

Planning Committee: 15 September 2015

Item Number: 12

Application No: [W 15 / 1107](#)

Town/Parish Council: Radford Semele
Case Officer: Emma Spandley

Registration Date: 03/08/15
Expiry Date: 28/09/15

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Radford Barn, Valley Road, Radford Semele, Leamington Spa, CV31 1UT
Erection of a single storey side extension FOR Mr Cowgill

This application has been requested to be presented to Committee by Councillor Doody

RECOMMENDATION

Planning Committee are recommended to refuse planning permission.

DETAILS OF THE DEVELOPMENT

The proposed development is to erect a single storey brick extension to the front of the property.

THE SITE AND ITS LOCATION

The application relates to a converted barn on the site of Barn Farm, Radford Semele. Radford Barn is a two storey dwelling house located within open countryside to the south east of the village of Radford Semele, which is not included in the Green Belt. The site does not benefit from permitted development rights as these were removed as part of the planning permission for the original conversion.

PLANNING HISTORY

In 1989, planning permission was granted for the conversion of a barn to a single dwelling house with a detached garage and store room (ref. W/89/1043).

In 1993, planning permission was granted for the conversion, enlargement and raising the roof height of a barn into a single dwelling house with a detached garage and store room (ref. W/93/0299).

In 2002, planning permission was granted for the demolition and replacement of an existing extension previously erected without planning permission (ref. W/02/0607).

In 2013, 2 planning applications were refused for a proposed conservatory style extension to the rear (ref. W/13/0555) and the erection of a single storey brick extension to the rear (ref. W/13/1178).

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)
- 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)

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)
- CC2 - Planning for Renewable Energy and Low Carbon Generation (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

- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Radford Semele Parish Council - No objection

Councillor Doody - Requested the application be heard at Planning Committee.

ASSESSMENT

The main issues to consider for this application are:

- Whether the proposal constitutes appropriate development within the rural countryside;
- Impact on the design and character of the building.

The principal of the development

Local Plan Policy RAP2 states extensions to dwellings will only be permitted unless they do not result in disproportionate additions to the original dwelling house. The original dwelling house relates to the property as it was built, or as it stood in 1948. In this instance, the barn became a dwelling house in 1993 which granted extensions, alterations and conversion of the existing barn to a single dwelling house. Paragraph 8.25 defines disproportionate additions to dwellinghouses of which represent an increase of more than 40% of the gross floor space of the original dwelling.

The original dwelling, as approved in 1993, had a floor space of 132m². Sometime between 1993 and 2002 a single storey side extension, labelled as 'study' was built and became lawful. In 2002, planning permission was granted to demolish and replace the study extension with a more sympathetic building.

Under the 1993 permission a two storey side extension and a increase in ridge height was granted and this equated to a 56.14m² increase. The 2002 permission granted the replacement study extension and this equated to 17m².

The extension the subject of this application has a floor area of 19.36m², which when added to all the previous extensions gives a total combined additional floor space of 92.50m². This equates to a percentage increase of 70%. This is nearly double the 40% limit as set out in Policy RAP2. The proposed extension would therefore represent a disproportionate addition to the original dwelling and on this basis would constitute inappropriate development within the rural, open countryside contrary to Policy RAP2.

The additional floor space added to the original area of the barn would far exceed the 40% limit of what is recognised as an acceptable proportional increase in Local Plan Policy RAP2. Therefore, the proposed development fails to meet the requirements of this policy.

Impact on the Design and Character of the building.

Paragraph 58 from the National Planning Policy Framework (NPPF) requires that all development reflects the identity of local surroundings and materials, and responds to local character. This is echoed in Local Plan Policy DP1 which requires all development to harmonise and enhance the character of the existing building.

The Warwick District Local Plan Policy DP1 states extensions should harmonise and enhance existing settlements and reinforce or enhance the established urban character of streets; reflect local architecture and historic distinctiveness and respect the surrounding buildings in terms of scale, height, form and massing.

Whilst the original barn has been changed by the 1993 and 2002 permission, the building still retains a simple architectural style. The extension to the side would alter the simple form and shape of the building.

Other matters

In relation to the requirements of Local Plan Policy DP13, there should be no significant increase in energy requirements as a result of the proposed development. Therefore a sustainable building statement detailing this information has not been requested.

In accordance with Local Plan Policy DP2, the dwellinghouse is a sufficient distance away from any neighbouring dwellings as to not cause any harmful impact on the amenity of neighbouring residents. The nearest neighbouring dwelling is at Barn Farm and the building is at least 8 metres away from the application property.

In relation to Local Plan Policy DP3, a nesting bird informative note is to be included on any decision notice granting approval at the request of Warwickshire County Council's Ecology department.

Summary/Conclusion

In the opinion of the District Planning Authority, the proposed extension disrupts the simple form of the converted barn by reason of introducing an element which detracts from the original character and appearance of the building, 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 open countryside within the District.

REFUSAL REASONS

- 1 The proposed extension introduces a disproportionate and unsympathetic feature which disrupts the simple form of the existing building to the detriment of the character and appearance of the surrounding countryside, contrary to policies RAP2 and DP1 of the Warwick District Local Plan (1996-2011).



