

REPLACEMENT STABLES AND TACK ROOM

AT

FIRS COTTAGE

FIRS LANE

HASELEY GREEN

WARWICK

CV35 7LT

Document Control

Revision	Notes	Date	Prepared by
-	First Issue	Dec.22.	BJF

www.studio27.org.uk
mail@studio27.org.uk

Bromsgrove (Head Office)

Studio 27 Architects
The Studio, 27 Gleneagles Drive
Blackwell, Bromsgrove, B60 1BD
0121 445 1846

Shipston-on-Stour

Studio 27 Architects
1st Floor, The Mill, Mill Street
Shipston on Stour, CV36 4AW
01608 662 020

CONTENTS

1.0	PLANNING AND COMPLUSORY PURCHASE ACT 2004
2.0	PLANNING POLICY
3.0	PLANNING CONSIDERATIONS
4.0	THE PROPOSAL
5.0	EXISTING STRUCTURE
6.0	VISUAL IMPACT
7.0	SETTING OF THE LISTED BUILDING
8.0	CONCLUSIONS

1.0 Planning and Compulsory Purchase Act

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of Warwick District Local Plan 2011-2029 adopted September 2017.

Further material considerations exist in the form of national policy and guidance contained within paragraphs 189-208 of the revised National Planning Policy Framework (NPPF) which was originally published on 24 July 2018 (updated 20 July 2021) and the suite of documents comprising National Planning Practice Guidance (NPPG).

2.0 Planning Policy

Warwick District Local Plan 2011-2029

From considering the Warwick District Local Plan 2011-2029 it has been established that the following policies are precedent to any proposals: -

Policy DS18 'Green Belt' states that the Council will apply national planning policy to proposals in the green belt.

Policy BE1 'Layout and design' provides criteria for new development to ensure it positively contributes to the character and quality of its environment through good layout and design.

Policy BE3 'Amenity' states development will not be permitted that has an unacceptable adverse impact on the amenity of nearby uses and residents.

Policy TR1 'Access and Choice' states developments will only be permitted that provides safe, suitable and attractive access routes for users.

NPPF

Section 13 of the NPPF provides guidance for protection of the Green Belt (GB), as referred to in the Local Plan Policy DS18. Paragraph 137 states *"the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."* Paragraph 138 sets out the five purposes of the Green Belt.

Paragraph 145 states *"Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land."*

Paragraph 149 states exceptions to when the construction of new buildings is regarded as inappropriate in the Green Belt, which includes:

*"(b) the provision of appropriate facilities (in connection with the existing use of land or change of use) for **outdoor sport, outdoor recreation**, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;" [Emphasis added]*

3.0 Planning Considerations.

Planning History

There have been 2 previous applications to replace this building, W/20/00824 (withdrawn) and W/20/1947 (refused and appeal dismissed).

The previous proposals comprised a much larger proposed building than the existing building was shown. These applications were not supported by the LPA.

Correspondence from the Council indicated that the proposed building footprint was too large in comparison to the footprint of the existing building and therefore resulted in inappropriate development in the Green Belt.

In early May 2022 a through measured survey of the building was undertaken and it has been established that the previously submitted drawings as “existing” were materially incorrect. The accurately drawn existing building measures 10000mm x 4260mm equating to a footprint of 42.60sqm.

Principle of Development

Following the previous refusal and dismissal of appeal, the applicant sought Pre-Application advice which was received on 26th October 2022. The advice given, stated that in principle, the replacement of the existing building with new stables and tack room was acceptable and the LPA would be minded to approve, subject to amendments.

The amendments requested were to reduce the size of the tack room/store and the building should be of timber construction. The design has been revisited and now encompasses the requested amendments.

It is established that stables are considered to be appropriate facilities for sports and leisure although the test is whether the proposed development would preserve the openness of the Green Belt which in line with paragraph 149(b) of the NPPF (2021).

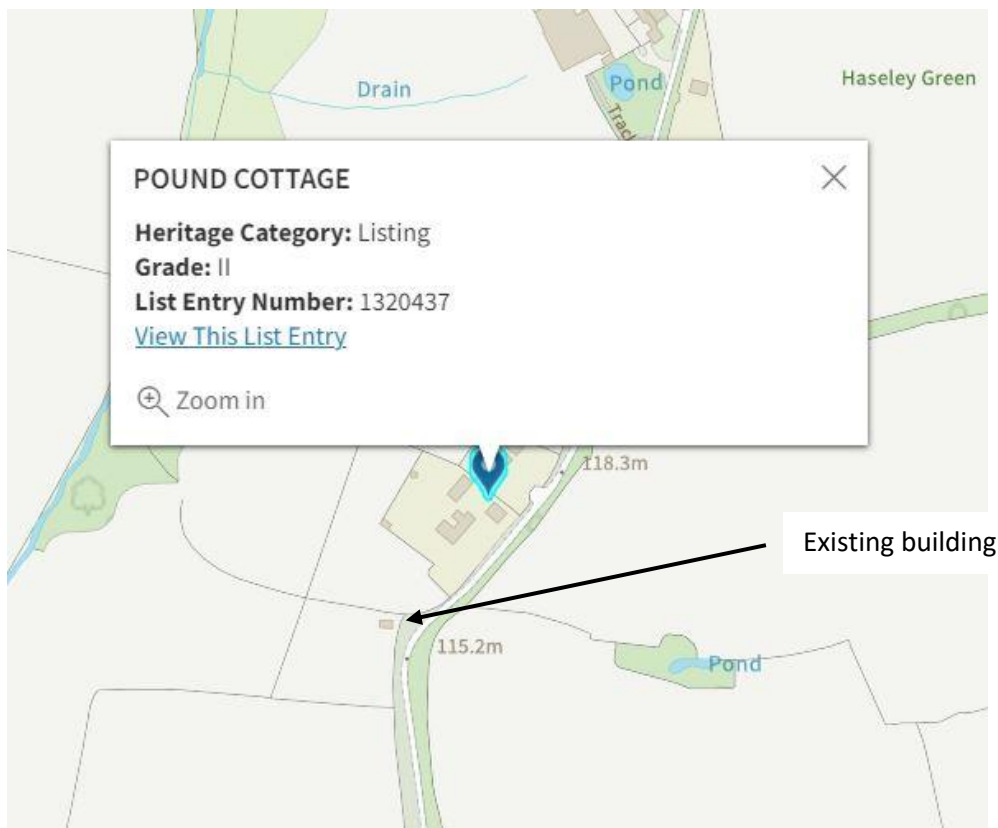
It is located to the edge of the field to which the surrounding land forms a higher backdrop, with existing established boundary vegetation that provides some screening.

It is therefore considered that the proposed building preserves the openness of the Green Belt and therefore the proposals accord with paragraph 149(b) and are an exception to inappropriate development in the Green Belt.

In line with the NPPF paragraph 145, this proposal will enhance the beneficial use of the Green Belt through the provision of facilities for outdoor sport and recreation which is not currently provided through the existing building. The proposal does not harm the five purposes of the Green Belt set out in paragraph 138.

4.0 The Proposal.

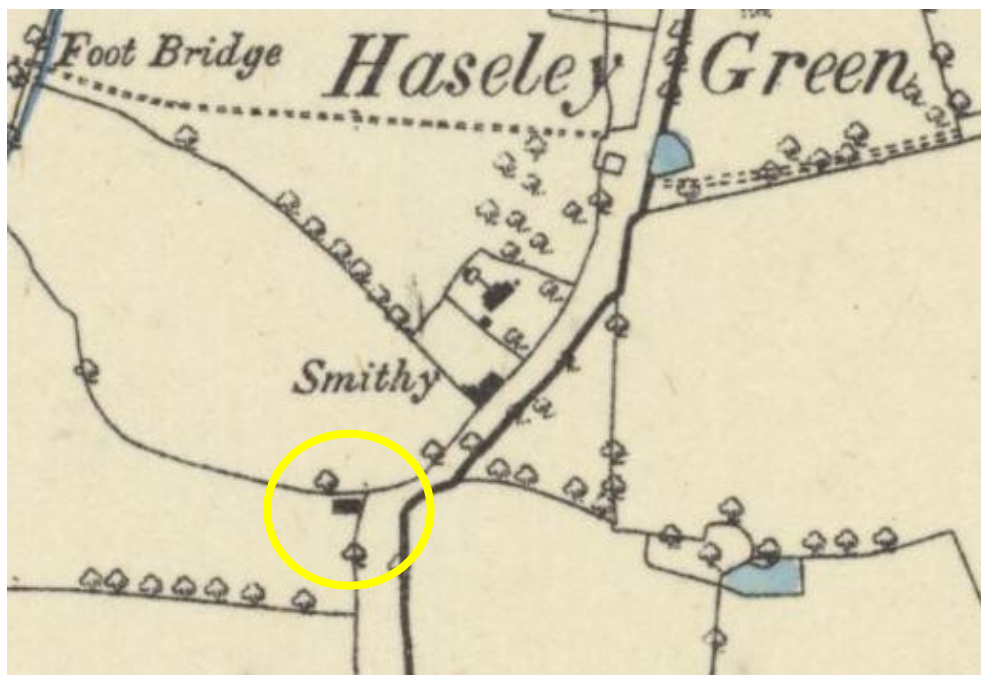
The proposal, the subject of this submission for Planning Permission, is for a single storey stable and store to replace the dilapidated existing building. The property is located within the Green Belt in close proximity to 1 No Listed Buildings.



Extract courtesy of Historic England.

5.0 Existing structure

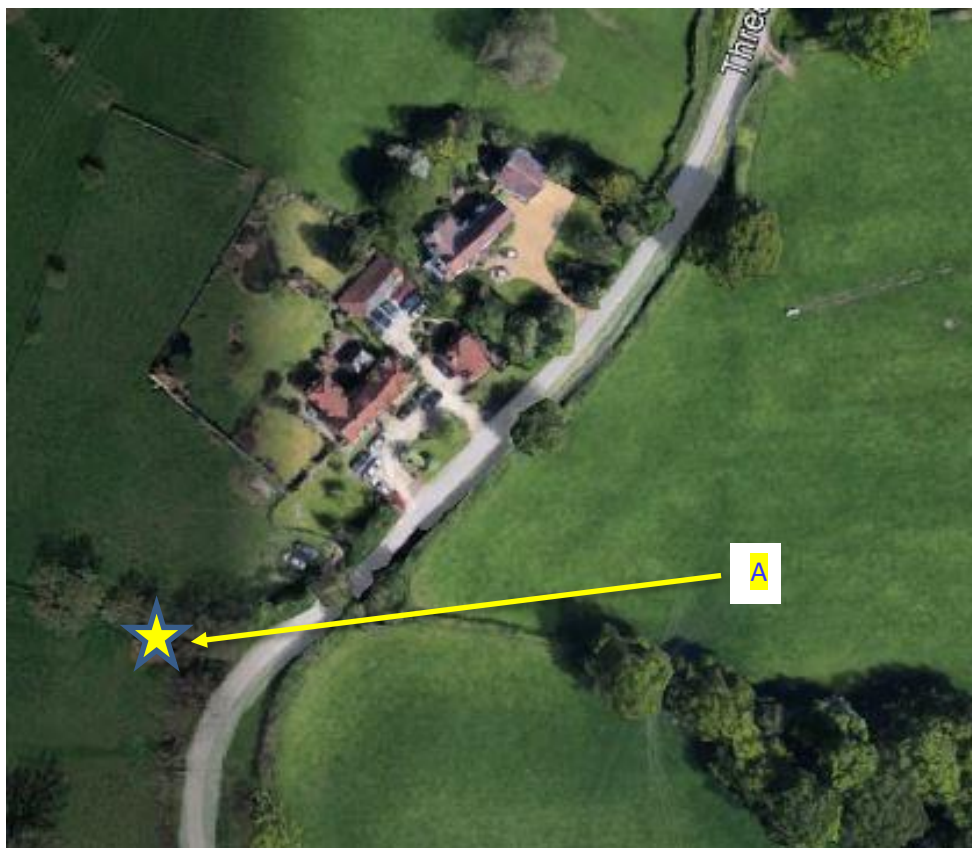
Dating possibly from early/mid 1800's, the building the subject of this application lies at the southern end of the hamlet of Haseley Green.



1886 Ordnance Survey map shown above.

6.0 Visual Impact

Having considered the topography and highway formation, there is one vantage point to view the proposed re-sited stable.



The vantage point (A) is south of Firs Cottage where a field gateway pre-exists.

The view at this location would be of the eastern gable end of the building. The building may be visible to users of the lane who are passing by. It is not considered the increased building footprint from the existing would have any impact on passers-by. It is considered therefore that the proposal is in accordance with Local Plan Policy BE1.

Impact on adjacent properties

Policy BE3 states new development will not be permitted that has an unacceptable adverse impact on the amenity of nearby users and residents. The nearest dwelling (the applicant's) is located some 250m north of the proposal site. Given the lack of any other neighbours, it is considered that the proposal is in accordance with Local Plan Policy BE3.

Site access

Policy TR1 requires that new development should provide safe, suitable and attractive access routes for all users.

There is an existing access onto Firs Lane (an unclassified road), with sufficient visibility in both directions. There is sufficient room within the field for vehicles to enter and leave in a forward gear. It is therefore considered that the proposal is in accordance with Local Plan Policy TR1.



Design

The new building is proposed to replace an existing building which is in a poor state of repair, with little visual merit within the context of the landscape. The amount of settlement that has occurred over the preceding +150yrs has rendered the building unsuitable for restoration.

The proposed material palette has taken reference from the traditional agricultural building and would comprise of timber cladding to the external walls (as advised in the Pre-Application response) and clay tiles to the roof, all to Local Authority approval. The proposed building would create a more aesthetically pleasing structure, which would more positively contribute and enhance the character and quality of its environment.

7.0 Setting of the Listed Building.

The modest sized replacement building is sufficiently discreet and distant not to affect the setting of the adjacent Listed Building mentioned above.

8.0 Conclusion

The revised proposal has been arrived at following the receipt of Pre-Application advice dated 26th October 2022 and builds upon the narrative contained therein. The proposed development will provide a new building for 2 No stables, store and tack room to replace an existing building that is in a parlous state of repair. The repairs required to the existing building are too extensive and would be tantamount to a new building, therefore its demolition is proposed.

In line with planning policy, in particular paragraph 149 (b) of the Framework (2021), the proposal provides for outdoor sport and recreation, which are not considered to be inappropriate development in the Green Belt.

There will be no material harm caused to the character of the area, the amenity of adjacent properties nor the highway network. The proposal is therefore considered to be in accordance with Local Plan Policies BE1, BE3 and TR1.