

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
<b>Ms. J. Kirkbride 'B'</b>	Second floor bedroom extension and associated alterations (resubmission of B/2007/0478) - 5 Beoley Hall, Icknield Street, Beoley	GB	<b>B/2007/0478</b> 03.07.2007

**RECOMMENDATION:** that permission be **GRANTED**.

#### Consultations

WCC(HP) Consulted - views received 22.05.2007: No objection  
ENG Consulted 08.05.2007: views awaited  
Conservation Officer Consulted: views received 05.06.2007 - no objection subject to materials condition  
Beoley PC Consulted 08.05.2007: views awaited  
Publicity 9 letters sent 11.05.2007: no response received (expire 01.06.2007)  
2 site notices posted 25.05.2007: no response received (expire 15.06.2007)  
1 press notice published 18.05.2007: no response received (expires 08.06.2007)

#### The site and its surroundings

The application relates to Beoley Hall located on the northern side of Icknield Street. The building relates to a former country house now converted into apartments dating from the eighteenth century, remodelled in 1791 by John Sanders for Thomas Holmes, with some late twentieth century alterations. The building is in H-plan with the east cross-wing relating to an addition by Sanders. The building is rendered with moulding corning to the parapet and slightly raised quoining. The building is Listed Grade II. Apartment 5 is located to a section of the upper floor. The building looks onto open countryside to the east, south and west and is located within recognised Green Belt.

#### Proposal

This is a full application for the formation of a second floor extension to form an additional bedroom. The extension is to be located over an existing two-storey flat roof extension located to the northern elevation of the building. The extension is to be finished with render and quoins to match the existing, together with coping, cornice moulding and string course to the upper level to match the existing roofline detailing. The window style and proportion will also match the existing.

Two new roof-light windows are also proposed to the existing roof currently serving bedroom two.

This is an application for planning consent. An application for Listed Building Consent was approved at your previous meeting in April 2007 under application reference B/2007/0224.

## Relevant Policies

WMSS	QE1, QE3, QE5
WCSP	CTC.1, CTC.19, CTC.21, D.38, D.39, D.40, SD.2, T.1
BDLP	C4, DS2, DS13, S39, TR11
Others	PPS1, PPG2, PPG15

## Relevant Planning History

B/2007/0225	Extension to apartment to provide additional bedroom accommodation, with associated alterations: withdrawn 03.04.2007
B/2007/0224	Extension to apartment to provide additional bedroom accommodation, with associated alterations (Listed Building Consent): approved 24.04.2007
B/1996/0533	Renewal and repair of existing roof coverings and the addition of roof hatch (Listed Building Consent): approved 09.09.1996
B/1996/0533	Renewal and repair of existing roof coverings and the addition of roof hatch (Listed Building Consent): approved 09.09.1996
B16562	Conservatory (Listed Building Consent): approved 18.07.1988
B12039	New canopy to rear entrance and landscaping (Listed Building Consent): approved 10.09.1984
B1427	Change of use of part of Beoley Hall to offices: approved 16.08.1975

## Notes

I consider the main issues with this application to be whether the proposal is deemed to be appropriate development in the Green Belt and if not whether there are any special circumstances which would override the harm caused. The proposals must also be considered in terms of design and its impact of the alterations upon the special architectural interest and appearance of the Grade II Listed Building and the implications for residential amenity.

Given this scheme does not relate to a dwellinghouse (as defined in the Town and Country Planning (General Permitted Development) Order 1995), the provisions of SPG7 do not apply to this application.

## **Green Belt Issues**

Policy D.39 of the adopted Worcestershire County Structure Plan states that there will be a presumption against allowing inappropriate development in the Green Belt as stemming from national planning guidance PPG2 "Green Belt". Inappropriate development is, by definition, harmful to the Green Belt. Policy D.12 and D.38 of the Worcestershire County Structure Plan and Policy DS2 of the Bromsgrove District Local Plan are in general accordance with PPG2 in resisting development in the Green Belt unless the proposals fall within a defined list of appropriate development. The extension does not fit into any of the categories of appropriate development. I am therefore of the view that the proposal is, by definition, classified as inappropriate development in the Green Belt. On this basis it is now for me to consider whether any very special circumstances exist to outweigh the harm that would be caused.

In considering whether very special circumstances exist, the harm caused to the Green Belt, its aims and purposes as set out in PPG2 need to be considered with any other harm and assessed against any advantages to the proposed development. In considering proposals for inappropriate development in the Green Belt, paragraph 3.2 of PPG2 is relevant:

"Inappropriate development is, by definition, harmful to the Green Belt. *It is for the applicant to show why permission should be granted.* Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is *clearly outweighed* by other considerations. In view of the presumption against inappropriate development, the Secretary of State will attach *substantial weight* to the harm to the Green Belt when considering any planning application or appeal concerning such development" (*my emphasis*)

The words "very special" to be given their ordinary, natural meaning. The meaning of the word "special" include those which exceed or excel those which are common. The test in relation to Green Belt policy qualifies that meaning to the extent that the circumstances have to be "very" special.

Members will also now be aware that establishing very special circumstances involves a balancing exercise. On the one side is the extent of the harm to the Green Belt by virtue of inappropriateness and any other factors. On the other side are the positive advantages of the proposal. Very special circumstances exist where the advantages outweigh the harm.

A supporting statement has accompanied the application and provides the following information:

- (a) The modest extension cannot be said to have any negative effect on the Green Belt in terms of urban sprawl or damaging the openness of the Green Belt. It will not introduce new building onto land that is not already built up;
- (b) The proposal is within the group of buildings forming Beoley Hall with its associated outbuildings. From the majority of views from the surrounding areas the new extension will not be visible, being screened from the south and east by the existing hall and will not impinge outwith the existing envelope of the hall;
- (c) Even in the limited instances where the extension could be seen (for example from Icknield Street approximately 100 yards to the West) the extension will only be glimpsed through trees and other buildings and will in any case be below the roof of the hall seen behind it.

I have considered these views. The extension will be viewed against the backdrop of the existing building and sits above an existing two-storey flat roof extension. Given this context and the small-scale appearance of the proposal that infills a void created by the juxtaposition of the existing body of the main building, I consider the scheme would have limited harm to the openness and visual amenities of the Green Belt in this location. I therefore consider very special circumstances exist in this case to permit the application to be acceptable.

## Design and Listed Building Issues

PPG15 *Planning and the Historic Environment*, states the statutory requirement on the LPA to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". Paragraph 3.3 then goes on to state that "this reflects the great importance of protecting Listed buildings from unnecessary demolition and from unsuitable and insensitive alteration and should be the prime consideration for Authorities in determining an application for consent". Policy S39 of the Bromsgrove District Local Plan notes that careful attention will be paid to any proposal affecting the character of a Listed Building or its setting. Policy CTC.19 of the WCSP states that any development which would adversely affect those features and areas of historic and / or architectural significance, which contribute to the character of the urban or rural parts of the County, will not normally be allowed. Such features include listed buildings and their settings.

The CO has raised no objection to the scheme subject to suitable Conditions relating to external facing materials. As such I consider the scheme has been sensitively designed in terms of scale and the detailing of the external appearance sits comfortably with the historic character and form of Beoley Hall. I therefore consider the design of the scheme to be acceptable in relation to its historic context and consider the works to comply with Policy S39 of the Bromsgrove District Local Plan, Policy CTC.19 of the Worcestershire County Structure Plan and the advice contained in PPG15.

## Residential Amenity

Although the proposal conflicts with the 45-degree code (as set out in SPG1) from the windows of the adjacent apartments on the second floor, these windows do not serve habitable rooms. Furthermore SPG1 states that the 45-degree code needs to be interpreted carefully and flexibly and provides an example of those extensions having a much larger building behind it may have blocked daylight in any case. As such I am of the view that the scheme would not cause undue detriment to the amenities of the adjacent units.

## Conclusions

Given all considerations I consider the scheme to be acceptable.

**RECOMMENDATION:** that permission be **GRANTED**.

1. Time limit
2. C37

This decision has been taken having regard to the policies within the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan January 2004 (BDLP) and other material considerations as summarised below:

WMSS QE1, QE3, QE5

WCSP CTC.1, CTC.19, CTC.21, D.38, D.39, D.40, SD.2, T.1

BDLP C4, DS2, DS13, S39, TR11  
Others PPS1, PPG2, PPG15

It is the Council's view that although the scheme represents inappropriate development, it is considered that the scheme would cause limited harm to the openness of the Green Belt and that very special circumstances exist to outweigh any harm to the Green Belt.