Planning Committee: 16 October 2012 **Item Number:** **14**

Investigation Number: ENF 415/46/09

Town/Parish Council: Shrewley

Case Officer: Christine Zacharia

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

Erection of a single storey extension

RECOMMENDATION

That officers be authorised to proceed with appropriate enforcement action directed at the removal of the extension in its entirety with a compliance period of SIX months.

BACKGROUND

In November 2009, the Council received a complaint that a conservatory was under construction at 5 Great Pinley Barns. As permitted development rights had been removed to protect the rural character of the converted barns, a retrospective application was submitted for a brick built sunroom extension with glazed lantern over.

This application was refused in October 2010 as it was considered of inappropriate design having regard to the simple form of the converted barn, and also detracted from the character of the complex of buildings and the wider countryside in the Green Belt.

An Enforcement Notice was served on the 30 November 2010, and took effect on the 25 January 2011. The Notice required the demolition of the the single storey flat roofed extension in its entirety.

On the 24 August 2012, a site inspection was carried out to check for compliance with the Notice. It was noted that the unauthorised extension had been modified by removing the glazed lantern and replaced with a tiled roof to match the materials and design of the existing barn roof. No application has been received by the Council for the amended development.

Officers have subsequently made repeated requests to the owner seeking resolution of this matter, but have had no response.

RELEVANT POLICIES

Warwick District Local Plan 1996-2011 - DP1 Layout and Design and RAP7 Converting Rural Buildings
Supplementary Planning Guidance – Agricultural Buildings and Barn Conversions
National Planning Policy Framework.

KEY ISSUES

The Site and its Location

The property is one of a group of converted agricultural buildings around a courtyard, sited 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. The unauthorised construction is a single storey pitched roofed extension to the rear of the property with large windows.

Assessment

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 site which lies within the Green Belt, and 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.

The proposed extension disrupts the simple form of the converted barn by reason of its scale and design, and detracts from the original character and appearance of the complex of buildings, thereby prejudicing the objectives of the aforementioned policies.

Justification for Enforcement Action

Whilst an Enforcement Notice was served in November 2010, this was served on a different structure then that now in situ. Letters sent to the property owner/occupants have received no response and it is therefore considered that formal action is now appropriate to resolve this breach of planning control.