

Planning Committee: 24 July 2012
Application No: W 11 / 0844

Item Number: 7

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall
Case Officer: Penny Butler
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Registration Date: 04/07/11
Expiry Date: 29/08/11

The Forge, Honiley Road, Beausale, Warwick, CV35 7NU

Erection of single storey glazed link, between the existing two storey office unit and the single storey living unit. Proposed single storey two bay garage with store to the North-West corner of the existing site. FOR Mr s Hellier

This application is being presented to Committee due to the number of objections and an objection from the Beausale, Haseley, Honiley and Wroxall Parish Council.

This application has also been requested to be presented to Committee by Councillor Gallagher.

RECOMMENDATION

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

DETAILS OF THE DEVELOPMENT

It is proposed to construct an extension linking the Forge/Stables and the Old Forge which will replace an existing bedroom extension. This link has a different configuration to that previously approved, and that dismissed at appeal, since it attaches to the rear wall of the Old Forge. The proposal would replace the existing bedroom extension with a similar structure that is 0.5m wider, comprising bricks pillars with glazed and timber infill panels and a dual pitched roof running parallel to that adjoining. The link part would have its roof at 90 degrees with a dual pitch containing two rear facing roof lights. The extension would provide an office, utility room and corridor link between the two buildings.

A detached garage building is also proposed alongside the Old Forge building, set back from the front elevation of the Old Forge by 2.4m. The building would have double doors on the front and rear, and require the relocation of a gas tank further into the site alongside the garage. The application has been amended since submission to relocate the garage from the existing driveway, provide a steeper roof pitch to the garage, alternative window design to the extension and the removal of a detached garden building in the rear garden.

THE SITE AND ITS LOCATION

The application site consists of two converted former workshop buildings (the Forge/Stables and the Old Forge), positioned close to the road with their own gated access and gravelled parking area. Adjoining the Southern side is the Smithy Cottage, a Grade II Listed Building, in whose original curtilage the application buildings stand. The application property is therefore Listed due to its

siting within the original curtilage of a Listed Building, and it formed an integral part of the Smithy complex. The property has a substantial garden at the rear adjoining open land, and is within the Green Belt.

PLANNING HISTORY

Permission to convert three buildings (the Forge, Old Forge and Stables) into a live-work unit was given in 2005, with an amended scheme approved in 2006 to increase the size of a glazed link between the Forge and Stables. In 2008 permission was given to alter an approved car port to provide a mainly glazed bedroom extension, since due to the close spacing of the buildings, vehicles could not access the car port. In 2009 permission was given for a lightweight glazed link between the Forge and Old Forge buildings, to provide level covered disabled access.

In 2010 an appeal was dismissed for a larger glazed link about twice the width of that approved in 2009, with a hipped roof over this and the bedroom extension. The Inspector considered that the increased size of the link and its enlarged roof would add an unwarranted prominence to the link and thus detract from the original buildings, and would merge the two buildings into one, degrading the advantages of the detachment between them and detract from the historic and architectural benefits of the grouping. The extension altered the scale of the development with an adverse impact on the surrounding environment, being contrary to Green Belt policies DAP1, RAP2 and RAP3.

RELEVANT POLICIES

- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- RAP2 - Extensions to Dwellings (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- DAP4 - Protection of Listed Buildings (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley and Wroxall Parish Council: Raise objection on the following grounds-

- Overdevelopment of the site within the Green Belt
- Detrimental effect on the character of the locality
- Detrimental effect on the surrounding Listed property
- The garage would dominate the site. Any outbuildings should be subservient to the main (Listed) property

Public response: 10 objections received from interested parties (including The Smithy) raising the following concerns:

- The garage and its large doors is out of keeping with surrounding buildings, will be visible from the highway and harmful to the character of the area
- The garage is higher than the stables and would visually dominate
- The roof of the garage would be higher than the bedroom wing and visually obscure it
- Removal of roadside hedge
- Harm to animals and their habitat
- Over development of site. The floor area of the garage exceeds that of the original cottage
- Harm to character and appearance of the Listed Forge and Smithy buildings
- Development contrary to covenants
- Contrary to Green Belt policy
- No justification for further enlargement of the link when a link providing disabled access between the buildings has previously been approved

WCC Ecology: Recommend a bat note if the proposal will affect an existing roof space.

ASSESSMENT

Impact on Green Belt/rural area and Listed Buildings

Proposals to extend converted buildings in the Green Belt are normally considered contrary to the aims of Local Plan Policy RAP2, which seeks to prevent disproportionate additions to dwellings which harm their character or visual dominance, or harm openness. Paragraph 8.26 of the Policy states that the Council is extremely unlikely to grant approval for any extensions to barn conversions as any extension, no matter how sensitively implemented, would harm the integrity of the original building. Additions and alterations to Listed Buildings should also not adversely affect their special architectural or historic interest, integrity or setting, in accordance with Policy DAP4.

The scheme has been the subject of some negotiation following the previous history of approvals and appeals on the site. The appeal scheme which was dismissed differs from the current scheme in that the proposed extension is slightly wider, with a roof running parallel to that of the Forge with gable ends instead of hips, and the link adjoins the rear wall of the rear wing of the Old Forge instead of the rear wall of the main wing. This means that the link will be less visible from the road when viewed across the driveway, since the location of existing buildings will block direct views apart from at an extremely oblique angle. Views from the road of the other side of the link will be partly blocked by the proposed garage. The orientation of the roof above the link at 90 degrees to the bedroom wing will help to maintain the detachment between the two buildings. The design of the link is therefore considered to be an improvement over the previously dismissed link.

The minor increase in the width of the bedroom extension is not considered to materially affect the amount of development on site or the scale of this extension, and the new dual pitched roof which will replace the current low lean to could be said to be more in character with the existing buildings, although the increased height increases its prominence. The new garage proposal introduces a building of traditional scale and design in a location where such an outbuilding would be expected. The amended design of the garage and the scale of the building proposed is considered acceptable, as it would not adversely affect the integrity or setting of the Listed Buildings. There would not be a major impact

upon openness since the building is low with a narrow street frontage, with an open plot adjacent, and the side elevation would extend alongside the existing buildings. There is no objection from the Conservation Officer to the amended scheme, and given the history of extensions to this building and the consideration of the fall back position of the approved link, it is considered that the proposals are acceptable in terms of their impact on the Listed Buildings and the openness of the Green Belt. The proposals would therefore accord with Policies DAP4 and RAP2.

Impact on neighbouring amenity

The proposed additions are located on the opposite side of the buildings to The Smithy cottage which is the only adjoining property. There is a private track alongside the Northern site boundary where the garage and extension are proposed. Due to the height of the existing buildings, only the link and the garage roof would be visible to The Smithy cottage, between the two existing buildings, and given this would be more than 16m from the boundary there would be no direct loss of amenity in terms of outlook or light. The proposals are therefore considered to accord with Policy DP2.

Other matters

The proposal would not lead to significant harm to ecology. The loss of hedge is regrettable but only a small section some 4m long would be removed and this should not impact significantly on habitats. The alterations to the existing building are unlikely to have a substantial impact upon bats therefore a note is recommended advising the applicant of their responsibilities. The scheme would therefore accord with Policies DP3 and DAP3. Since the extension is largely a replacement for an existing small extension, and only a minor increase in floor area is proposed, it is not considered reasonable to insist upon the provision of renewable energy in accordance with Policies DP12 and DP13, and the Sustainable Buildings SPD. Covenants are a private matter.

CONCLUSION/SUMMARY OF DECISION

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 proposed development does not adversely affect the historic integrity, character or setting of the Listed Building, is of an acceptable standard of design and detailing, and does not harm the general openness or rural character of the Green Belt area within which the property is situated. The proposal is therefore considered to comply with the policies listed.

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(s) (805-A1-010-E, 805-A1-001-B), and specification contained therein, submitted on 26 June 2012. **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 Samples of all external facing materials to be used for the construction of the development hereby permitted, shall be submitted to and approved by the District Planning Authority before any construction works are commenced. Development shall be carried out in accordance with the approved details. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy DP1 of the Warwick District Local Plan 1996-2011.
 - 4 No development shall be carried out on the site which is the subject of this permission, until large scale details of doors, windows (including a section showing the window reveal, heads and cill details), roof lights, eaves, verges and rainwater goods at a scale of 1:5 (including details of materials) have been submitted to and approved by the District Planning Authority. The development shall not be carried out otherwise than in full accordance with such approved details. **REASON** : For the avoidance of doubt, and to ensure a high standard of design and appearance for this Listed Building, and to satisfy Policy DAP4 of the Warwick District Local Plan 1996-2011.
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