

Report to Planning Committee

Application Number: 2014/1227

Location: Land Adj 51 Kirkby Road, Ravenshead

Proposal: Conversion of existing stables and barn on land adjacent to No. 51 to 2 bedroom dwelling including elevation alterations.

Case Officer: David Gray

Planning permission was refused by the Borough Council on the 26th January 2015 on the following grounds:

1. The stables are of a design and appearance which have no particular architectural merit and would not enhance the rural setting of the site; and the proposed external alterations would not result in the provision of a dwelling that would be of an outstandingly high quality of design or architecturally sensitive to the rural surroundings, as required by paragraph 55 and 64 of the NPPF.
2. The site is presently in non-domestic use, and the plans include its use as garden. This would create a suburban appearance and use which does not accord with the five fundamental purposes of including land within the Green Belt, set out at Paragraph 90 of the NPPF. Accordingly the proposals would not safeguard the countryside from encroachment.
3. By virtue of its location any residents would be naturally inclined to be heavily reliant on private motor vehicles to access services and facilities. This conclusion also reflects the lack of pavements along this section of Kirkby Rod and the prevailing speed limit, both of which dissuade even short distance journeys by foot or cycle. Accordingly the proposals would not represent sustainable development, contrary to paragraph 55 of the National Planning Policy Framework.

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

This appeal has been dismissed. The Inspector concluded that the proposed development amounts to inappropriate development in the Green Belt having regard to the conflict with the purposes of including land within it. The conversion of the building would introduce changes to the building that would not be an enhancement to the immediate setting, as advised by the NPPF as a necessary adjunct to the re-use of a redundant building.

Recommendation:

To note the information.