

Planning Committee: 11 June 2013

Item Number: 9

Application No: W 13 / 0569

Registration Date: 30/04/13

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall

Expiry Date: 25/06/13

Case Officer: Liam D'Onofrio
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Falcon Barn, Birmingham Road, Haseley, Warwick, CV35 7HA

Erection of single storey, timber framed garage building FOR Mr L Waterhouse

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

RECOMMENDATION

Planning Committee are recommended to refuse planning permission for the reasons stated.

DETAILS OF THE DEVELOPMENT

Planning permission is sought for a detached garage, which will measure 6.35m by 5.3m by 3.9m high. The garage will be located to the western boundary, which adjoins the Falcon Inn car park. Following the refusal of the scheme under W/13/0330 the size of the garage remains unaltered.

Permitted development rights were removed by condition, as part of the original barn conversion (W/96/0042), however the garage would require planning permission in any case.

THE SITE AND ITS LOCATION

The application site relates to a detached barn conversion located on the northeast side of the highway within a small group of three buildings, including the Falcon Inn PH, which are surrounded by fields and located within Green Belt. Falcon Barn is located to the rear of the site but has its own separate access driveway to the north of the building group, which was approved in 2003.

PLANNING HISTORY

W/96/0042 Conversion of an agricultural building to a single dwelling: Granted 21st February 1996.

W/03/0768 Construction of a new vehicular access: Granted 20th June 2003

W/04/1773 Conversion of existing integral garage to kitchen/diner: Withdrawn
3rd November 2004

W/05/0973 Erection of 2 timber garden sheds and conversion of garage to
kitchen/diner: Granted 10th August 2005

W/13/0330 Erection of single storey, timber framed garage building: Refused
15th April 2013

RELEVANT POLICIES

- 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)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Beausale Haseley and Wroxall PC: No objection

WCC Ecology: No objection

ASSESSMENT

Background

The scheme is a resubmission of W/13/0330, which was refused in April 2013, as new detached domestic garages do not fall within any of the exceptions for new buildings set out in paragraph 89 of the National Planning Policy Framework 2012. The scheme therefore represented inappropriate development within the Green Belt and no very special circumstances were considered to exist sufficient to outweigh harm. The current scheme should overcome the previous refusal reason.

Principle

The National Planning Policy Framework (NPPF) 2012 states that the Local Planning Authority (LPA) should regard the construction of new buildings as inappropriate in Green Belt. The provision of detached domestic out-buildings or garages do not fall within any of the exceptions set out in paragraph 89 of the NPPF. Paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88 of the NPPF states that LPA's should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not

exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The applicant's submitted Justification Statement comments that none of the five purposes of Green Belt (NPPF paragraph 80) are affected. The NPPF is clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that one of the essential characteristics of Green Belt is its openness. Allowing the erection of further extensions/out-buildings to re-used, former agricultural buildings clearly does not assist in safeguarding the countryside from encroachment, one of the Green Belt's five purposes.

The applicant also comments on the construction method/design and siting of the building and concludes that as the design is appropriate it will not harm the setting of the Green Belt and will enhance the general setting. Good design should be sought for all development. Design is largely irrelevant in terms of the key aims and objectives of Green Belt policy and does not form a very special circumstance that outweighs the proposed building's impact upon openness. The proposed location of the garage is currently grass and shrubs, which will be lost to the garage development and the additional hardstanding area fronting the garage.

Falcon Barn is a converted former agricultural building, and would have been assessed under relevant rural conversion policies. The re-use of such buildings (of permanent and substantial construction) is generally acceptable as the building already exists and the harm to openness is therefore minimal. It is therefore appropriate to restrict any further extensions/garden buildings by removing permitted development, as in this case. It is noted that the integral garage has been converted to habitable accommodation and domestic garden sheds (albeit small scale) were previously approved, as was a separate vehicular access, which cuts an unfortunate swath of hardstanding through the adjoining field. There appears to have been some flexibility in the past, however it is considered that the erection of further development, even at a reduced scale, would form inappropriate development.

Siting/Design

The proposed garage will be easily visible from the adjacent public house car park and will clearly have a greater impact upon openness, although given its set back from the highway the garage will not appear obtrusive within the streetscene. There are likely to be some longer views of the garage from vehicles heading southeast on the Birmingham Road, as the garage would be located on higher ground.

Notwithstanding issues of principle, the garage provides a sympathetic and attractive design solution. Good design is advocated within the NPPF and should be sought for all developments. A sympathetic design solution is not therefore considered to form a very special circumstance to justify what is otherwise inappropriate development within the Green Belt.

Neighbours' Amenity

Given the distance to adjoining buildings the scheme is not considered to raise any issues to surrounding occupiers in terms of loss of light, outlook or amenity.

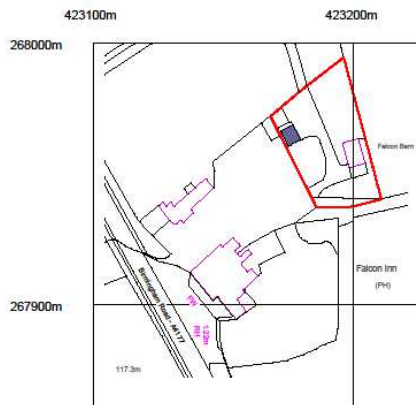
SUMMARY/CONCLUSION

The applicant has not provided any further justification in the form of 'very special circumstances' to overcome the previous refusal reason and outweigh the harm to the Green Belt. The scheme remains inappropriate development within the Green Belt contrary to the aims and objectives of National Planning Policy Framework 2012.

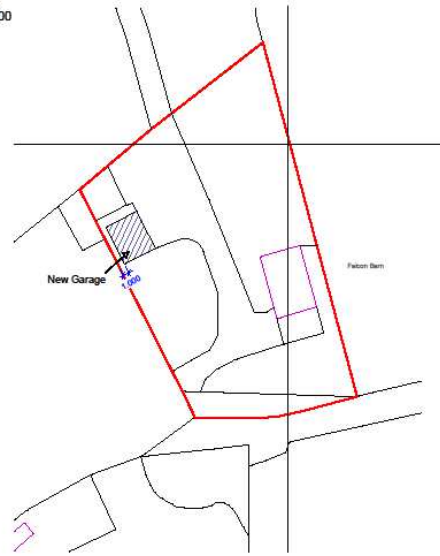
REFUSAL REASONS

- 1 The application site lies within the Green Belt where strict policies of restraint apply. The application proposes a detached domestic garage, which does not fall within any of the exceptions for new buildings set out in paragraph 89 of the National Planning Policy Framework 2012. The development proposed would cause serious harm to the Green Belt as it: -
 - 1) is inappropriate;
 - 2) diminishes openness;
 - 3) conflicts with the purpose of including land in the Green Belt by encroaching upon the countryside and is harmful to the maintenance of its character; whilst failing to contribute to the achievement of any of the objectives for the use of land in the Green Belt. There are no very special circumstances sufficient to outweigh such harm. In consequence the application is contrary to the aims and objectives of National Planning Policy Framework 2012 and is not justified by any other material considerations.
-

Location Plan
Scale 1:1250



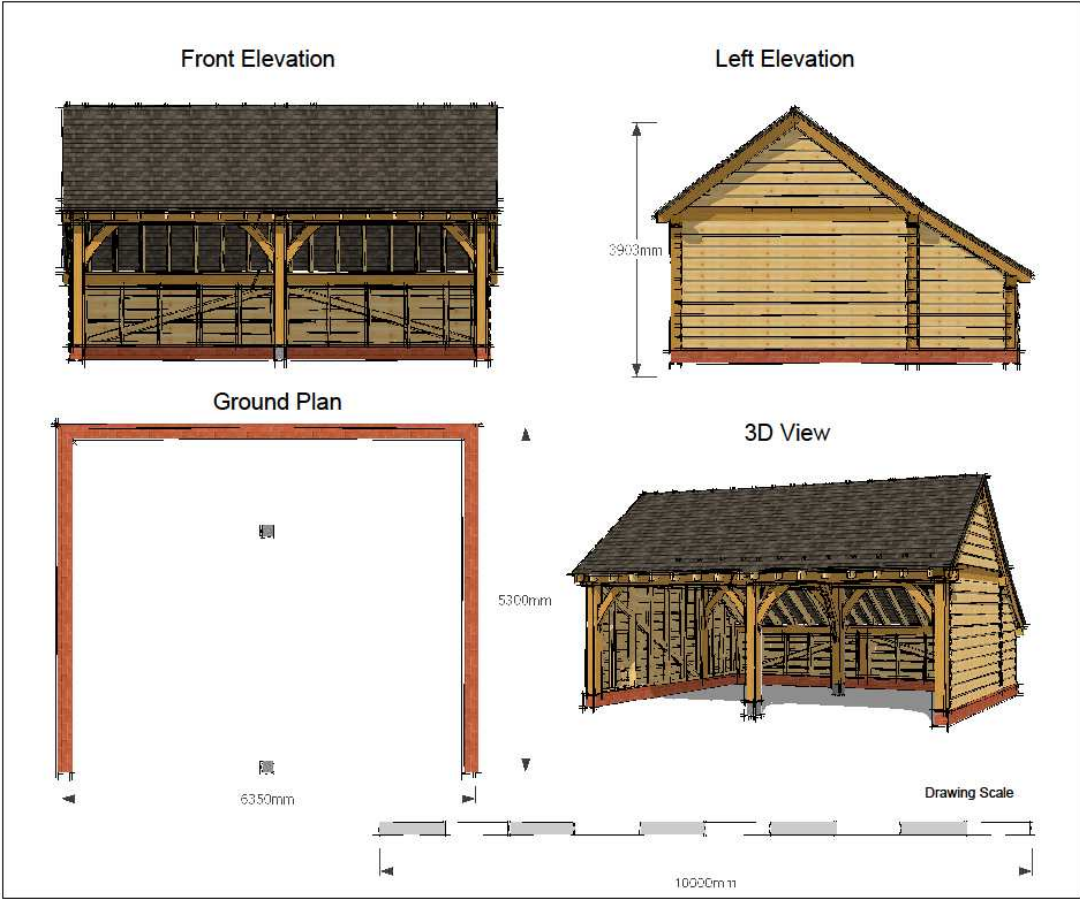
Site Plan
Scale 1:500



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Project	Issue	Date	Comment
5118K Falcon Barn	A	18-11-13	Driveway amended, road name and number added
Plan number	A01		
Drawing title	Site and Location Plan		
Date drawn	05-05-2013		
Drawn by	RHC		

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Project:
2 Bay Hatton Garage

Client:

Drawing No:

Scale: 1:50@ A3	Date: 4th March 2013
Revision:	Designer: RA