Planning Committee: 13 October 2021 **Item Number:** 6

Application No: W 21 / 0856

Registration Date: 30/03/21
Town/Parish Council: Stoneleigh **Expiry Date:** 25/05/21
Case Officer: Thomas Fojut
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Tantara Lodge, Coventry Road, Stoneleigh, Coventry, CV8 3DR
Retention of solar panels on front roof slope (retrospective) FOR Mr. Reay
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This application is being presented to Planning Committee as the Parish Council support the proposals and the application is recommended for refusal.

RECOMMENDATION

Planning Committee are recommended to refuse planning permission.

DETAILS OF THE DEVELOPMENT

Retention of solar panels on front roof slope (retrospective)

THE SITE AND ITS LOCATION

The property is a single storey outbuilding located within the boundary of the Grade II* Registered Park and Garden of Stoneleigh Abbey. The Lodge is Grade II listed and marks the eastern approach to Stoneleigh Abbey through the Deer Park. The main dwellinghouse has been extended significantly with a modern two storey extension attached to the northern elevation of the Listed Building. The outbuilding is a modern addition.

PLANNING HISTORY

W/20/1883 - Replacement of garage doors with bi-fold doors, installation of 1no. window in the side elevation and 3no. rooflights in the front roof slope. Permission granted April 2021.

W/20/1199/LB - Erection of a three-bay detached garage and conversion of existing garage to self-contained annex. - Listed Building Consent not required September 2020.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- DS18 - Green Belt

- HE1 - Protection of Statutory Heritage Assets
- Guidance Documents
- Residential Design Guide (Supplementary Planning Document- May 2018)

SUMMARY OF REPRESENTATIONS

Stoneleigh and Ashow Parish Council - Supports application. No reason given.

The Gardens Trust - No objection.

Conservation and Design - Objects to proposals due to the detrimental impact on the setting of the listed building and registered park.

ASSESSMENT

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

- Impact on the setting of the Listed Building and Registered Park;
- Whether the proposal is appropriate development in the Green Belt; and
- Impact on the amenity of neighbouring uses.

Impact on the setting of the Listed Building and Registered Park

Considerable importance and weight should be given to the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, when making decisions that affect listed buildings. These duties affect the weight to be given to the factors involved.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Policy HE1 of the Local Plan expects development proposals to have appropriate regard to the significance of designated heritage assets. Where any potential harm may be caused, the degree of harm must be weighed against any public benefits of the proposal.

Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The conservation officer has raised an objection to the proposals due to the detrimental impact on the setting of the listed building and registered park. Whilst the panels have been installed on a modern building, they are located within close proximity to the gate lodge and directly impact the setting of the listed building.

Whilst there is no visibility of these from the public highway, the outbuilding is read in clear association with the listed gate lodge and the panels are highly visible from within the curtilage of the building and also from the wider Registered Park.

The panels are overtly modern additions that further detract from the character and integrity of the listed gate lodge, to which the cumulative impact of modern development has already been quite harmful to. This harm falls within the category of "less than substantial harm" for the purposes of the NPPF. The proposals do not generate public benefits sufficient to outweigh this harm. Therefore the proposals are contrary to Local Plan Policy HE1 and does not meet the requirements of the NPPF and the statutory obligations under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Whether the proposal is appropriate development in the Green Belt

Paragraph 137 of the NPPF notes that the Government attaches great importance to Green Belts. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (paragraph 147). With a number of exceptions, the construction of new buildings (including extensions) is inappropriate development (paragraph 149). Among the exceptions is “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”.

The proposals are no greater in gross floor area than the existing outbuilding. To add to this the solar panels would not be visible from the existing street scene and would not significantly extend the visual impression of built form, nor would it substantially alter the scale, design or character of the original outbuilding.

Taking all of the above into consideration, the proposal is considered to be appropriate development in the Green Belt.

It is therefore considered that the proposals comply with Local Plan Policy DS18 and the NPPF.

Impact on neighbouring properties

Local Plan Policy BE3 requires all development to have an acceptable impact on the amenity of all neighbouring residents, in terms of light, outlook and privacy.

There are no other dwellings in the vicinity of the site. Therefore, the proposals will not cause any harm to the amenity of neighbouring dwellings. It is considered that the development will comply with Warwick District Local Plan Policy BE3.

SUMMARY/CONCLUSION

The solar panels detract from the character and integrity of the listed gate lodge and the registered park. There are no public benefits to outweigh this harm. Therefore it is recommended that planning permission is refused.

REFUSAL REASONS

1 Policy HE1 of the Warwick District Local Plan 2011-2029 and the NPPF state that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In the opinion of the Local Planning Authority the proposal would cause less than substantial harm to the significance of the listed building and registered park by reason of the harm that would be caused to the setting. The panels are overtly modern additions that detract from the character and integrity of the listed gate lodge.

No public benefits have been identified to outweigh this harm.

The development is thereby considered to be contrary to the aforementioned policies.