

Report to Planning Committee

Application Number:	2016/0600 Land off Ricket Lane, Ravenshead.
Location:	
Proposal:	The change of use of hay barn/tractor shed to two holiday lets.
Case Officer:	Elizabeth Campbell

Planning permission was refused by the Borough Council on the 12th July 2016 on the following grounds:

1. The building is presently in non-residential use, and the plans include the use of the associated yard as curtilage. This would create a suburban appearance and use which does not accord with the five fundamental purposes of land within the Green Belt. The proposal is therefore contrary to the National Planning Policy Framework (NPPF) 2012 and it would not preserve the openness of the Green Belt nor would it safeguard the countryside from encroachment.
2. The proposed conversion has no particular architectural merit and would not enhance the rural setting of the site. This is contrary to the tenets of the NPPF.
3. By virtue of its isolated location occupiers would be heavily reliant on private transport to access services and facilities. Therefore this does not represent sustainable development and is contrary to the NPPF.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been allowed. The Inspector concluded that:

- This is not inappropriate development because it concerns the re-use of a building of a permanent and substantial construction
- The Council's concern in respect of the impact on the openness of the Green Belt relates to the creation of a domestic curtilage. This is restricted to a yard in front of the building – this would not occur at all times or be particularly intensive or sustained. Moreover the use would not have any greater impact than the existing use (in connection with the stables below the site). Permitted development rights could be restricted. The conversion of this building would not cause material harm to Green Belt openness or represent encroachment into the countryside.
- The existing building does not detract from its rural surroundings and the proposal would retain this appearance
- Whilst this would not usually amount to a suitable location for a C3

(residential) use this is a special circumstance as it is re-using a redundant or disused building and leading to an enhancement to the immediate setting.

- The use would not give rise to a significant increase in vehicles using Ricket Lane, over and above the existing permitted use.
- The development would not give rise to any adverse impacts in the locality which would warrant refusal
- Occupation should be limited to a maximum of 28 days in either let by same person(s) family or group

Recommendation:

To note the information.