

**PLANNING
COMMITTEE**

16th January 2013

APPEAL OUTCOME REPORT FOR INFORMATION

**APPEAL MADE AGAINST PROPOSED CONSERVATORY LINKING THE
MAIN BUILDING TO THE OUTBUILDING**

PLANNING APPLICATION DETAILS: 2012/064/FUL

PROPOSAL	PROPOSED CONSERVATORY LINKING THE MAIN BUILDING TO THE OUTBUILDING
LOCATION	THE STABLES, CHAPEL HOUSE BARN, FECKENHAM ROAD, HUNT END, REDDITCH
WARD	ASTWOOD BANK AND FECKENHAM
DECISION	DELEGATED PLANNING DECISION MADE 4 MAY 2012

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Discussion

A uPVC Edwardian framed conservatory was proposed to be erected at the side of a converted barn building and in front of an outbuilding. The conservatory would measure approximately 3.8 by 3.6 metres and 3.4 metres at ridge height. The conservatory would comprise of a hipped roof, and be finished with a brick dwarf wall and glazing. The conservatory frame would have a uPVC brown colour finish.

The appeal site forms part of a complex of barn buildings that were converted to residential accommodation in the 1980's. The plans approved for the conversion did not include the outbuilding as part of the living accommodation for this dwelling. It is assumed that the outbuilding was intended as ancillary accommodation.

The proposed extension was considered to be inappropriate due to its size, location, and design detrimentally harming the setting and openness of the Green Belt contrary to Policy B(RA).1 and guidance set out in the NPPF.

Officers considered that the principle of an extension on a former barn building would have had a detrimental impact on the historic interest and architectural merits of the original building. It was considered that the proposal would be contrary to Policy B(RA).5 of the Borough of Redditch Local Plan No.3 due to the potential impact the extension would have on the character of the original building.

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The NPPF states that development of poor design that fails to improve the character and quality of an area should be refused. It was considered that the proposed conservatory was of a design that would not relate well to the existing building in terms of further enhancing the character of the building and the area.

Officers considered that the conservatory would have been an alien form of development on a former barn building, and as such would have been at odds with the existing building. The conservatory which is generally one that would be built on a domestic building rather than a former barn would not relate to the architectural style of the building or provide a satisfactory relationship between old and new.

The application was refused for the following reasons:-

- 1 Due to the scale, form and location of the development, the proposal would be inappropriate development and harm the setting and openness of the Green Belt, and as such would be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No.3 and guidance set out in the National Planning Policy Framework.
- 2 The principle, form and scale of an extension on a converted former barn building would hinder and be detrimental to the architectural character and historic interest of this property. As such the proposal would be contrary to Policy B(RA).5 of the Borough of Redditch Local Plan No.3 and guidance set out in the National Planning Policy Framework.
- 3 The design of the extension would seriously detract from the architectural character of this converted barn building and would be detrimental to the visual appearance of this building. The proposal would be contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No. 3 and guidance set out in the National Planning Policy Framework.

The inspector considered that the main issues were:

- (a) Whether or not the proposed development would be inappropriate development in the Green Belt.
- (b) The effects of the proposal on the Green Belt's openness and on the character and appearance of the host building and surrounding area.

The Inspector considered that the proposal would not result in a disproportionate addition, and would not be inappropriate development in the Green Belt. The Inspector still needed to consider the proposal's effects in

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terms of openness, character and appearance and concluded that due to the positioning of the conservatory, the proposal would have little harm on the Green Belt's openness.

However, the proposal would impact significantly on the character and appearance of the existing buildings which, although now in residential use, have retained much of their simple agricultural form, character and historic interest. The design and framing material of an 'off the peg' Edwardian style conservatory would be alien to the host building's much simpler design. The hipped roof of the conservatory would not relate well to the gable roof forms and pitches of the two existing buildings. Nor would the junction between conservatory and outbuilding, with its higher eaves level, be harmonious. The inspector added that these adverse effects would be visible from the public road as well as from within the former farm complex. The proposal would neither achieve a good relationship between old and new nor, overall, a high standard of design, causing significant harm to the character and appearance of the host building in this rural setting conflicting with Policies B(BE).13 and B(BE).14 of the Local Plan No.3 and policy guidance in the NPPF.

The Inspector noted that the appellant made reference to alternative options. Whilst there is no reference in the Local Plan or the NPPF to preclude, in principle, an extension to a former barn, the particular shapes and forms of the main dwelling and outbuilding, and the relationship between them, are such that it is difficult to envisage an appropriate design solution in this particular case.

Appeal outcome

The planning appeal was DISMISSED. Costs were neither sought nor awarded.

Recommendation

The Committee is asked to RESOLVE that the item of information be noted.