

Planning Committee: 16 April 2024

Item Number: 6

Application No: [W 23 / 0841](#)

Town/Parish Council: Warwick
Case Officer: Millie Flynn

Registration Date: 09/06/23

Expiry Date: 08/09/23

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Woodloes Farm, Woodloes Lane, Guys Cliffe, Warwick, CV35 7RE

Demolition of existing timber sunroom side extension, lean-to, outbuilding and garage; Proposed internal and external works, repairs, alteration and all associated works to Grade II* Woodloes Farmhouse including the erection of a rear extension, garage, gates and wall; Internal and external works of alteration, extension and conversion of Grade II listed/curtilage listed barns to 4no. dwellings, along with the demolition of some modern agricultural structures and all other associated works and landscaping. FOR Luddridge Wood Limited

This application is being presented to Planning Committee due to the number of objections received.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The application seeks permission for the demolition of existing timber sunroom side extension, lean-to, outbuilding and garage. Along with proposed internal and external works, repairs, alteration and all associated works to Grade II* Woodloes Farmhouse including the erection of a rear extension, garage, gates and wall. The proposal also includes internal and external works of alteration, extension and conversion of Grade II listed/curtilage listed barns to create 4no. new dwellings, along with the demolition of some modern agricultural structures and all other associated works and landscaping.

THE SITE AND ITS LOCATION

The application site relates to a sizable farmyard complex positioned a short distance to the north of Warwick, set within open countryside. The site is washed over by the Green Belt. The primary farmhouse building is distinguished by its Grade II* listed designation, reflective of its impressive architectural standing and historic significance. The wider farmyard complex features a number of disused agricultural buildings of widely varying scale, design and age. The most notable of these structures is a large timber panelled barn to the southern edge of the site, which is Grade II listed in its own right. All brick built agricultural structures are considered to be Curtilage Listed in association with the barn and main farmhouse.

Notwithstanding the above heritage significance, much of the site has fallen into a state of disrepair, with varying levels of restorative works required to bring the site back into functional use.

PLANNING HISTORY

No relevant planning history.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- BE4 - Converting Rural Buildings
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets
- NE5 - Protection of Natural Resources
- HE1 - Protection of Statutory Heritage Assets
- HE4 - Archaeology
- DS18 - Green Belt
- H1 - Directing New Housing
- H14 - Extensions to Dwellings in the Open Countryside
- TR1 - Access and Choice
- TR3 - Parking
- FW3 - Water Conservation
- CC1 - Planning for Climate Change Adaptation
- Guidance Documents
- Parking Standards (Supplementary Planning Document- June 2018)
- Residential Design Guide (Supplementary Planning Document- May 2018)
- Air Quality & Planning Supplementary Planning Document (January 2019)
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Warwick Town Council: No objection.

Leek Wootton and Guy's Cliffe Parish Council: Supports the application on grounds that the proposal seeks to restore the Grade II* Listed farmhouse and associated outbuildings.

Historic England: No objection, subject to conditions attached.

WCC Highways: No objection.

WCC Ecology: No objection, subject to conditions attached.

WCC Landscape: Objection.

WCC Archaeology: No objection, subject to condition attached.

WCC Public Rights of Way: No objection, subject to advisory notes.

WDC Environmental Health: Object to the proposal until further information is provided (awaiting re-consultation response - will be reported to Members in Update Report).

WDC Waste Management: No objection.

WDC Conservation Officer: No objection, subject to conditions.

WDC Tree Officer: No objection, subject to condition attached.

The Gardens Trust: No objection.

Public Response:

2 support comments received.

2 neutral comments received; however, it should be noted that the 2 comments highlighted concerns of highway/ pedestrian safety.

15 objections received on the following grounds.

- Increased traffic generated by proposals.
- Dangerous impact on highway safety.
- Impact on footpath network used by pedestrians.
- Construction traffic/noise.
- Impact on trees/landscape along Woodloes Lane.
- The development has a heavy carbon footprint.
- Impact on wildlife and the local environment.
- Queries regarding the ongoing maintenance of the lane.
- Query the necessity of the single storey rear extension.

ASSESSMENT

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

- Principle of development
- Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which would outweigh the harm by reason of inappropriateness and any other harm identified.
- Design, Layout and Impact on Listed Buildings
- Removal of Permitted Development Rights
- Archaeological impact
- The impact on the living conditions of nearby dwellings and living conditions for the future occupiers of the site.
- Parking and Highway safety
- Rights of way
- Ecological impacts
- Landscape
- Impact on trees

- Noise
- Land contamination.
- Refuse
- Low Emissions Strategy
- Climate Change
- Water Efficiency
- Other matters

Principle of Development

The principle of development in this instance is a two-fold assessment; firstly consideration must be given as to whether or not this is an appropriate location for the creation of 4no. new dwellings, having regard to the provisions of Policy H1 of the Local Plan. Secondly, whether or not the proposals constitute appropriate development in the Green Belt.

The principle of 4no. dwellings in this location

Given a significant element of the proposal comprises the creation of four new dwelling units on the site, the principle of siting new residential uses in this location must be considered.

Paragraph 83 of the National Planning Policy Framework indicates that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Policy H1 of the Warwick District Local Plan 2011-2029 sets out where (in terms of location) and the circumstances in which, new housing development will be permitted. For sites such as this, which are not within an Urban Area, Growth Village or Limited Infill Village, the policy states that elsewhere within the open countryside, housing development will be permitted where (inter alia) the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting. This policy requirement echoes the provisions of the NPPF which states the same.

Policy H1 of the Warwick District Local Plan 2011-2029 sets out where (in terms of location) and the circumstances in which, new housing development will be permitted.

The adopted Warwick District Local Plan 2011-2029 has a settlement hierarchy for the location of new housing to encourage sustainable patterns of development. Under Policy H1 housing sites have been identified and allocated. Policy H1 directs new housing to sites which meet the following criteria:

- a) Within the Urban Areas
- b) Within the allocated housing sites at Kings Hill Lane and Westwood Heath
- c) Within the boundaries of Growth Villages and Limited Infill Villages
- d) in the open countryside, where the site is adjacent to the boundary of the urban area or a growth village and meets several other criteria
- e) Elsewhere within the open countryside; where:
 - i. the development is for rural affordable housing, in accordance with Policy H3.
 - ii. the development is for a rural worker in accordance with Policy H12.

- iii. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
- iv. the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting; or
- v. the design of the dwelling is of very exceptional quality or innovative nature

Whilst the site lies within relatively close proximity to the northern edge of Warwick, for the purposes of Local Plan Policy H1 it can only be considered to lie within the open countryside under exception (e), noting that it is not directly adjacent to the boundary of the Urban Area, with a significant demarcation between the edge of the town and the clearly self-contained farmyard application site.

For sites such as this, which are not within an Urban Area, Growth Village or Limited Infill Village, the policy states that elsewhere within the open countryside, housing development will be permitted where (inter alia) the development would re-use redundant or disused buildings in accordance with Policy BE4 and lead to an enhancement to the immediate setting. This policy requirement echoes the provisions of the NPPF which states the same.

Local Plan Policy BE4, which relates to the conversion of rural buildings, states that proposals to re-use and adapt existing rural buildings will be permitted subject to the following criteria:

- the building is of permanent and substantial construction.
- the condition of the building, its nature and location, make it suitable for re-use or adaptation.
- the proposed use or adaptation can be accommodated without extensive rebuilding or alterations to the external appearance of the building.
- the proposal retains and respects the special qualities and features of listed and other traditional rural buildings.
- the appearance and setting of the building following conversion protects, and where possible enhances, the character and appearance of the countryside.

The barns proposed for conversion are structurally sound, of brick and tile construction which are evidently in very good condition and therefore suitable for re-use. The proposal seeks to retain all existing openings and work within the parameters of the barns as they stand currently, with only a few minor additional features in order to ensure the complete re-use of the internal layout. Accordingly, the appearance and setting of the barns following conversion seeks to protect the character and appearance of the countryside. Officers also note that the proposal would represent the optimal viable use of the heritage asset and would also secure its future.

It is therefore concluded that the principle of development is acceptable in accordance with Policies H1 and BE4, subject to an assessment being made of the other relevant considerations which are set out below. Therefore, the principle of converting the barns to 4no. dwellings is acceptable in principle.

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

A key consideration in relation to this site is whether the proposals constitute 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 other harm identified.

Paragraph 142 of the NPPF states that the essential characteristics of Green Belts are their openness and their permanence. A fundamental aim of Green Belt policy is to prevent urban sprawl. Paragraph 152 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions include extensions which do not result in disproportionate additions over and above the size of the original building. Local Plan Policy DS18 states that the Council will apply national policy to proposals within the Green Belt. Local Plan Policy H14 states that extensions to dwellings in the Green Belt that represent an increase of more than 30% to the gross floorspace of the original building are likely to be considered disproportionate.

The glossary of the NPPF confirms that the 'original building' means a building as it existed on 1st July 1948, or if constructed after 1 July 1948, as it was originally built.

Policy DS18 of the Warwick District Local Plan 2011-2029 states that the Council will apply Green Belt policy in accordance with government guidance as set out in national policy.

For the purposes of this assessment the two main elements of the scheme have been discussed separately.

Farmhouse

The submitted Structural Report notes that there are some previous extensions to the farmhouse, however these are understood to be pre-1948 and therefore have been considered as part of the original dwelling. Officers note that there was previously a single storey conservatory side addition, of which has been removed. The Local Authority agreed that this structure should be included as part of the original dwelling as photographs dated 1957 shows the structure in situ, it is also understood to have been present in 1948. Unfortunately, there is no exact figure of its size and therefore, whilst Officers are mindful of such development it hasn't explicitly been included as part of the calculations below.

It should also be noted that the applicant has considered the floor area of the basement, which the LPA would not consider. Therefore, such figures do not form part of the overall calculations.

Gross Floor Area Calculations

Existing Floor Area = ~656.99 sqm

It should be noted that the proposal for the farmhouse involved the removal of the vandalised side sunroom and the lean-to.

Proposed Floor Area = ~721.61sqm

Percentage increase = ~ 9.8%

Therefore, the erection of a single storey rear extension to the main farmhouse is considered to constitute appropriate development in the Green Belt.

Farmhouse Garage

Amendments have been made since the initial submission of the application to reduce the overall size and scale of the garage.

The submitted Planning Statement refers to the garage being considered an extension to the main the dwelling. This was the case of *Seven Oaks District Council v SOS and DAWE 1997* (the DAWE judgement) which concerned an extension to a detached garage. It was found that a domestic adjunct such as a garage could be regarded as part of the existing dwelling in the absence of any physical attachment between the two buildings. However, this does not mean that all domestic adjuncts can be considered to be part of the original dwelling. The domestic adjunct "test" is concerned with the role of the building and its relationship to the main building both functionally and visually. As stated in the DAWE judgement, whether or not a domestic adjunct can be considered to be part of the existing dwelling is "a matter of fact and degree in every case."

Officers note that the existing garage is in close proximity, and it may have been used incidentally to the main house. However, it is considered by virtue of the design and appearance of the building, it cannot be considered as an extension. Therefore, Officers concluded that the replacement outbuilding should not be materially larger than the one its replacing.

Gross Floor Area Calculations

Existing Floor Area = ~26.67sqm

Proposed Floor Area = ~ 48.20 sqm

Percentage increase = ~ 80.72%

As the calculations show, the replacement garage is materially larger than the one it replaces and would result in inappropriate development in the Green Belt.

Whilst the proposal in quantitative terms represents development, which is materially larger than its replacement, Officers note that it is essential to consider the proposal in qualitative terms and its impact on openness. It is noted that the demolition of existing structures across the site would result in a lesser impact on the openness of the Green Belt and that there is a reduction in overall development across the entire site by 636 sqm. Therefore, it is noted that the proposal will increase the sense of openness within the application site and there will be a betterment in the quantity and quality of overall development. Therefore, on balance the replacement garage is considered to constitute appropriate development in the Green Belt.

Boundary Wall to Farmhouse

It is considered that the overall betterment in development across the application site, as discussed above, taken together with the Conservation Officer s' support to reinstate the boundary wall to the front of the farmhouse, to reflect the lost historic wall in this area, results in appropriate development in the Green Belt.

Barn Conversions

Gross Floor Area Calculations

Existing Floor Area = ~1,786.54 sqm

Proposed Floor Area = ~ 1,186.83 sqm

Percentage increase = ~ -33.56%

From the calculations shown above it is clear in terms of the quantitative assessment there is an overall reduction in built form, in comparison to what currently exists at the site. Both the qualitative and quantitative assessments above conclude that the proposal would not have a greater impact on the openness of the Green Belt than the existing development.

Removal of the staggered wall from Unit 1

Officers considered the staggered wall between Units 1 and 4, to constitute inappropriate development in the Green Belt, of which there is no Permitted Development fallback position for as it would be erected within the curtilage of a Listed Building. However, Officers suggested that landscaping would be encouraged for such boundary treatments/segregation of the site. This would also allow for Unit 1 to benefit from its own private amenity space. The scheme has subsequently been amended to address such concerns.

Additional Hardstanding across the site

The additional hardstanding constitutes an engineering operation. Engineering operations which preserve openness and do not conflict with the purposes of including land within the Green Belt is one of the exceptions to inappropriate development listed in paragraph 155 of the NPPF. The proposal is considered to fall within this exception.

The proposed hardstanding is considered to constitute an appropriate form of development in the Green Belt and is considered acceptable in regard to preserving the openness of the Green Belt.

Installation of Air Source Heat Pumps

The plant equipment, owing to its scale and impacts could be loosely considered as an "engineering operation" which is listed within paragraph. 155 of the NPPF as being appropriate development in the Green Belt. The test associated with any development under paragraph 155 is that it must preserve openness and not conflict with the purposes of including land within the Green Belt.

Given its location within the site, they would not be seen to impact the openness of the Green Belt from wider vantage points. It is therefore considered that the proposed development preserves openness and does not conflict with the purposes of including land within the Green Belt.

On this basis, the proposal is considered an appropriate form of development in the Green Belt and is in accordance with the NPPF and Local Plan Policies DS18 and H14.

Design, Layout and Impact on Listed Buildings

The 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, Local Plan Policy BE1 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 requires development to be constructed using 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. The Residential Design Guide SPD 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 important features; respecting the surrounding buildings and using the right materials.

Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 imposes a duty when exercising planning functions to pay special attention to the desirability of preserving or enhancing the character of a Conservation Area. Section 66 of the same Act imposes a duty to have special regard to the desirability of preserving a listed building or its setting when considering whether to grant a planning permission which affects a listed building or its setting.

Paragraph 205 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 207 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 HE1 of the Local Plan states that development will not be permitted if it would lead to substantial harm to the significance of a designated heritage asset. Where the development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal. The explanatory text for HE1 clarifies that in considering applications relating to Conservation Areas, the Council will require that proposals do not have a detrimental effect upon the integrity and character of the building or its setting, or the Conservation Area. Local Plan Policy HE2 supports this and states that it is important that development both within and outside a conservation area, including to unlisted buildings, should not adversely

affect its setting by impacting on important views and groups of buildings within and beyond the boundary.

Local Plan Policy BE4 states that the reuse of rural buildings is acceptable where the proposed use or adaptation can be accommodated without extensive rebuilding or alteration to the external appearance of the building, and the proposal retains and respects the special qualities and features of listed and other traditional rural buildings.

The application site is an integral part of the village and is an important site. Each element of the scheme is turned to below. Notwithstanding this, the current condition of the building/ application is noted, and efforts to sensitively restore the heritage asset while securing its optimum viable use through modernization and refurbishment to return it to a habitable state is supported.

The Conservation Officer has been consulted and raises no objection to the proposal, subject to conditions attached to any granted approval. Likewise, Historic England consider the proposal reasonable to bring back the derelict site into use and to ensure its future preservation.

Farmhouse

The submitted details illustrate that the core of works to the existing Grade II* Listed farmhouse on the site would comprise internal restoration and refurbishment works. Overall, the works proposed are considered to be acceptable, being relatively minor in nature in terms of disturbance to historic fabric.

The proposed internal alteration of a partition allows for a currently intersected window to be reopened and the historic plan form of the building is relatively unaltered. The addition of the rear extension, previously proposed to the side elevation, is felt to sit comfortably with the building and requires little alteration to the existing fabric of the main farmhouse. Historic England note that the proposed extension at this location offers a much neater solution, without impacting the integrity of the Listed Farmhouse.

The proposed alterations to the partition of Bedroom 5 will need to be carefully managed and whilst the timbers are to be reused, the panels should also be of a suitable construction so that this is undertaken in a sensitive manner.

The loss of the small outbuilding to the rear garden, which is in a very poor state of repair and is likely late nineteenth century, and the removal of the dilapidated sunroom are not felt to detract from the significance and character of the building.

Amendments have been made since the submission of the original application to reduce the overall size and scale of the proposed replacement garage to the front of the farmhouse. The proposed replacement now incorporates two bays and a bin store. This is now considered to be a more sensitive and appropriate size. Officers consider the proposed materials to be most appropriate, offering a lightweight structure that does not compete with the main farmhouse.

Barn Conversions

The submitted scheme proposes the conversion of several existing outbuildings/barns within the wider farmyard area. Whilst one of these structures is listed in its own right (Unit 4) the remainder are curtilage listed in association with both that unit and the wider farm site. The Grade II* listing of the main farmhouse dictates that both the conversion of barns themselves and impact on the wider setting of the main dwelling will be important heritage considerations of the scheme.

It should be noted that amendments have been made to reduce the overall glazing within openings throughout the barn complex. Initially, Officers considered that the overall impact of the glazing was considered to be too residential in nature and the overall proposal has been vastly improved by its reduction, of which aligns with the Council's Agricultural Buildings and Conversion SPD.

Unit 1

Unit 1 comprises a 4no. bedroom dwelling.

The re-contouring of the ground level is considered to be acceptable as this will move the earth away from the rear wall reducing any potential damp issues. Furthermore, in order to reduce the overall requirement for the subdivision, it was recommended that the bedrooms be located at ground floor level and the upper floor kept open plan, of which has been considered and employed.

The lobby area to be rebuilt, along with the addition of a sedum roof is considered to be an acceptable feature as the existing structure on this footprint has little to no architectural or historical value.

The rebuilding of the rear brick wall is considered to be necessary due to instability.

Unit 2

Unit 2 comprises a 4no. bedroom dwelling.

The original roof to this barn (also the roof to Unit 4) has been lost and replaced with a far lower metal structure and tin covering in more recent times. The replacement of this with a higher roof will provide a more suitable living space but is also considered necessary in order to re-roof in an appropriate material due to the pitch needed. However, it should be noted the increase in height will not rise above the Listed barn. The upper floor does not extend the length of the building and at least one third of the structure has been left open to ground floor level. It is recommended that the proposed replacement roof is to be made of handmade brindle plain tiles, opposed to slate, in order to sit comfortably within the setting of the courtyard.

The insertion of an extended window to the rear wall was considered acceptable in principle, as the gable requires rebuilding due to serious cracking. However, Officers note that the initial design for the window was considered to be out of keeping. Whilst the existing window is a later addition, the existing design is a

short, squat window. Therefore, the plans have been amended since the original submission to now include a long, slim arrow slit window, which minimises the aperture size so that it's not a wide, long and uncharacteristic opening but rather clearly a modern alteration, which is still sympathetic to its setting.

Unit 3

Unit 3 comprises a 3no. bedroom dwelling.

Officers raised concern regarding the addition of the glazed link and whether it complied fully with Local Plan Policy BE4. However, in order to prevent further subdivision of the site and create a viable unit that includes the North East range, on balance, this is considered to be acceptable. The proposed glazed link will result in a small addition in footprint as it will sit in the space of an existing structure over the entrance to the courtyard. Whilst this element of the scheme is contrary to the Councils Agricultural Buildings Guidance, as it would result in less subdivision and alteration to existing fabric, the benefit of ensuring a viable use for the space was considered to outweigh harm on this occasion.

Unit 4

Unit 4 comprises a 4no. bedroom dwelling.

This unit is Listed in its own right; however Officers also acknowledge that the structure is in a very poor state of repair with brick panels collapsing. The proposed alteration works are considered acceptable however the brick arched troughs to the kitchen are to be retained as they are historic fabric and clear indicator of the previous agricultural nature of the building. It is noted that the number of openings and glazing proposed has been limited and it is considered that the historic fabric has been retained.

Removal of proposed domestic sheds

Officers considered the addition of the sheds, to serve each unit, to compromise the overall integrity of the site by degrading the uniform and historic plan form of the barns and courtyard. They are also considered contrary to Local Plan Policy BE4, as the proposed additions would alter the external appearance of the barns.

Officers also noted that the proposed domestic sheds are relatively small scale, when considered against a 'normal' domestic garden shed, therefore such storage could be accommodated internally. Therefore, the amended plans have subsequently omitted the sheds for each unit from the scheme.

Boundary Treatments

The Conservation Officer notes that the reinstatement of a boundary wall to the front of the farmhouse to reflect the lost historic wall in this area is considered acceptable. Furthermore, the use of planting between Units 1 and 4 are considered to be acceptable forms of subdivision. The use of brick paving to subdivide the courtyard is also a welcome addition, of which is considered to have low visual impact.

Installation of Air Source Heat Pumps

The proposal includes the installation of air source heat pumps. Officers note that whilst this is a modern form of development nearby to the listed building, the proposed pumps are not visible from the streetscene due to their locations within the site and have been kept away from principal views. Moreover, the development is mainly positioned away from the Listed Building, so would not be viewed as disturbing the heritage asset.

Officers note that whilst there will be some alterations to historic fabric, it is considered such alterations are secured with harm minimised where possible and will result in the optimum viable use for these spaces as residential dwellings, as the site not considered viable as a working agricultural farmstead, supported by the property's vacant nature and the structures which have already fallen into disrepair.

The proposed development is therefore considered to comply with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework, Local Plan Policies BE1 and HE1 and the Residential Design Guide SPD. It is considered that, following minor amendments, the works will preserve the architectural and historic significance of the site.

Removal of Permitted Development Rights

Given the location of the new dwellings and the sensitivity of the setting, coupled with the fact that they are curtilage listed structures due to their historic relationship with the Grade II* Listed Farmhouse and the Grade II Listed Barn, it is considered reasonable to restrict permitted development rights in order to protect the setting of the heritage assets and the rural character. This is in line with the consultation response of both Historic England and the Conservation Officer.

Archaeological Impact

WCC Archaeology have assessed the application and note that the application site lies within an area of significant archaeological potential. Woodloes Farm is a Grade II* Listed 16th century farmhouse. South Barn, which lies within close proximity of the farmhouse, is Grade II Listed. The proposed development also lies within the Site of Possible Medieval Moat at Woodloes Farm.

The submitted Archaeological Desk Based Assessment acknowledges the potential for this site to contain archaeological remains dating to the Roman, medieval and post-medieval periods. Therefore, it is recommended that a condition is attached requiring the provision of a Written Scheme of Investigation has been approved in writing by the Local Planning Authority. The applicants must also secure the implementation of a programmed building recording in accordance with the WSI, of which must be submitted to and approved by the LPA. This is considered to be reasonable and will be attached to any granted approval.

The proposal is therefore considered to be in accordance with Local Plan Policy HE4.

The impact on the living conditions of nearby dwellings and living conditions for the future occupiers of the site

Warwick District Local Plan Policy BE3 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. Development should not 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 SPD provides a framework for Policy BE3, which stipulates the minimum requirements for distance separation between properties and 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.

For the purposes of the assessment, the two main elements of the scheme have been discussed separately.

Farmhouse

Impact on living conditions of nearby dwellings

Officers note that whilst the proposal includes an extension to the rear of the existing farmhouse, the proposal is set within a large plot, therefore there is no breach of the 45-degree line.

Living conditions for the future occupiers

The proposed alterations/extension to the Farmhouse would provide adequate living conditions for the future occupiers and would provide adequately sized private amenity areas in accordance with the Council's adopted Residential Design Guide SPD.

Barn Conversions

Impact on living conditions of nearby dwellings

Given the location of the farm site and lack of immediately adjacent neighbours, no element of the proposal is considered to result in the generation of material harm by way of loss of light, outlook or overlooking to neighbouring sites/properties.

Officers note the subdivision of the site to accommodate 4no. new barns, still meets the required minimum separation distance across the site as set out in the Council's Residential Design Guide SPD.

Living conditions for the future occupiers

It is noted that bedrooms no.4 of both units 2 and 4 would be served wholly by rooflights. However, a section drawing has been provided to demonstrate that the occupier of each room will still benefit from both adequate light and outlook.

The proposed dwellings would provide adequate living conditions for the future occupiers. The submitted proposed site plan indicates that each unit will be

afforded adequately sized private amenity space. Officers note that the private garden for Unit 4 looks smaller than most, however it has been confirmed that the area surrounding the pond will also be within that unit's ownership. It is noted that this area is not overlooked by any other unit on the site and is therefore considered sufficient additional private amenity space.

It should also be noted that the application site benefits from extension land beyond the red line boundary, of which can be accessed by occupiers of the new dwellings.

The development is therefore considered to provide adequate living conditions for the future occupiers of the dwelling and would not have an unacceptable harmful impact on neighbouring residential amenity. The proposed development is considered to be in accordance with the NPPF, adopted Local Plan Policy BE3 and the Council's Residential Design Guide.

Parking and Highway Safety

Policy TR1 of the Warwick District Local Plan requires all developments provide safe, suitable and attractive access routes for all users that are not detrimental to highway safety. Policy TR3 requires all development proposals to make adequate provision for parking for all users of a site in accordance with the relevant parking standards.

Objections have been received with concerns regarding the impact the proposals will have on highway and pedestrian safety. Many of the objections state that the proposed access is frequently used by pedestrians and cyclist and the intensified use of the access could cause harm to those users.

Both the farmhouse and the proposed dwellings would be accessed via the existing lane/driveway.

The Highways Authority have been consulted and raise no objection to the proposed development. WCC Highways initially had concerns around conflicting vehicle movement at the junction of Woodloes Lane and Coventry Road, it should be noted this is the only section of the access drive which falls within the Public Highway. However, such concerns have been overcome and addressed in the submitted Transport Statement. Therefore, the Highways Authority raise no objection to the proposals.

Objections also query the maintenance of the road during this time. During the course of the application, Officers liaised with the Highways Authority with regards to ownership on the access to Woodloes Farm, and the Highways Authority have stated that the access is privately owned but is designated as a footpath with vehicular rights. Therefore, Woodloes Farm benefits from vehicular access rights, but whether that extends to any additional properties over and beyond that of the original farmhouse is a civil matter between the respective owners. Since the submission of the formal application further information has come forward in the form of Covenants and Title Deeds, however it should be noted that such matters are not material considerations for the assessment of this planning application and are considered civil matters for those affected.

Officers note there is ample space to the frontage of the farmhouse to accommodate 3 car parking spaces as per the Council's adopted Vehicle Parking Standards SPD. The submitted proposed site plan details 3 spaces for Units 1,2 and 4 and 2 spaces for Unit 3, Officers therefore consider the proposal to meet the requirements as set out in the Parking SPD and there is ample space within the site boundaries to store cycles.

The development is therefore considered to be in accordance with Local Plan policies TR1 and TR3 and the Vehicle Parking Standards SPD.

Rights of Way

WCC Rights of Way have been consulted and raise no objection to the proposal. It is noted that public footpath WB3 passes close to the eastern boundary of the application site and also crosses the site access. Public footpath WB2 also runs along the track used for access to the site, namely Woodloes Lane.

Whilst raising no objection, the Rights of Way team requested advisory notes are attached to any granted approval, relating to the access of the public footpaths.

Ecological Impacts

Policy NE2 of the Local Plan seeks to protect designated areas and species of national and local importance for biodiversity and geodiversity. Policy NE3 of the Local Plan states that new development will only be permitted where it protects, enhances and/or restores habitat biodiversity.

Objections have been received with concerns regarding the impact the proposal will have on wildlife and the surrounding environment.

The County Ecologist has been consulted on the proposal and notes that having further considered the submitted Ecology Report and Biodiversity Metric, along with information stating that the pond will remain and is not proposed to be drained. The County Ecologist is of the view that the ecological risk of this application can properly be mitigated for, and the biodiversity loss caused by the development can be resolved with on-site habitat and hedge creation and enhancements as set out within the reports carried out by Ridgeway Ecology. However, it is suggested that conditions are imposed securing the protection of protected species and achievement of Biodiversity Net Gain. These will be attached to any granted approval.

This approach is reasonable and necessary to ensure that the proposal complies with the NPPF and Local Plan.

Impact on Trees

Policy NE4 of the Local Plan states that new development proposals should aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance.

Objections have been received with concern relating to the impact the proposal will have on tree roots and the surrounding environment.

The Council's Tree Officer has been consulted on the submitted tree-related documents and has concluded that whilst some of the trees at the site will be impacted by the proposed development, the overall impact upon the landscape is considered to be both slight and short-term. The submitted Arboricultural Appraisal Report also notes that the trees that are to be retained can be protected from harm during the development, as outlined in the report.

The Tree Officer concluded that the assessment of potential impacts is thorough and concludes there will be no adverse impact upon public amenity. They have advised that if recommended for approval, a condition should be imposed to secure the implementation of the proposed tree protection measures set out in the report. In order to protect the leafy and rural character of the site and biodiversity, it would be considered reasonable and necessary to impose the recommended condition.

It is noted that WCC Landscape raised concerns regarding the proposed landscaping plan and lack of details submitted. Therefore, if recommended for approval, a condition should be imposed to secure the submission of full details of the proposed landscape proposal, including the exact species, locations, numbers and sizes of plants at plants. Officers consider this condition to be reasonable and necessary for the purposes of the development.

WCC Landscape also raise concerns regarding the impact on TPO Trees; T7, T20-23 and T25 along the northern and southern edges to the access track located to the south of the site. However, as stated above the Council's Tree Officer has been consulted and considered the proposal to have an acceptable impact on both the trees and surrounding amenity.

Noise

As additional information was required, the Council's Environmental Health Officer was re-consulted, and their comments are outstanding but will be added to the Update Report for Members in advance of the meeting.

Land Contamination

As additional information was required, the Council's Environmental Health Officer was re-consulted, and their comments are outstanding but will be added to the Update Report for Members in advance of the meeting.

Refuse

Waste Management have been consulted and have no objection to the proposed development. There is no material change in circumstance in regard to the waste provision for the farmhouse, refuse vehicles already access the site.

Officers note that adequate waste storage has been provided within the proposed boundaries of the new dwellings, such collection provisions will continue with the

new properties having collection area so that the refuse can be put out for collection along the main access track.

Low Emissions Strategy

Warwick District Council has adopted an air quality and planning supplementary planning document (AQ SPD) (2019) to tackle the cumulative air quality impacts of new development in the district. The AQ SPD establishes the principle of Warwick District as an emission reduction area and requires developers to use reasonable endeavours to minimise emissions and, where necessary, offset the impact of development on the environment. The guidance sets out a range of locally specific measures to be used to minimise and/or offset the emissions from new development. The proposed development would be classified as a minor scheme under the AQ SPD and therefore Type 1 mitigation measures will be necessary. The provision of electric vehicle charging points for the new dwellings could be secured by condition.

The development is therefore considered to be in accordance with Local Plan Policy NE5.

Sustainability

Policy CC1 of the Local Plan requires all development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures where appropriate. Policy CC2 seeks to ensure proposals are designed, in terms of its location and scale, to minimise any adverse impacts on adjacent land uses and local residential amenity.

An appropriate Sustainability Statement has been submitted as part of the formal application; this will ensure the creation of well-designed and sustainable buildings and in accordance with Policies CC1 and CC3 of the Warwick District Local Plan (2011-2029) and National Design Guidance (2019).

Water Efficiency

Further information has also been submitted in compliance with Local Plan Policy FW3, which Officers consider to be satisfactory.

Other Matters

Objections were raised regarding noise and vehicle during the construction phase. As the works proposed are considered minor development, these matters are considered to be short lived and not grounds to withhold planning permission and the decision notice would include guidance on good working practices.

An objection queries the necessity of the single storey rear extension, further stating that rooms in the main building have been assigned uses not usually expected in a residential dwelling e.g. snooker room. However, Officers do not consider it appropriate to comment on the future use of each room. The use of each room proposed is considered incidental to the main dwelling and therefore considered acceptable.

An objection has been received stating that the proposal/development has a heavy carbon footprint. Officers consider the proposal to include measures which tackle the climate crisis, through the introduction of low carbon technologies and EVCPs, of which all factors carry positive weight in the planning balance.

CONCLUSION

The proposal is considered acceptable in principle and is considered to constitute appropriate development in the Green Belt. The proposed development is not considered to cause harm to the Listed Building and wider rural setting. In addition, the proposals are not considered to have a harmful impact upon the amenity of the neighbouring properties in relation to outlook and amenity. The proposals are in accordance with the aforementioned policies, and it is therefore recommended for approval.

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) 1508-P09 A and 1508-P02A submitted on 9th June 2023, 1508-P10 submitted on 10th August 2023, 1508-P01C, 1508-P04C, 1508-P05B and 1058-L02C submitted on 8th September 2023 and 1508-P03B, 1508-P06C, 1508-P07B and 1508-P08C submitted on 12th September 2023 and specification contained therein. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
- 3 No development shall take place until a Written Scheme of Investigation (WSI) for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority.

The archaeological fieldwork, post-excavation analysis, publication of results and archive deposition detailed in the approved Written Scheme of Investigation, shall be undertaken in accordance with that document.

Reason: In order to ensure any remains of archaeological importance, which help to increase our understanding of the district's historical development are recorded, preserved and protected where applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029.

- 4 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a Written Scheme of Investigation

which has been submitted by the applicant and approved in writing by the local planning authority.

The fieldwork, analysis, publication of results and archive deposition detailed in the approved Written Scheme of Investigation, shall be undertaken in accordance with that document.

Reason: In order to ensure any remains of archaeological importance, which help to increase our understanding of the district's historical development are recorded, preserved and protected where applicable, before development commences in accordance with Policy HE4 of the Warwick District Local Plan 2011-2029.

- 5 Prior to the commencement of the development hereby approved (including all preparatory work), the tree protection measures in the Arboricultural Appraisal Report from MWA Arboriculture Ltd reference DEV230116-1049Amd1 dated 9 May 2023 and shown on the appended Tree Protection Plan dated 16 October 2023, together referred to as the scheme of protection, shall be adopted. The development thereafter shall be implemented in strict accordance with the approved scheme of protection, which shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed. **Reason:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policies BE1 and NE1 of the Warwick District Local Plan 2011-2029.
- 6 The development hereby permitted shall not commence until a detailed schedule of bat mitigation measures (to include timing of works, ecologist supervision of destructive roof works, toolbox talk, replacement roost details, to include type, location, and timetable for installation, 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. **Reason:** To ensure that protected species are not harmed by the development.
- 7 The development hereby permitted shall not commence until details (to include location, height from ground level, luminance in candelas, horizontal spread, and hours of operation) of all external light fittings and external light columns have been submitted to and approved by the Local Planning Authority. Any external lighting proposed should conform to the protocols set out in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018) The development shall not be carried out otherwise than in full accordance with such approved details. In discharging this condition, the Local Planning Authority expects lighting to be restricted in proximity to trees, hedges, and the proposed bat boxes and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats. This could be achieved in the following ways: · Lighting should be directed away from vegetated areas · Lighting should be shielded to avoid spillage onto vegetated areas · The brightness of lights should be

as low as legally possible; · Lighting should be timed to provide some dark periods; Connections to areas important for foraging should contain unlit stretches. **Reason:** In the interests of protecting the nature conservation value of the canal and in accordance with NPPF, ODPM Circular 06/2005.

- 8 The development hereby permitted (including site clearance) shall not commence until a Biodiversity Management Plan (BMP) to include a detailed schedule of habitats and protected species mitigation, and biodiversity enhancement measures including habitat management and long-term monitoring, to result in a biodiversity net gain (to include location of measures, installation timescale, timing of works and species lists for proposed planting has been submitted to and approved in writing by the Local Planning Authority. Such measures should be shown on all applicable annotated site plans and elevations, such approved mitigation and enhancement measures shall thereafter be implemented in full and maintained in strict accordance with the approved details in perpetuity. **Reason:** To enhance the nature conservation value of the site and ensure biodiversity net gain in accordance with NPPF, ODPM Circular 2005/06.
- 9 The development hereby permitted shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. In discharging this condition, the Local Planning Authority expect to see details concerning pre-commencement checks for protected species e.g. Amphibians, badger, bats and breeding birds) and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site to include: timing of works, supervision of vegetation clearance, toolbox talk, mitigation measures should protected species be found, and reasonable avoidance measures. The agreed Construction Environmental Management Plan shall thereafter be implemented in full. **Reason:** To ensure that protected species are not harmed by the development in accordance with Policy NE2 of the Warwick District Local Plan 2011 - 2029.
- 10 The development hereby permitted shall not commence unless and until a hard and soft landscaping scheme, including timetable for works, has been submitted to and approved in writing by the local planning authority. Details of hard landscaping works shall include boundary treatment, including full details of the proposed boundary walls, railings and gates to be erected, specifying the colour of the railings and gates; footpaths; and hard surfacing, which shall be made of porous materials or provision shall be made for direct run-off of water from the hard surface to a permeable or porous area. The hard landscaping works shall be completed in accordance with the approved timetable; and all planting shall be carried out in accordance with the approved timetable. Any tree(s) or shrub(s) which within a period of five years from the completion of the development dies, is removed or becomes in the opinion of the local planning authority seriously damaged, defective or diseased shall be replaced in the next planting season with another of the same size and species as that originally planted. All hedging, tree(s) and shrub(s)

shall be planted in accordance with British Standard BS4043 - Transplanting Root-balled Trees and BS4428 - Code of Practice for General Landscape Operations. **Reason:** To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies BE1, BE3 and NE4 of the Warwick District Local Plan 2011-2029.

- 11 No development on the farmhouse shall be carried out above slab level unless and until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with such approved details. **Reason:** To ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.
- 12 No development on the farmhouse shall be carried out above slab level unless and until samples of the external facing materials and internal wall and floor finishes to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. **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 Policy BE1 and to minimise harm to historic fabric and ensure a high standard of design and appearance through the use of appropriate materials for the heritage assets, to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.
- 13 Any demolition works of building materials bonded to the principal or curtilage listed buildings shall be carried out by hand. **Reason:** To minimise harm to historic fabric and ensure a high standard of design and appearance for this Listed Building, to satisfy Policy HE1 of the Warwick District Local Plan 2011-2029.
- 14 Each dwelling hereby permitted shall not be occupied until at least one 16amp (minimum) electric vehicle recharging point for that respective dwelling has been installed in accordance with details shown on drawing 1508-P01 Rev C. Once the electric vehicle recharging point(s) has been installed and prior to first occupation of that dwelling, the following verification details shall be submitted to and approved in writing by the LPA: (1). Plan(s)/ photograph(s) showing the location of the electric vehicle recharging point(s); (2). A technical data sheet for the electric vehicle recharging point infrastructure; and (3). Confirmation of the charging speed in kWh. Thereafter the electric vehicle recharging point(s) shall be retained in accordance with the approved details and shall not be removed or altered in any way (unless being upgraded). **Reason:** To ensure mitigation against air quality impacts associated with the proposed development in accordance with Policy NE5 of the Warwick District Local Plan and the Air Quality and Planning Supplementary Planning Document.

- 15 Each dwelling hereby permitted shall not be occupied unless and until its respective refuse and recycling storage areas have been constructed or laid out in strict accordance with the approved plans and made available for use by the occupants of the dwelling. Thereafter those areas shall be kept free of obstruction and be available at all times for the storage of refuse and recycling associated with the development.

No dwelling shall be occupied unless and until it has been provided with the appropriate refuse containers necessary for the purposes of refuse, recycling and green waste, in accordance with the Council's specifications.

Refuse and recycling storage containers must be stored within the refuse and recycling storage area shown on the approved plans, unless when being presented on street for collection facilities.

Reason: To ensure the satisfactory provision of refuse and recycling storage facilities in the interests of amenity and the satisfactory development of the site in accordance with Policy BE1 of the Warwick District Local Plan 2011-2029.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development shall take place which falls within Part 1, or Part 2 Class A of this Order. **Reason:** Due to the particular character of the area and nature of the proposals it is considered necessary to ensure that no further development is carried out which would detract from the appearance of the area and affect the amenity of adjacent properties in accordance with Policies BE1 and BE4 of the Warwick District Local Plan 2011-2029.

- 17 All rooflights shall be Conservation Style only (flush fitting with central vertical glazing bar) and maintained as such. **Reason:** To ensure an appropriate standard of design and appearance, and to satisfy Policy BE1 of the Warwick District Local Plan 2011-2029.

- 18 Both the farmhouse and 4no. new dwellings hereby permitted shall not be occupied unless and until the elements of site shown to be demolished on the approved plans have been demolished in their entirety and all associated materials permanently removed from the site. **Reason:** To secure appropriate development in the Green Belt and to comply with Local Plan DS18 and the NPPF.

- 19 The development hereby permitted shall be carried out strictly in accordance with the details of Sustainability, Water Efficiency and Energy Statement ref: P2266/SER/CB submitted to the Local Planning Authority on 9th June 2023. The development shall be carried out in strict accordance with these approved details, or any details subsequently approved in writing by the Local Planning Authority. **REASON:** To ensure the creation of well-designed sustainable buildings and in accordance with

