

**Application No:** W 10 / 0095

**Registration Date:** 01/02/10  
Shrewley

**Town/Parish Council:**

**Case Officer:** Debbie Prince  
01926 456555 [planning\\_west@warwickdc.gov.uk](mailto:planning_west@warwickdc.gov.uk)

**The Byre, 5 Great Pinley Barns, Nunhold Road, Shrewley, Warwick, CV35 8NB**

Erection of single storey extension (retrospective application) FOR Mr S Hill

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This application is being presented to Committee in order to request that enforcement action be taken.

**SUMMARY OF REPRESENTATIONS**

**Shrewley Parish Council:** No objection

**Public response:** One letter has been received from a close neighbour objecting to the proposal on the grounds of:-

- Detrimental impact on the rural landscape by reason of its size, design and glazed nature particularly when illuminated at night.
- The property has lost its barn appearance and is not now in keeping with the other barn conversions.

The Georgian roof is plastic and it may obstruct access to barn 4's garage.

**RELEVANT POLICIES**

- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- DAP1 - Protecting the Green Belt (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

**PLANNING HISTORY**

This application is retrospective. Planning permission was granted in the 1990's for the conversion of this range of barns into 5 dwellings. Permitted development rights for extensions were removed in order to protect the rural character of the converted barns. An application was made for an extension to one of the other barns within the courtyard No1 Great Pinley Barns W/01/0022 and was refused as it would detract from the original character and appearance of the barn and could set a precedent for other extensions to other converted barns within the complex. This decision was upheld on appeal.

**KEY ISSUES**

The key issues in this case are the impact of the built extension on the character and appearance of the individual barn and the barn complex and any harm to the openness of the Green Belt.

**The Site and its Location**

The application property is a single storey barn conversion located within a courtyard of other barn conversions in the Green Belt close to Great Pinley Farm House. The barns share a separate access from the public highway and the M40 motorway lies immediately to the north.

## **Details of the Development**

The development involves the erection of a single storey flat roofed extension to the rear with a glazed roof lantern and large windows.

## **Assessment**

This application is retrospective as the extension has already been constructed. A similar sized extension to a neighbouring barn was refused in 2001 and this decision was upheld on appeal with the inspector concluding that the proposed extension would harm the roofline and simple fenestration of this former agricultural building and he shared the Council's concern that a favourable decision would make it difficult to resist other extension applications and this would lead to serious erosion of the character and appearance of this and other converted farm buildings in the Green Belt.

Permitted Development Rights have been removed from this property and the policies of the development plan are opposed to new extensions to re-used agricultural buildings in order to protect their character. Although the new extension to the application property is quite simple in form, I consider that the inclusion of a flat roof and large glazed light lantern is totally out of keeping with the rural appearance of the barns and in fact more akin to a regency town house. The windows are also very large, whereas the windows in barn conversions are generally kept small to reflect its agricultural origins.

Furthermore, although I consider that the impact on the openness of the Green Belt would not be significant, I still have concerns that the acceptance of this extension could set a precedent for similar extensions to the neighbouring barns and this cumulative effect would no doubt have a detrimental impact on the rural character of the area..

Taking into account the inspectors decision on the neighbouring barn, I conclude that this extension is not one that would normally be permitted, as it causes unacceptable harm to the character of the group of converted barns as discussed above. I therefore recommend that enforcement action should be taken to remove the extension within three months of the date of the notice.

## **RECOMMENDATION**

REFUSE, subject to the refusal reason listed below and that enforcement action be taken to remove the extension within 3 months.

## **REFUSAL REASONS**

- 1 Policy RAP7 of the Warwick District Local Plan (1996-2011) sets out a number of criteria for the conversion of existing rural buildings within the District and the policy specifically refers to the need for the proposed use to be accommodated without extensive rebuilding or alteration to the external appearance of the building, and for the appearance and setting of the building following conversion to protect and where possible, enhance the character and appearance of the countryside. The explanation to the policy states that where proposals include extending rural buildings as part of their conversion, these will not be approved unless it can be demonstrated that the extension is essential for the retention of the building

The application site which lies within the Green Belt, comprises a converted former agricultural building which is part of a larger complex of barns now used for residential occupation. The District Council has approved Supplementary Planning Guidance on barn conversions, and permitted development rights for subsequent extensions are removed in order to ensure that the character and appearance of the converted buildings and their setting within the wider countryside are respected and protected.

In the opinion of the District Planning Authority, the proposed extension disrupts the simple form of the converted barn by reason of its flat roof with a lantern light and large areas of glazing and detracts from the original character and appearance of the complex of buildings, 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 wider Green Belt and open countryside within the District.

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