

**Planning Committee:** 10 April 2012

**Item Number: 10**

**Application No:** W 12 / 0205

**Town/Parish Council:** Lapworth  
**Case Officer:** Liz Galloway

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**Registration Date:** 23/02/12

**Expiry Date:** 19/04/12

**Land Adjoining Glasshouse Lane, Lapworth, Solihull**

Erection of an extension to enlarge existing stables FOR Mrs B Ellhia

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

**SUMMARY OF REPRESENTATIONS**

**Lapworth Parish Council:** Objects to the application on the following grounds:-  
- change in design and appearance is inappropriate to the rural area  
- to the best of the Parish Council's knowledge the current buildings have not been used for stabling since erection  
- it is concerned that the changes could be a stepping stone to something unacceptable

**1 public response (Farthings, Glasshouse Lane):-** Objects - The existing stable block is considered to be of ample size to accommodate the needs of horses in numbers associated with the size of the overall plot of land. Therefore, any enlargement of floor space or extension to the existing stable block is deemed to be unnecessary

**1 public response (Hawthorns, Glasshouse Lane):** Objects - The stables already on site are perfectly adequate for use. Until recently the previous owner had several large and valuable horses housed there. The proposed plans would render the buildings unsuitable for use as stables. The overhang is important to protect stabled horses from the weather. Top stable doors are always left open when horses are stabled except in exceptional circumstances. If horses were stabled and top doors had to be habitually closed against possible bad weather that would be a welfare concern. There is also no provision in these plans for internal kickboards on the proposed block walling. Stables usually have half height wooden kickboards and or rubber matting on the walls. There are also bats nesting in those buildings and no mention is made of how building alterations would affect them

**WCC Ecology:** recommend bat and bird note

**RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

## **PLANNING HISTORY**

W02/1594 - Granted for erection of 2 stables and tack room; construction of a hard standing and manage

W04/1921 - Granted for erection of a Stables

W05/1299 - Granted for erection of a stable block to provide four stables, tack room and hay barn

W06/1183 - Granted for erection of machinery and hay storage building

W07/1969 - Granted for the erection of a covered tractor and implement storage area

## **KEY ISSUES**

### **The Site and its Location**

The application building is an existing four stable block including tack room and hay store which is located to the North West of Glasshouse Lane and lies within the Green Belt.

### **Details of the Development**

The applicant seeks to construct a front extension to a depth of 1.3 m to increase the size of the 4 existing stables and tack room using block work clad with ship lap boarding. The door leading into stable 1 is to be moved and the hay store reduced in size.

### **Assessment**

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

- The impact on the street scene
- The impact on the living conditions of nearby dwellings
- The impact on the Green Belt
- Ecology Issues

### **The impact on the Street Scene**

The proposed extension will be of appropriate materials (wood shiplap) and small scale, and situated on the front of the stables which face away from the highway and towards the land within the site. Therefore, I am satisfied that there will be no detrimental impact on the street scene of Glasshouse Lane. Furthermore, the proposed extension will not be overly visible to any other public highway, therefore, I am satisfied that the proposed extension complies with Warwick District Council Local Plan Policy DP1.

### **Impact of the living conditions of nearby dwellings**

Messinger Stud and Fetherstone House are the nearest residential dwellings to the proposed development, however, these neighbours are situated a sufficient distance away from the extension (approximately 30 m), therefore, I am satisfied that in relation to loss of light, outlook or privacy, the proposal would in principle comply with Warwick District Local Plan Policy DP2.

## **The impact on the Green Belt**

The proposed front extension to the existing stables is considered appropriate development within the Green Belt as an essential facility for a use of the land (the keeping of horses) which preserves the openness of the Green Belt. I also do not consider that this modest extension to the stables will significantly encroach on the openness or character of the Green Belt. I consider therefore that the proposed extension to the existing stables would be appropriate and not materially harm the openness of the Green Belt and is considered to comply with National Green Belt Policy.

Lap worth Parish Council and two neighbours have objected on the grounds that the size, design and appearance is inappropriate in the rural area, however, the area of the overall site is more than ample to support the number of horses for which the existing stables are used and this modest extension will not increase the number of horses on site. The keeping of horses is an appropriate use in a rural area and this extension is considered to be an acceptable development in this rural area.

## **Ecology issues**

Ecology officers have viewed the plans and assessed photos provided and can see that the stables are a modern timber construction with a corrugated metal roof. It is considered that such a structure is unlikely to be used by bats and therefore Ecology have no further concerns. In the likelihood that bats or birds do inhabit the building, a bat and bird note will be attached to the decision notice, as advised by WCC Ecology.

In conclusion, I am satisfied that the proposed extension to the existing stable is acceptable in terms of its character and appearance within the Green Belt and is in accordance with the Policies of the Local Plan.

## **RECOMMENDATION**

Grant, subject to the conditions listed below.

## **CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the application form, site location plan and approved drawing and specification contained therein, submitted on 23rd February, 2012 unless first agreed otherwise in writing by the District Planning Authority. **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.

**INFORMATIVES**

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.

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