

Planning Committee: 09 January 2018

Item Number: 6

Application No: [W 17 / 1641](#)

Town/Parish Council: Stoneleigh
Case Officer: Liz Galloway

Registration Date: 09/10/17
Expiry Date: 04/12/17

01926 456528 Liz.galloway@warwickdc.gov.uk

The Barn, Stareton Lane, Stoneleigh, Kenilworth, CV8 2LL
Erection of detached carport FOR Mr. S. Hession

This application is being presented to Committee as the Parish Council supports the application and it is recommended for refusal.

RELEVANT POLICIES

- National Planning Policy Framework

The Current Local Plan

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- DS18 - Green Belt (Warwick District Local Plan 2011-2029)

Guidance Documents

- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Stoneleigh and Ashow Parish Council: Support

WCC Ecology: Recommend bat box condition and reptile/amphibian/great crested newt and bird notes.

RECOMMENDATION

Planning Committee is recommended to refuse planning permission for the reasons set out at the end of this report.

DETAILS OF THE DEVELOPMENT

The application proposes a detached two bay car port building.

THE SITE AND ITS LOCATION

The application site relates to a converted barn adjacent to Park Farm House, granted in 2001. The site is located to the south side of Stareton Lane in Stoneleigh, and is washed over by Green Belt.

PLANNING HISTORY

W/01/0994 - Conversion of barn to a dwelling - Granted subject to conditions. Permitted Development Rights were removed from the site when the barn conversion was approved and a condition was added to retain the integral car port within the approved scheme. It was also stated that neither internal nor external alterations could be carried out to the integral car port without further permission. This condition was applied to protect the character and appearance of the rural barn building and to prevent the further need for detached garaging.

W/16/2032 - Conversion of car port to habitable room (retrospective application) - At the time the application was submitted the car port had already been converted into a habitable space for the dwelling, and glazed windows and doors had been added to the original openings - Planning permission was granted on the basis that the applicant had made a conscious decision to forego to integral parking area and the Local Planning Authority had full control over further detached buildings or extensions as permitted development rights had been removed.

ASSESSMENT

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

- Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and any other harm identified
- Design
- Impact on neighbouring residential amenity
- Ecology

Whether the proposal constitutes appropriate development in the Green Belt and, if not, whether there are any very special circumstances which outweigh the harm by reason of inappropriateness and any other harm identified

Warwick District Council Policy DS18 states that the Council will apply national planning policy to a proposal within the Green Belt.

Paragraph 89 of the National Planning Policy Framework states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt, other than certain exceptions. The proposed development does not fall within any of these exceptions and therefore the

proposal must be regarded as inappropriate development. Furthermore, the proposed building would be a substantial structure that would occupy a prominent position within the site and would be visible from Stareton Lane. The proposal would therefore also be harmful to the openness of the Green Belt.

Paragraph 87 in the National Planning Policy Framework states that inappropriate development in the Green Belt should not be approved except in very special circumstances.

There are considered to be no very special circumstances in this's case to outweigh the conflict with Green Belt policy or the harm to the openness of the Green Belt and therefore the proposal does not comply with the National Planning Policy Framework.

When the original barn conversion was carried out, it created two integral car ports an this was intended to prevent the need to construct a separate garage building within the site, thus retaining the openness of the Green Belt. The loss of the garaging through the conversion into habitable rooms (under planning ref. W/16/2032) could be reversed if the applicant requires garaging.

Design

The National Planning Policy Framework (NPPF) places significant weight on ensuring good design which is a key aspect of sustainable development and should positively contribute towards making places better for people. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions. Furthermore, Warwick District Council's Local Plan 2011 - 2029 Policy BE1 reinforces the importance of good design stipulated by the NPPF as it requires all development to respect surrounding buildings in terms of scale, height, form and massing. The Local Plan calls for development to be constructed using the appropriate materials and seeks to ensure that the appearance of the development and its relationship with the surrounding built and natural environment does not detrimentally impact the character of the local area. The Council has also produced supplementary planning guidance on barn conversions.

The proposal relates to a converted barn, which by its very nature was an outbuilding. To grant permission for an outbuilding to serve the barn would harm the character, setting and integrity of the converted barn and would be contrary to Policy BE1 and the SPG.

Impact on neighbouring residential amenity

Warwick District Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of nearby users or residents and to provide acceptable standards of amenity for future users or occupiers of the development. There are no nearby residential uses which would be impacted as a result of the proposed development and therefore it considered to comply with Local Plan policy BE3 and the NPPF.

Ecology

WCC Ecology have commented on the application and have no objection to the development, subject to the inclusion of a scheme for the provision of 1 bat box condition, great crested newt, amphibian, reptile and nesting bird notes be attached to any approval granted.

Summary/Conclusion

The application is for a new building within the Green Belt, which is contrary to national and local policy. No very special circumstances have been put forward which would outweigh the harm by reason of inappropriateness and harm to openness. Furthermore, the proposal would result in material harm to the character, setting and integrity of the converted barn.

REFUSAL REASONS

- 1 Paragraph 89 of the NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt. The application site is washed over by Green Belt and the proposed detached double car port does not meet any of the exceptions listed under paragraph 89 of the NPPF. No very special circumstances have been presented which outweigh the harm by reason of inappropriateness and harm to openness.
- 2 The proposal relates to a converted barn, which by its very nature was a rural outbuilding. To grant permission for an outbuilding to serve the barn would harm the character, setting and integrity of the converted barn and would be contrary to Policy BE1 and the Council's Barn Conversion SPG.