Burton Green
Case Officer: Liam D'Onofrio
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Registration Date: 13/08/14
Expiry Date: 08/10/14

Dixons Barn, Westwood Heath Road

Conversion and change of use of barn to a dwellinghouse. FOR Mr T Whale

This application is being presented to Committee due to an objection from the Parish Council having been received. Councillor Blacklock has also requested that the application be considered at Planning Committee.

RECOMMENDATION

Planning Committee are recommended to grant planning permission, subject to conditions.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for the conversion of a barn building to a dwellinghouse (Use Class C3). The scheme involves the insertion of eight roof lights (four to each roof plane) and window alterations. The scheme will provide a three bedroom unit. The residential curtilage has been defined on amended plans and the remaining land will effectively be 'paddock' not forming part of the residential garden.

The application is accompanied by a supporting letter and a Bat Survey.

THE SITE AND ITS LOCATION

The application site relates to an existing barn building set within a rectangular plot located south of Westwood Heath Road, which also forms Warwick District's boundary with the City of Coventry, and east of Bockendon Road. The site is within Green Belt, however the built up area of Coventry is located on the opposite side of the road to the north.

PLANNING HISTORY

W/90/0662 Erection of detached dwelling and garage: Refused 20/06/90

W/84/0524 Erection of detached dwelling: Refused 23/07/84. Appeal: Dismissed 21/06/85

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)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP9 - Pollution Control (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP1 - Directing New Housing (Warwick District Local Plan 1996 - 2011)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)
- Guidance Documents
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Open Space (Supplementary Planning Document - June 2009)
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- 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)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE4 - Converting Rural Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- FW4 - Water Supply (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

SUMMARY OF REPRESENTATIONS

Burton Green Parish Council: Objection on the following grounds:

- The scheme is contrary to Local Plan Policy RAP1 and Green Belt safeguards set between WDC and Coventry City Council.
- There is a gas pipeline safety zone for good reason.
- There are highway safety issues.
- The scheme will set a precedent.

Health & Safety Executive: Comments awaited, to be reported to members at the meeting.

Cllr Blacklock: Object on road safety and health and safety implications of the gas pipeline running through the site.

WCC Ecology: Bat survey requested. No objection raised subject to condition.

British Pipeline Authority: No objection.

Highway Authority: Comments awaited, to be reported to members at the meeting.

Public response: One objection raising the following concerns - the barn was built for conversion to a house, another attempt to exploit Green Belt, the location is very dangerous, near a road junction that is busy at rush hour.

ASSESSMENT

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

- Principle;
- Design considerations;
- Neighbouring amenity;
- Parking Highway safety;
- Ecology;
- Health and wellbeing
- Foul sewage and drainage.

The Principle of the Development

The brick barn building is clearly of permanent and substantial construction. The conversion is considered to accord with Local Plan Policy RAP7 'Converting rural buildings' and Paragraph 90 of the NPPF 2012, which states that the reuse of buildings within the Green Belt is not inappropriate, provided that the buildings are of permanent and substantial construction and preserve the openness of the Green Belt. The size of the residential curtilage has been significantly reduced in size to limit the domestic encroachment of the development through physical conversion to garden land and associated residential paraphernalia, i.e. lawns, flower beds, washing lines, garden furniture, trampolines etc. It is considered necessary to remove permitted development rights to avoid any further extensions once the barn gains permitted development after occupation to ensure that the character of the existing barn and openness of the Green Belt are not eroded further.

The proposal is located within a sustainable location on the urban edge of Coventry and close to local services and public transport. The scheme is not therefore

considered to be contrary to the NPPF paragraph 55, which seeks to avoid new homes in isolated locations.

The scheme therefore represents appropriate development within the Green Belt and is acceptable in principle.

The previous applications to erect new dwellinghouses within the Green Belt are materially different and would remain inappropriate development within the Green Belt under current policy.

The impact on the Character and Appearance of the Area

The proposed conversion will largely retain the structure, as existing. The scheme originally proposed dormer windows within the roof slope to provide light to the first floor, however these are a domestic feature and have been amended to much more visually sympathetic roof lights in accordance with advice set out in the Council's Barn Conversion Guidance document. The new windows originally showed single large glazed units and amendments have been requested to show glazing bars to provide a vertical emphasis to the window units. The amended plans appear to show Georgian glazing bars, which are also inappropriate for a former rural building. Nevertheless it is considered that large scale details of new timber windows would be necessary and finer details can therefore be agreed through condition.

The scheme, as amended, is considered to provide an appropriate design solution that will help to retain the agricultural character of the barn building.

The impact on the living conditions of nearby dwellings

The building is located some distance from the closest property and all necessary separation distances will be met. The scheme will not therefore result in any significant harm to the amenities of the occupiers of surrounding properties.

Car Parking and Highway Safety

There is ample parking within the site to serve the new dwelling, with room to turn and exit the site in a forward gear. The Parish Council have raised concerns with regard to highway safety and the potential for mud to be pulled onto the highway as the access between the highway and tarmac drive is unmade. This is an existing access point and the comings and goings associated with a single dwelling are not considered to be so significantly greater from that of an agricultural use as to raise safety concerns or warrant refusal of the scheme. The Highway Authority have been consulted and Members will be updated on their comments at the meeting.

Renewable Energy

The scheme will require renewable technology to meet the Council's 10% renewable energy requirement. The applicant has considered air source and ground source

pumps, together with log burning stove and rainwater harvesting or solar panels. This can be successfully agreed and secured by planning condition.

Ecological Impact

The applicant has submitted a pre-determinative ecological survey at the request of the Ecologist. The Ecologist is confident in its findings and has suggested a condition to ensure that protected species are not harmed by the development.

Health and Wellbeing

The site is within the 100 metre consultation zone for the British Pipeline Agency (BPA) managed pipeline and as such the conversion cannot be undertaken under the agricultural to residential permitted development rights under Class MB of the General Permitted Development Order. The BPA have raised no objection to the scheme and therefore there are no concerns as to the health and well-being of future residents.

Foul sewage and drainage

The application forms state that the foul sewage will be disposed of by a septic tank. The NPPF states that "Septic tanks should only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer to be treated at a public sewage treatment works or a package sewage treatment plant is not feasible (taking into account cost and/or practicability)". This can be adequately controlled by planning condition.

Other matters

The site is not located in close proximity to WDC public open space and the Green Space manager has verbally conformed that open space contributions would not therefore be considered reasonable.

SUMMARY/CONCLUSION

In the opinion of the Local Planning Authority, the building proposed for conversion is of permanent and substantial construction and the proposed use can be accommodated without extensive rebuilding or alteration to the external appearance of the building. It is considered that there will be no increased hazard to highway users and the proposed development is of an acceptable standard of design and detailing. The proposal is therefore considered to comply with the policies listed.

CONDITIONS

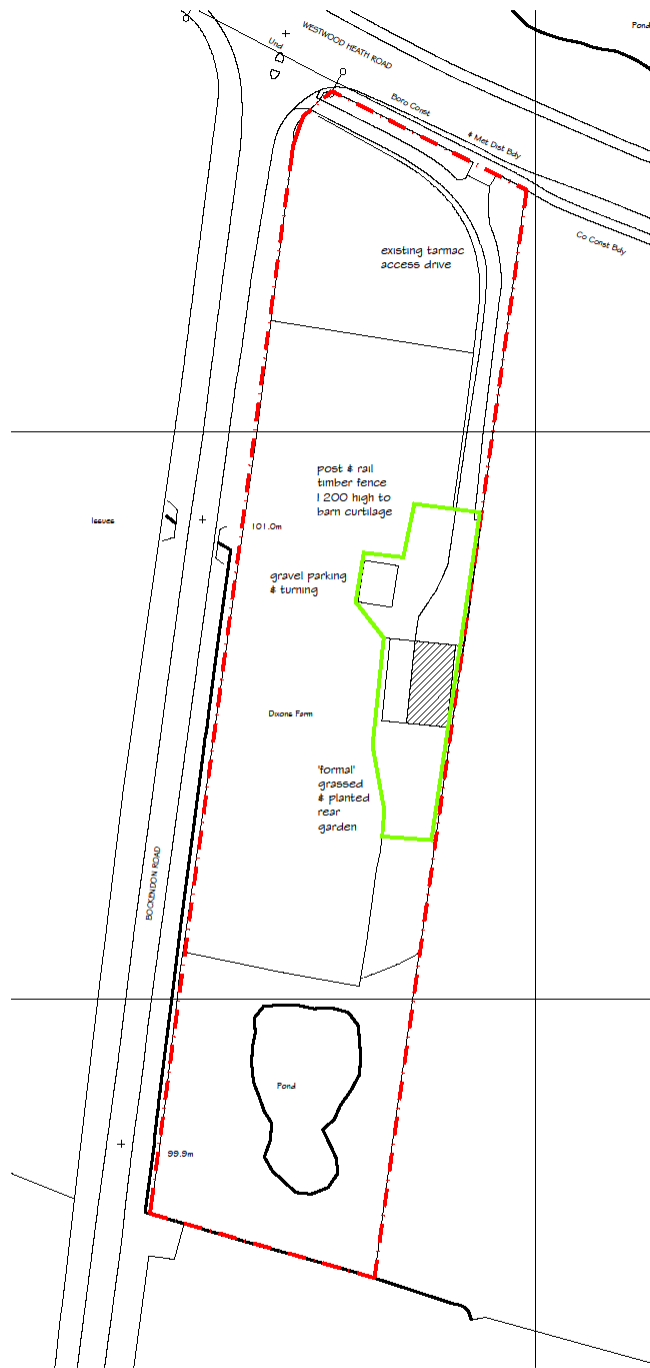
- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with

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 drawing(s) 14/01/14-01 Rev A and 14/01/14-02 Rev A, and specification contained therein, submitted on 10/09/14, except as required by condition 3, 4, 5 and 6. **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 be commenced unless and until a scheme showing how 10% of the predicted energy requirement of this development will be produced on or near to the site, from renewable energy resources, has been submitted to and approved in writing by the District Planning Authority. The development shall not be first occupied until all the works within this scheme have been completed and thereafter the works shall be retained at all times and shall be maintained strictly in accordance with manufacturer's specifications. Microgeneration equipment no longer needed for microgeneration shall be removed as soon as reasonably practicable. **REASON:** To ensure that adequate provision is made for the generation of energy from renewable energy resources in accordance with the provisions of Policy DP13 in the Warwick District Local Plan 1996-2011.
- 4 Before development hereby approved commences details must be submitted to and approved in writing by the Local Planning Authority showing: (a) 1:10 drawings of all external frames and associated joinery sections for the new doors and windows; (b) conservation rooflight details. Thereafter the development shall be carried out in accordance with the approved details. **REASON:** To ensure the character and appearance of the rural building is preserved in accordance with Policies DP1 and RAP7 of the Warwick District Local Plan 1996-2011.
- 5 The development hereby permitted shall not commence until a detailed schedule of bat, nesting bird, reptile and great crested newt mitigation measures (to include timing of works, supervision of clearance works, protection measures) has been submitted to and approved in writing by the Local Planning Authority. Such approved mitigation measures shall thereafter be implemented in full in accordance with the approved details. **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.
- 6 The development hereby permitted shall be carried out in strict accordance with details of surface and foul water drainage works that shall have been submitted to and approved in writing by the local

planning authority. The use of septic tanks should be avoided unless it can be clearly demonstrated that discharging to a public sewer or package sewage treatment plant is not feasible. **REASON:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011 and the aims of the NPPF 2012.

- 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 the dwellinghouse hereby permitted. **REASON:** To ensure that the openness of the rural area and the scale, character and appearance of the original barn building is not altered by further extensions, in accordance with Policy RAP7 of the Warwick District Local Plan 1996-2011 and the aims and objectives of the NPPF 2012.
- 8 For making good of window and rooflight apertures no facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing barn building. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policies DP1 and RAP7 of the Warwick District Local Plan 1996-2011.
- 9 All window and door frames shall be constructed in timber and stained and not painted. **REASON:** To ensure a high standard of design and appearance to satisfy Policies DP1 and RAP7 of the Warwick District Local Plan 1996-2011.



SITE PLAN 1:500 