

Report to Planning Committee

Application Number:	2015/1273
Location:	Land adjacent to 51 Kirkby Road, Ravenshead
Proposal:	Conversion of existing stable to residential – resubmission of 2014/1227.
Case Officer:	Elizabeth Campbell

Planning permission was refused by the Borough Council on the 6th January 2016 on the following grounds:

1. Inappropriate development within the Green Belt and where there were no very special circumstances to outweigh the harm to the Green Belt and therefore the proposal was contrary to the National Planning Policy Framework (NPPF) and Policy 3 of the Aligned Core Strategy 2014.
2. Impact on the openness of the Green Belt by reason of domestication of the stable building such as glazing of existing solid openings and residential paraphernalia. As such the proposal would be contrary to the NPPF and the five fundamental purposes of including land within the Green Belt.
3. The proposed dwelling was not of an outstandingly high quality of design or architecturally sensitive to the rural surroundings, as required by the NPPF.
4. By virtue of its location residents would be likely to be heavily reliant on private transport. The speed on this section of Kirkby Road would discourage walking or cycling. Accordingly the proposal did not represent sustainable development.

An appeal against this decision was subsequently lodged with the Planning Inspectorate. It may be noted that 2014/1227 was refused and dismissed on appeal. This appeal has been allowed. The Inspector concluded that:

- This is not inappropriate development because it is the re-use of a building, which is of a permanent and substantial construction
- Due to its limited curtilage, the proposal would be unlikely to have any greater impact on the openness of the site than the previous use as a stable or its current function as a storage area. The erection of curtilage buildings etc. may be controlled by the removal of permitted development rights
- The building and access is already in place. It is considered that the development will not encroach into open countryside or contribute to the outward sprawl of Ravenshead
- The building has a modest muted appearance commensurate with its rural

setting. The detailing is of a simple design and would not give rise to an overly domestic appearance. The main alterations are restricted to the rear elevation. The limited harm identified by the previous inspector has now been overcome.

- Whilst this is an “isolated” site, is satisfied this is a special circumstance because this is the re-use of a redundant or disused building and resulting in an enhancement to the immediate setting. The previous inspector’s reasoning in respect of access to transport therefore falls away.
- The Highway Authority did not object to the proposal

Recommendation:

To note the information.