

## Report to Planning Committee

Application Number: 2018/0217

Location: The Folly, Park Lane, Lambley.

Proposal: Erection of a link extension to the existing dwelling and conversion of stables and workshop to additional living accommodation together with associated parking and landscaping works.

Case Officer: Alison Jackson.

Planning permission was refused by the Borough Council on the 18<sup>th</sup> October 2019 on the following grounds:

1. The proposal to convert an existing stable building to habitable accommodation and extend and link the converted stable building to the existing dwelling in order to create a larger dwelling and in addition provide a larger curtilage area to serve the dwelling, would erode the openness of the Green Belt and would lead to further encroachment into the Green Belt. The proposal would therefore constitute inappropriate development in this Green Belt location and no very special circumstances have been demonstrated to outweigh the harm to the Green Belt or the reasons for including land within it. The proposal is therefore contrary to Part 13 of the National Planning Policy Framework 2019, policy 3 of the Aligned Core Strategy 2014 and policy LPD13 of the Local Planning Document 2018.

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

This appeal has been allowed. The Inspector concluded that the proposed conversion of the stable block did not constitute inappropriate development in this Green Belt location given that the building is a permanent brick building which is structurally sound and of substantial construction without the need for major alterations, adaptations or reconstructions.

In respect to the proposed link extension the Inspector concluded that the extension did not result in a disproportionate addition over and above the size of the original building. Whilst the extension would introduce additional bulk at the site and result in a dwelling with a non-traditional layout and shape, this would not appear out of character with the area.

In addition, the Inspector concluded that the introduction of the link extension whilst resulting in built form at the site, given the relatively modest size and scale of

proposed extension, there would be no undue impact on the openness of the Green Belt or the reasons for including land within it.

It was noted that additional parking and a patio area would be created at the site, however, the Inspector considered that as existing outbuildings at the site would be removed as part of the proposal and an area of concrete hardstanding at the site replaced with grass, the net effect would be that there would be a reduction in built development at the site and the overall impact on the spatial openness of the Green Belt in this location.

Whilst the Inspector considered the visual perspective of the proposal in that stables and dwelling would be read as one building rather than two, given that the link extension is proposed, the Inspector concluded that the vantage points of the proposal overall would be limited. The Inspector did not consider, given the limited scale of the proposal, that there would be a significant increase in domestic paraphernalia at the site. The impact on the openness of the Green Belt would be limited and overall therefore the proposal would preserve the openness of the Green Belt.

The proposal was therefore found to comply with national and local plan policies and did not therefore represent inappropriate development in this Green Belt location.

**Recommendation:** To note the information.