DELEGATED REPORT

Recommendation Made: 29 November 2011

Reference:- 11/00804/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mr And Mrs Oliver
33 Galloway Close
Barwell
Leicestershire
LE9 8HL

Location:- Vine House Farm Shenton Lane Upton Nuneaton Leicestershire

Proposal:- REBUILDING OF OUTBUILDING TO PROVIDE GARAGE AND STORE

Introduction:-

This is a full application for the demolition and rebuilding of a single storey outbuilding to be used as a garage and store ancillary to the residential occupation of a converted brick and tile two storey former agricultural building to be known as Willow Tree Barn. The conversion scheme is currently being implemented but is not yet complete or occupied. The outbuilding is located in an external yard area to the rear of the barn. The south eastern part of the outbuilding has already been demolished and partly rebuilt with the south east gable wall being relocated resulting in a reduction in the length of the outbuilding by 3.5 metres and aligning it with a curtilage boundary wall. The north western part of the outbuilding remains but the brick walls are in a poor state of repair and the roof trusses are exposed with all roof coverings removed. The proposed rebuilding materials include red facing bricks and rosemary plain clay roof tiles with an internal breeze block skin wall.

The site forms part of the wider Vine House Farm complex of former farm buildings and is located in the countryside to the north of Upton. The original three storey farmhouse lies to the south west of the outbuilding and the two storey barn linked to this outbuilding and being converted fronts onto Shenton Lane to the south east. There are two other residential barn conversions to the east and north east within the wider former farm complex. The complex is surrounded by agricultural land.

History:-

10/00451/FUL	Conversion of Barn to Dwelling	Approved	04.08.10
09/00510/FUL	Conversion of Barn to Dwelling	Withdrawn	04.02.10
94/00023/FUL	Conversion of Barn to Dwelling	Approved	22.06.94

Consultations:-

No objections have been received from the Head of Community Services (Land Drainage)

At the time of writing this report no response has been received from:-

Sheepy Parish Council
Site Notice
Neighbours

Development Plan Policies:-

National Planning Guidance

Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas

Local Policy

Adopted Core Strategy

No relevant policies to this application

Local Plan Policy

The site is in the countryside as defined in the adopted Hinckley & Bosworth Local Plan.

Policy BE1: Design and Siting of Development
Policy NE5: Development in the Countryside

Appraisal:-

The main considerations with regard to this application are the principle of development, the design and siting of the proposed building and its impact on the character and appearance of the setting of the building, the wider countryside and the amenities of neighbouring properties.

Principle of Development

A previous application to convert the adjacent barn fronting Shenton Lane to residential use was approved in 2010. This planning permission also included the change of use of the outbuilding/barn that is the subject of this application for ancillary residential uses but without any external alterations to it. No structural survey of the outbuilding was undertaken at that time. There is also a pre-commencement condition attached to the previous planning permission requiring details of any works to the outbuilding to be submitted for prior approval by the local planning authority in order to ensure that the development does not result in a substantial amount of rebuilding.

From the site visit it is clear that part of the barn has already been demolished and has been partly rebuilt with a reduced footprint and the remainder appears to be in a poor state of repair with the roof coverings removed. The current proposal includes its demolition and rebuilding and therefore as a result does not strictly meet the requirements of policy NE5 of the adopted Local Plan which allows only for changes of use, reuse and extension of existing buildings. However, in this case, should the application be refused the result would be the loss of a building that contributed to the agricultural setting of the existing three storey farmhouse and the two and single storey buildings that comprised the farm complex. PPS7 in paragraph 17 states that the desirability of preserving buildings of historic interest or which otherwise contribute to local character should be taken into account in assessing the re-use or replacement of buildings in the countryside. The desire to preserve the building must also be considered against the design of the new building and any impact that the proposed rebuilding would have on the character and appearance of the surrounding countryside.

Design

In comparison to the previously existing building, the replacement building will be reduced in footprint by 3.5 metres in length and will have a similar roof pitch, but the eaves will be modestly increased from 1.7 metres to 2.2 metres in order to provide sufficient headroom to make practical use of the building for a garage and storage. The proposed openings, whilst repositioned, reflect the form and scale of those previously existing and the proposed use of red brick and rosemary roof tiles for the external materials will reflect the existing barns and retain its agricultural appearance. Whilst the design of the building is considered to be acceptable, no details of any proposed doors to the openings have been submitted with the application therefore a condition requiring such details to be submitted for prior approval will be reasonable and necessary in this case to control this important detail that will contribute much to the ultimate overall appearance of the building.

Impact on the Countryside

The building has been designed to reflect its rural setting and is located in the courtyard to the rear of the two storey residential barn conversion for which it will be used for ancillary residential purposes. The single storey building is also well screened from external views from the surrounding countryside by the three storey farmhouse and other buildings to the north and east within the former farm complex and will be seen against existing buildings of greater scale from the west. As a result of the siting, design, appearance and scale of the

building it is considered to be characteristic to its setting and that no material adverse impact on the character or appearance of the surrounding countryside will result from the proposal.

Impact on Neighbouring Dwellings

Vine House farmhouse is located approximately 15 metres to the south and its principle windows are to the front although there are side elevation windows and a door that face the proposed building. As a result, the proposal will not have an adverse impact on the residential amenity of this neighbouring dwelling. The other existing barn conversions within the site are screened from this proposal by courtyard walls and existing buildings and as a result it is considered that the proposal will not have any significant impacts on the amenities of these dwellings.

Conclusion

Whilst the demolition and rebuilding of rural buildings is not strictly in accordance with the principles of adopted Local Plan policy NE5, the loss of the building altogether will result in an adverse impact on the setting of the former farm complex and as a result of the ancillary use, siting, design, scale and appearance of the proposed building it will not have an adverse impact on the character or appearance of the surrounding countryside or neighbouring residential amenities. Therefore, notwithstanding the objection in principle, on balance the proposals are considered to be acceptable in this case subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of government guidance and the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan as a result of its ancillary use, siting, design, scale and appearance and would not have an adverse impact upon the character or appearance of the countryside or residential amenity.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and NE5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at 1:1250; Block Plan at scale 1:500; Plans and Elevations Drawing Ref Planning 01.

3 Within one month of the date of this permission, representative samples of the types and colours of materials to be used on the external elevations of the proposed garage and store shall be deposited with and approved in writing by the local planning authority, and the scheme shall then be implemented in accordance with those approved materials.

4 Notwithstanding the submitted details, within one month of the date of this permission, full details of any doors to be fitted to the building, brick bonding, pattern, mortar mix, lintel details, eaves and verge treatment and guttering downpipes shall be submitted to and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with the approved details.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning.

3 To ensure that the development has a satisfactory external appearance to accord with policies BE1 and NE5 of the adopted Hinckley & Bosworth Local Plan.

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Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5 In relation to condition 4, the style of any doors should reflect the rural setting and character of the site and it is suggested that barn style timber doors with vertical emphasis are likely to be acceptable.

Contact Officer:- Richard Wright Ext 5894