

Planning Committee: 11 September 2018

Item Number: 6

Application No: W 18 / 1060

Town/Parish Council: Hatton

Case Officer:

Liz Galloway

01926 456528 Liz.galloway@warwickdc.gov.uk

Registration Date: 20/06/18

Expiry Date: 15/08/18

7 Lower Farm, Brownley Green Lane, Hatton, Warwick, CV35 7ER

Replacement of existing front garage door with a window; blocking up of existing rear garage window and installation of a roof light in the rear roof slope. FOR M & A Solicitors LLP

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

RECOMMENDATION

The Planning Committee are recommended to Grant the application subject to conditions.

DETAILS OF THE DEVELOPMENT

The application relates to the proposed conversion of a garage into a dining room with replacement of the existing garage door with a window. The application also proposes the bricking up of the existing rear garage window and the installation of a roof light in the rear roof slope.

THE SITE AND ITS LOCATION

The application relates to a previously converted attached farmhouse with integral garage, located to the east of Brownley Green Lane. The farmhouse forms part of a group of 10 re-developed buildings; is not Listed and does not lie within the Green Belt. Permitted Development Rights have been removed from the whole of the site.

PLANNING HISTORY

In 1987 planning permission was granted for the residential conversion of the vacant farmhouse, cottage and outbuildings to 7 dwellings (ref: W/87/0028). Permitted development rights were removed for part 1 and 2 development, which therefore triggers the need for planning permission for the proposed works.

RELEVANT POLICIES

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)

- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- National Planning Policy Framework
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

5 public responses (46 Quinton Close, 1, 6, 8 Lower Farm, Chantoiseau, Brownley Green Lane): Object on grounds of appearance, insufficient detail on plans, not in keeping with the character of the adjacent properties, unsympathetic design, commencement of work without permission, out of character, bats and endangering of protected species, parking and vehicle movements and increased living space created.

WCC Ecology: Recommend Bat Survey and Protected Species notes.

Hatton Parish Council: No objection

ASSESSMENT

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

- Impact on the character and appearance of the street scene;
- Impact on the living conditions of the neighbouring properties;
- Ecology;
- Parking

Impact on the character and appearance of the street scene

Warwick District Local Plan Policy BE1 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

The application property is located along a private access drive in a site occupied by 10 converted farm buildings barns and lies at the entrance to this group. The application property and the surrounding area is characterised by converted farm buildings containing windows and doors of varying designs and positions. Furthermore, there are other designs of roof lights on this group of properties.

It is considered that the proposed alterations have been designed in accordance with the adopted Residential Design Guide SPG and Barn Conversion SPG (noting that these proposals relate to the farmhouse which already has a "domestic" character). The alterations are considered to be subservient to the original dwellinghouse and will be constructed using matching materials.

Given the overall design and style of windows and roof lights in this group of converted properties, it is considered that this proposal will not have an

unacceptable detrimental impact on the character and appearance of the Brownley Green Lane street scene or the Lower Farm conversion as a whole, and will therefore be in accordance with Warwick District Local Plan Policy BE1 and the adopted Residential Design Guide SPG.

Impact on the living conditions of the neighbouring properties

Warwick District Local Plan Policy BE3 states that development will not be permitted which has an unacceptable adverse impact on the amenity of neighbouring uses and residents.

Number 7 Lower Farm is located at the entrance to the Lower Farm properties and attaches to number 8 Lower Farm which lies on the western boundary. It is considered that the proposed front window, rear roof light and other rear alterations will not constitute an unneighbourly form of development and that there will be no conflict with the adopted 45 degree guidance in relation to any adjoining properties.

The alterations will not have a detrimental impact on any of the neighbouring properties due to their size and location, and it is therefore considered to be in accordance with Warwick District Local Plan Policy BE3.

Ecology

WCC Ecology have requested a bat survey, however it is considered that cautionary bat, bird, reptile, and amphibian notes would be sufficient and that this application in its present form is acceptable and complies with Warwick District Council Policy NE2.

Parking

The proposals would retain sufficient off-street parking to meet the requirements of the Vehicle Parking Standards SPD and Warwick District Local Plan Policy TR3 (3 spaces).

SUMMARY / CONCLUSION

The proposals would have an acceptable impact on the character and appearance of the area and on the living conditions of neighbouring dwellings. Therefore it is recommended that planning permission is granted.

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 drawings LF01, LF02, LF03A, LF04A, submitted on 4th June, 2018, LF06A, submitted on 29th August, 2018 and LF08, and

specification contained therein, submitted on 29th August, 2018.
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 be carried out on the site which is the subject of this permission, until large scale details of the window and roof light (including a section showing the window reveal, heads and cill details) at a scale of 1:5 (including details of materials and colour) 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 that the rural character and appearance of the farmhouse is protected, in accordance with Policies BE1 and BE4 of the Warwick District Local Plan 2011-2029.
- 4 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON**: To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.