Planning Committee: 26 April 2017 **Item Number:** **6**

Application No: W 17 / 0142

Registration Date: 27/01/17

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall **Expiry Date:** 24/03/17

Case Officer: Emma Spandley
01926 456539 emma.spandley@warwickdc.gov.uk

The Stables, Lyon Farm, Rouncil Lane, Beausale, Warwick, CV35 7AL

Conversion of existing garage, installation of new Velux window, alterations to existing windows and the formation of new windows and a new oak porch and canopy. FOR Mr Bates

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

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 proposal is for the conversion of the remaining existing garage space into a habitable room, which will have access from the main dwelling through an existing utility room. The garage door will be removed, and be replaced with bi folding doors. The application also seeks to replace the existing casement windows and glazed door to the adjoining, already converted garage with bi folding doors.

THE SITE AND ITS LOCATION

The application property forms part of a small group of residential properties which are isolated and sited on a quiet country lane within the Green Belt. Agricultural land surrounds the property, and the applicant owns the paddock adjoining their residential curtilage to the north, and other land nearby. There are two residential properties adjoining the site, The Granary to the west and Lyon Farm Cottage to the south.

The application dwelling is a roughly T shaped barn conversion which is attached to one adjoining residence on the south side. The dwelling has an adjoining garage extension added at the time of conversion at the front, which projects towards the road. The converted barn is raised above the ground level at the front of the site so it is approached by steps and has a raised brick walled flower bed against the front elevation.

PLANNING HISTORY

W/99/1554 -Conversion of barns to 3 dwellings, erection of extensions to existing cottage, erection of detached garage for farmhouse and erection of stables for use by unit 3 - Granted 9th February 2000 - permitted development rights removed.

W/04/1780 - Erection of a new garage and conservatory; demolition of existing buildings; new site access after closure of existing - Granted.

W/11/1007 - Proposed conversion of double garage to form single garage and additional living space. Installation of new access door way into the existing utility. Installation of additional roof light. Alterations to existing raised planting beds to form access and steps to new access door way - Granted 5th March 2012.

RELEVANT POLICIES

- National Planning Policy Framework
- The Current Local Plan
- 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)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley & Wroxall Parish Council - Support the application

WCC Ecology - The location of the site, with its proximity to woodland, is in an area that is suitable for foraging and roosting bats. This along with a bat roost being found immediately adjacent to this site means there is increased potential for bats to be utilising the roof space. Therefore we request an initial bat survey is carried out prior to determination. We also recommend that nesting birds are considered within this report.

ASSESSMENT

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

The National Planning Policy Framework (NPPF) states that the essential characteristics of Green Belt are openness and permanence. The application proposes to re-tile an existing mono pitched roof to the front door with a dual pitched roof. Whilst the new roof will not create any additional floor space, it will increase the height of the porch roof. The increase in height is minimal and will not have a harmful impact on the openness of the Green Belt. The NPPF sets out exemptions to inappropriate development in the Green Belt which includes extensions which are not

disproportionate. The proposed development taken together with previous extensions does not exceed 30% as stipulated in Policy RAP2 of the Local Plan and therefore the proposal is considered to be appropriate development in the Green Belt.

The impact on the rural character and appearance of the barn conversion

The Agricultural Buildings and Conversion Supplementary Planning Guidance states that barns are an important and valuable feature of the rural landscape. The introduction of inappropriate design elements can be highly destructive to the character, historic fabric and setting of a former barn or agricultural complex.

Barns were essentially used for the storage of cereal crops, their threshing and winnowing. This function is reflected in the character of the building - large internal voids with great barn doors to allow access. With the exception of ventilation slots and the occasional pitch or owl hole, walls are characterised by their lack of openings. It is precisely these characteristics that are so important if the integrity of a barn is to be retained and not compromised by inappropriate conversion.

With regard to the installation of a roof light, with the exception of occasional pitching loft, roofs are characterised by their unbroken lines and total lack of any openings. Roof lights need to be handled carefully; modest in size, flush with roof pitch and restricted to the absolute minimum and located below the centre line of the roof in the bottom third of the roof slope.

Turning to the conversion of the garage, when a barn is converted the conversion must be contained within the curtilage of the existing buildings. The loss of the existing garage, and its conversion to living space, will reduce domestic and car storage space for the property. Permission granted under W/11/1007 allowed the conversion of one of the two garage spaces into a habitable room as this was in line with the Agricultural Buildings Conversion SPG which states dwellings are required to provide a garage space.

However, it is the choice of the applicants whether they retain garaging or not on the site. The permitted development rights have been removed to control the aesthetics and the number of buildings on the site in line with the Agricultural Buildings Conversion SPG.

Furthermore, the site lies within the Green Belt where the erection of buildings is considered inappropriate. Therefore, it is the applicant's choice if they wish to convert non habitable rooms within the property and lose the garaging and storage as permission in the future for a detached outbuilding on the site would be unlikely to be supported.

Notwithstanding the above, the conversion of the garaging space is acceptable however the external works associated with the conversion are not acceptable as they introduce alien features into a former agricultural building.

In 2011 the other garaging unit was approved to be converted. The external changes consisted of wood panelling to the lower half of the opening with glazed window above together with a modest pedestrian door, which is consistent with the Barn Conversion SPG. The application seeks to remove the existing timber side hung garage doors and the window / door combination, mentioned above, and replaces them with two bi folding doors.

Furthermore, the application seeks install a new window and new double French doors to the rear elevation where there is no opening and a conservation style roof light to the side roof profile and a new timber framed porch with a mono pitched roof.

Bi folding doors are not appropriate features on barn conversions.

The works taken together would result in material harm to the character and integrity of the application property.

Summary/Conclusion

The Agricultural Barn Conversion SPG seeks to retain the character of the barns. Their conversion is acceptable as long as non-traditional elements are not added. The property is a barn which has been converted sensitively. The application proposes to install bi folding doors and create additional openings where none existed before adding urban features which are not associated with barns. The proposed works would result in material harm to the character and appearance of the barn conversion and would be contrary to Policy RAP7 and the adopted Agricultural Buildings Conversion SPG.

REFUSAL REASONS

1 Policy RAP7 of the Local Plan and the Agricultural Barn Conversion SPG seek to retain the original character and integrity of barns. Their conversion is acceptable as long as non-traditional elements are not added. The application property is a barn which has been converted sensitively. The application proposes to install bi folding doors and create additional openings where none existed before adding in alien and incongruous features not associated with barns which would result in material harm to the character and appearance of the barn conversion and would be contrary to the aforementioned policies.