Planning Committee: 11 November 2014 **Item Number:** **12**

Application No: W/14/1263

Registration Date: 03/09/14

Town/Parish Council: Beausale, Haseley, Honiley & Wroxall **Expiry Date:** 29/10/14

Case Officer: Robert Mason
01926 456521 robert.mason@warwickdc.gov.uk

Folly Barn, Kites Nest Lane, Beausale, Warwick, CV35 7PB
Conversion of barn to a single residential dwelling (amendment to previously approved application W/13/1442 to change the basement into habitable accommodation.) FOR Mr Rawden

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

RECOMMENDATION

Planning committee are recommended to refuse planning permission for the reasons detailed below.

DETAILS OF THE DEVELOPMENT

Conversion of barn to a single residential dwelling (amendment to previously approved application W/13/1442). The amendments to the approved scheme are as follows:

- An additional area of floor space measuring 14 sq. metres so that the total floor space would now be 171 sq. metres.
- The new basement level (previously to be used for storage) would become living accommodation so that the proposed dwelling would be three storeys
- Excavation works to expose parts of the basement level which was previously not visible above ground level
- The main entrance would be into the basement via a door in the eastern elevation with excavated pathway with steeply graded landforms on either side.
- The windows would be extended downwards and become more visible especially next to the main entrance.
- The southern elevation would have an original door pinned back as a feature with additional windows to the side
- The western elevation would not have a door but just windows instead.

There are other detailed aspects which were applied for under the previous application including a methodology statement for the sequential underpinning of each corner in order to dig out the basement, and details of a sustainable energy source to be located in the basement area.

THE SITE AND ITS LOCATION

The application site which fronts the north side of Kites Nest Lane is relatively isolated within the Green Belt. The access would be taken from Kites Nest Lane which is a narrow single track country lane outside of a built up settlement. It is part of a loose cluster of buildings including two dwellings 'Chellow Dene' and 'Bojangles' also on the north side of the road to the east of the site and 'Kingstanding' farm house and yard, diagonally opposite the application site. It is separated from the nearest dwelling by a field. The site is elevated above surrounding land so there are long distance views of the site from the north and west, whereas views from the south and east are screened by tall roadside hedges and the nearby dwelling.

The field is currently used as pasture land for horses and has a five bar gate with personnel gate at the side. The building is of brick construction with a slate roof and false timbering to the upper part of each gable and consists of a main part with two projecting gables supported on brick columns forming a canopied area at the side. The existing building would not be extended on the surface and the false timbering on the upper gable ends replaced. Under the side canopy, glazed timber framed panels would be inserted with the brick pillars retained.

The eastern elevation of the building is clearly visible from the lane gate on Kites Nest Lane.

PLANNING HISTORY

W/12/1424 - Planning permission granted to convert the existing agricultural building to a dwelling, including lowering the ground floor inside the building in order to increase the head height in the building with some excavation around the building such that the under croft would be set within a basin with a sunken terrace infilling the 'L' shaped footprint of the building.

W/13/1442 - Planning permission granted to convert the existing agricultural building (amendment to W/12/1424 to include a basement level for storage purposes). The basement was designed such that externally it would not be apparent that there was a basement level.

RELEVANT POLICIES

The Current Local Plan

- DAP3 - Protecting Nature Conservation and Geology (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP11 - Drainage (Warwick District Local Plan 1996 - 2011)
- DP12 - Energy Efficiency (Warwick District Local Plan 1996 - 2011)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)

- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- RAP7 - Converting Rural Buildings (Warwick District Local Plan 1996 - 2011)
- SC13 - Open Space and Recreation Improvements (Warwick District Local Plan 1996 - 2011)

The Emerging Local Plan

- H14 - Extensions to Dwellings in the Open Countryside (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- 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)
- BE4 - Converting Rural Buildings (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)

Guidance Documents

- Open Space (Supplementary Planning Document - June 2009)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- Agricultural Buildings and Conversion - Barns (Supplementary Planning Guidance)
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

Beausale, Haseley, Honiley and Wroxall Joint Parish Council - No objection

Public Response - One objection has been received on grounds of concerns regarding means of drainage as the site is situated on impermeable clay.

WCC Highways - No objection

KEY ISSUES

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

- Principle;
- Design considerations;
- Neighbouring amenity;
- Impact on Surrounding Landscape
- Parking Highway safety;
- Ecology;
- Health and wellbeing
- Sustainability

Principle of re-use of building

The principle of re-use of the agricultural building as a dwelling has already been accepted in both of the previous planning permissions.

Design Considerations

The proposal which was granted planning permission under reference W/13/1442 was found broadly to comply with the Council's Design Guidance on barn conversions. It was also considered that the integrity of the building would not be unduly compromised by the inclusion of a basement level as it was not visible above ground.

The Council's guidance 'Agricultural Buildings and Conversion - Barns' focuses mainly on the features that can be seen above ground such as roofs, walls, interiors, doors, windows and the setting of the barn. There is no specific reference to the creation of a basement, most likely due to the fact that barns would be extremely unlikely to have a basement level.

The proposal the subject of the current application now seeks to use the basement for habitable rooms which results in the needs to excavate around and expose more of the basement level including the insertion of windows to floor level. It is considered that this would have an unduly harmful impact on the character and appearance of the agricultural barn by introducing an alien and incongruous feature which would not normally form part of such a building. This would also be apparent at night when the rooms would be lit. It is noted that the Council's Conservation Architect has also objected to the proposal stating that a new basement would be inappropriate on this agricultural barn.

Impact on Neighbours

There would be little or no impact on the living conditions of the occupants of nearby dwellings given the separation distance and the absence of a continual noise source. Hence it is considered that the proposed development would not have an adverse impact on the amenity of the nearest neighbours, and so the application complies with Adopted Local Plan Policy DP2.

Impact on Surrounding Landscape

It is understood that the basement was granted previously because it was not apparent above ground it did not affect the openness of the Green Belt. This was despite it involving a disproportionate extension in the Green Belt i.e. well over 30% of additional floor space, contrary to Policy RAP2 of the Local Plan. However, regarding the present application, it is considered that the proposed footway, grading off of the land to form the access to the basement living area, and the extended windows would increase the perceived scale of the building and significantly harm the character of the original building and that these alterations would be very visible from the surrounding area, particularly from the lane gate to the south. It is considered therefore that this would have an adverse impact on the quality of the surrounding landscape and the openness of the Green Belt. The proposal is considered to constitute inappropriate development in the Green Belt which would be harmful by definition and by reason of harm to openness.

Whilst the applicant has proposed window blinds to reduce the impact of light at night on the surrounding area, it is considered that such a proposal may not be effective or enforceable as a planning condition.
It is considered therefore that the application conflicts with Adopted Local Plan Policies DP3, RAP2, RAP7 and the NPPF.

Highways/Parking

No amendments to the previous proposals are currently being made, however it is still considered that the development is likely to lead to further outbuildings. Various conditions were attached to the previous permission in this respect.

Ecology

Various conditions were attached to the previous permission in this respect and it is considered that circumstances have not changed in the meantime.

Health and Wellbeing

No issues have arisen since the previous permission to affect this aspect, and therefore there is no objection on this aspect.

Sustainability

Whilst the application site is in an isolated location in the countryside, it is considered that the principle of residential development has already been established and therefore an objection on the grounds of additional car journeys would not be justified.

The applicant has set out an intention to install renewable energy technologies and has demonstrated that the favoured option of a ground source heat pump within the basement is a credible one to achieve the 10% renewable's target. It would therefore comply with Policies DP12 and DP13 and the Sustainable Buildings SPD provided a condition is attached in this respect.

The surfacing for the parking area will be bound gravel and it is proposed to discharge surface water via a SUDS system but detailed design has not been provided therefore a condition is required to secure this, in accordance with Policy DP11.

Other matters

Since WDC does not own any open space land in the vicinity, it would not be appropriate to require an open space contribution in pursuit of Policy SC13 and the Open Space SPD.

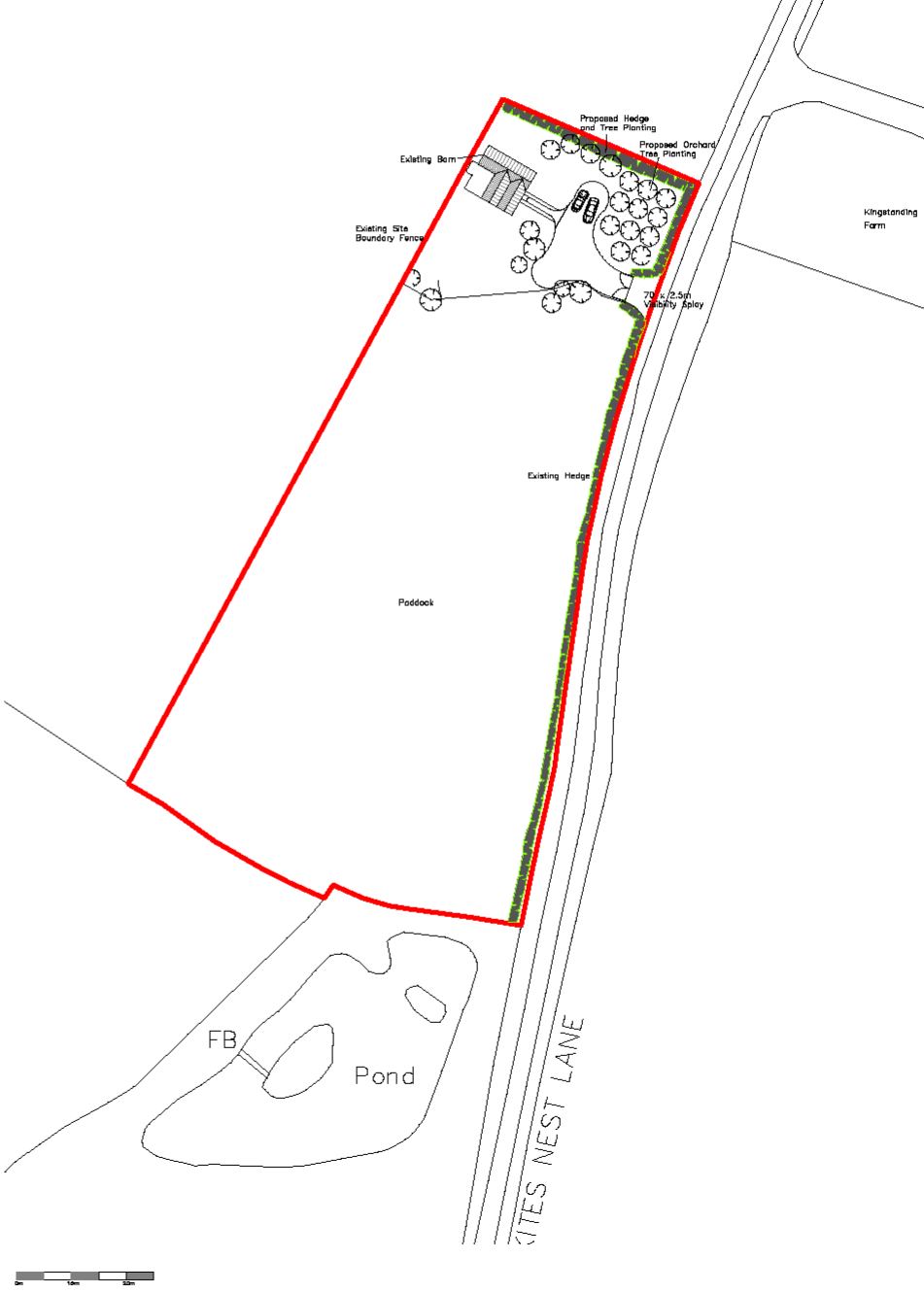
A resident has raised an objection regarding the feasibility of any drainage; however it is considered that this matter can be covered by attaching a planning condition, as previously.
Summary/Conclusion

It is considered that the proposed design would unduly harm the character and integrity of the original building due in particular to the proposed extended windows together with the basement access and land graded off to the sides of the proposed pathway. In addition, it is considered that these alterations would also increase its perceived scale in the landscape, and being very visible particularly from the lane gate to the south, this would have an adverse impact on the quality of the surrounding landscape and the openness of the Green Belt. Accordingly, it is considered that the application conflicts with Adopted Local Plan Policies DP1, DP3, RAP2 and RAP7 and Warwick District Council's Supplementary Planning Guidance for Barn Conversions.

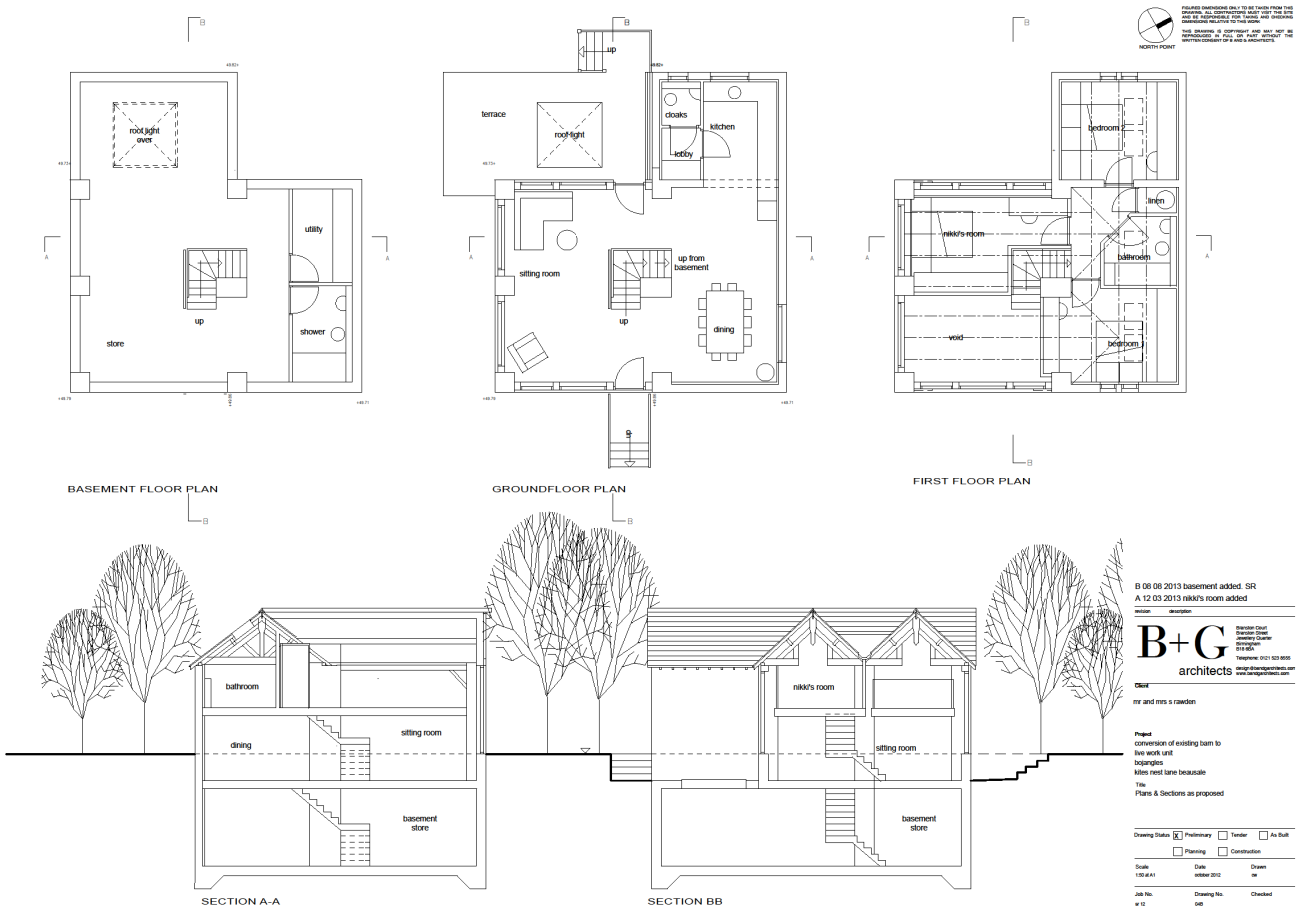
REFUSAL REASONS

1 In the opinion of the Local Planning Authority, it is considered that the proposed design would unduly harm the character and integrity of this barn due in particular to the proposed extended windows together with the basement access and land graded off to the sides of the proposed pathway, which would introduce a visible basement level which would be an alien and incongruous feature on a building of this type. In addition, it is considered that these alterations would also increase the perceived scale of the building in the landscape, and being very visible particularly from the lane gate to the south, this would have an adverse impact on the quality of the surrounding landscape and the openness of the Green Belt. The proposal would be inappropriate development in the Green Belt, harmful by definition and by reason of harm to openness. Accordingly, it is considered that the application conflicts with Adopted Local Plan Policies DP1, DP3, RAP2 and RAP7, Warwick District Council's Supplementary Planning Guidance for Barn Conversions and the NPPF.

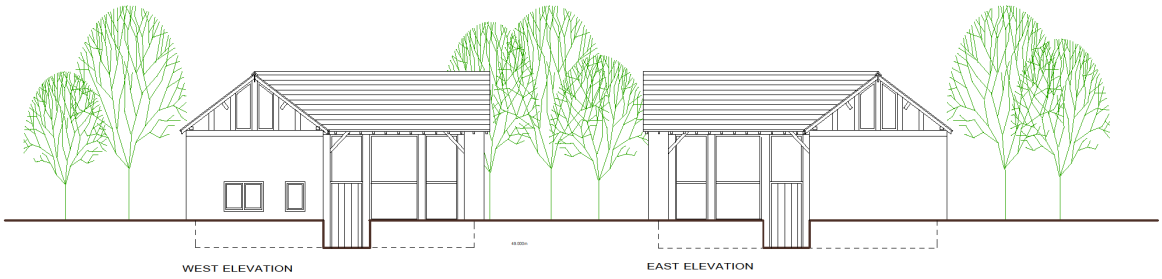
EXISTING LOCATION PLAN 1:1250

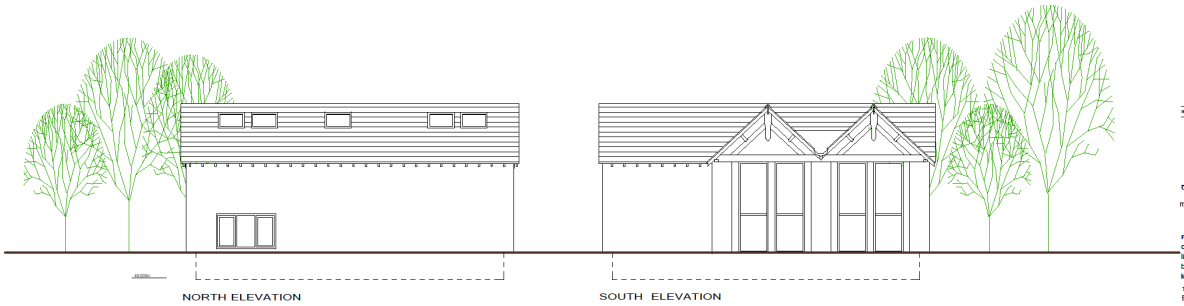


PROPOSED SITE PLAN 1:500



Approved Floor Plans





NORTH POINT

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revision description

B+G architects

Bramston Court
Bramston Street
Hockley Hill Quarter
Birmingham
B18 6BA

Telephone: 0121 523 8555

design@bandgarchitects.com
www.bandgarchitects.com

Client
mr and mrs s rawden

Project
conversion of existing barn to
live work unit
bojangles
kites nest lane beausale

Title
Elevations as proposed

Drawing Status [X] Preliminary [ ] Tender [ ] As Built
[ ] Planning [ ] Construction

Scale	Date	Drawn
1:50 @ A1	october 2012	cw

Job No.	Drawing No.	Checked
sr 12	03	

Approved Elevations

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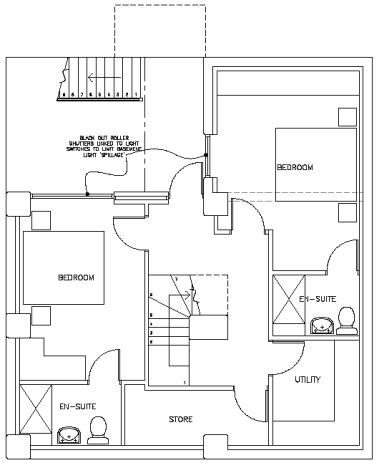
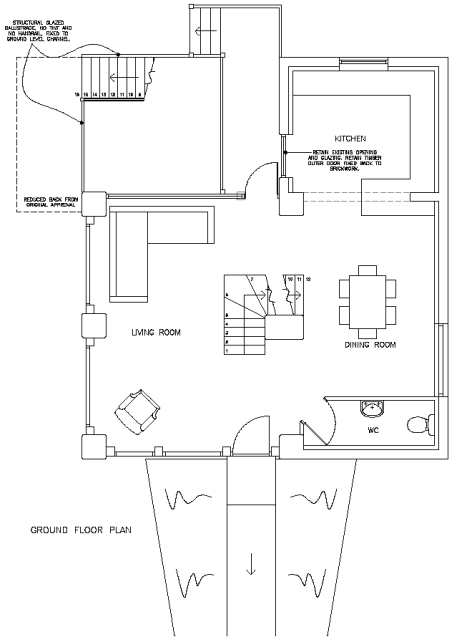
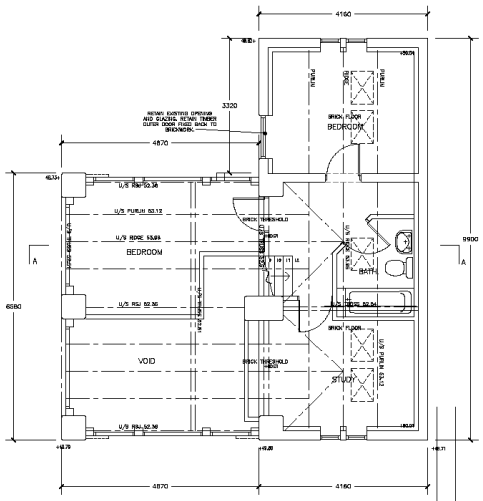


BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

B	08.07.14	Minor amendment to first floor
A	03.07.14	Minor amendments

callingham associates
architects
2 Hazzell Lane, Coventry, CV5 9QR, tel: 024 7671 3872
also at 1 Chapel Street, Warwick, CV34 4HL,
t: 01926 492585 - f: 01926 492532
e: enquiries@callingham-associates.co.uk
www.callingham-associates.co.uk

BARN CONVERSION AT
FOLLY BARN
KITES NEST LANE
BEAUSALE
WARWICK
CV35 7PB

PROPOSED PLANS

scale: 1:50@A1 date: 21.03.14
drg: 767.03B

Proposed Floor Plans

Proposed Elevations

Proposed Lightwell Section and Elevation