

Development Management Committee

Agenda

Members of the Development Management Committee:

Cllr V Thomson (Chairman)
Cllr L Neal (Vice Chairman)
Cllr D Bills
Cllr J Halls
Cllr G Minshull

Date & Time:

Wednesday 30 June 2021
10.00am

Place:

Council Chamber South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE

Contact:

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PUBLIC ATTENDANCE / PUBLIC SPEAKING

This meeting will be live streamed for public viewing via the following link:

<https://www.youtube.com/channel/UCZciRgwo84-iPyRImsTCIng>

If a member of the public would like to observe the meeting in person, or speak on an agenda item, please email your request to democracy@s-norfolk.gov.uk, no later than **5.00pm on Friday 25 June 2021**. Please note that due to the current rules on social distancing, places will be limited. Please see further guidance on attending meetings at page 2 of this agenda.

Large print version can be made available

If you have any special requirements in order to attend this meeting, please let us know in advance.

Public Speaking and Attendance at Meetings

All public wishing to attend to observe, or speak at a meeting, are required to register a request by the date / time stipulated on the relevant agenda. Requests should be sent to: democracy@s-norfolk.gov.uk

Public speaking can take place:

- Through a written representation
- In person at the Council offices

Anyone wishing to send in written representation must do so by emailing: democracy@s-norfolk.gov.uk by 5pm on Friday 25 June 2021.

Please note that due to the current rules on social distancing, the Council cannot guarantee that you will be permitted to attend the meeting in person. There are limited places in the Council Chamber and the numbers of public speakers permitted in the room will vary for each meeting. Democratic Services will endeavour to ensure that each relevant group (ie. supporters, objectors, representatives from parish councils and local members) can be represented at meetings for public speaking purposes.

All those attending the meeting in person must sign in on the QR code for the building and arrive/ leave the venue promptly. The hand sanitiser provided should be used and social distancing must be observed at all times. Further guidance on what to do on arrival will follow once your initial registration has been accepted.

SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE

GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT

The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare a Local Plan to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk adopted by South Norfolk Council in March 2011, with amendments adopted in 2014. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector, the policies within the plan can be given full weight when determining planning applications. A further material planning consideration is the National Planning Policy Framework (NPPF) which was issued in 2018 and its accompanying Planning Practice guidance (NPPG).

South Norfolk Council adopted its Local Plan in October 2015. This consists of the Site-Specific Allocations and Policies Document, the Wymondham Area Action Plan, the Development Management Policies Document. The Long Stratton Area Action Plan was also adopted in 2016. These documents allocate specific areas of land for development, define settlement boundaries and provide criterion-based policies giving a framework for assessing planning applications. The Cringleford Neighbourhood Development Plan was also made in 2014, Mulbarton Neighbourhood Development Plan made in 2016 and Easton Neighbourhood Plan made in 2017, and full weight can now be given to policies within these plans when determining planning applications in the respective parishes.

The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

THEREFORE, we will:

- **Acknowledge the strength of our policies, and**
- **Be consistent in the application of our policy**

Decisions which are finely balanced and contradict policy will be recorded in detail to explain and justify the decision and the strength of the material planning reasons for doing so.

OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

AGENDA

1. To report apologies for absence and to identify substitute members;
2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972; [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]
3. To receive Declarations of interest from Members;
(Please see guidance form and flow chart attached – page 7)
4. Minutes of the Meeting of the Development Management Committee held on Wednesday, 2 June 2021;
(attached – page 9)
5. Planning Applications and Other Development Control Matters;
(attached – page 14)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2020/1533/F	CRINGLEFORD	1 Gurney Lane Cringleford NR4 7SB	14
2	2021/0400/F	HETHERSETT	Memorial Playing Fields Recreation Road Hethersett Norfolk	23
3	2021/0542/F	SHELTON AND HARDWICK	Agricultural Building Rear of Street Farm Barn The Street Hardwick Norfolk	30
4	2021/0651/F	SHOTESHAM	Glenview The Common Shotesham NR15 1YD	37

Updates received after publication of this agenda relating to any application to be considered at this meeting will be published on our website:

<https://www.southnorfolkandbroadland.gov.uk/south-norfolk-committee-meetings/south-norfolk-council-development-management-planning-committee>

6. Sites Sub-Committee;

Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. Planning Appeals (for information);
(attached – page 43)

8. Date of next scheduled meeting- Wednesday 28 July 2021

GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

- (i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
- (ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
- (iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
- (iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The **town or parish council** - up to 5 minutes for member(s) or clerk;
- **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
- The **applicant**, or **agent** or any **supporters** - any number of speakers up to 5 minutes **in total**;
- **Local member**
- Member consideration/decision.

MICROPHONES: The Chairman will invite you to speak. An officer will ensure that you are no longer on mute so that the Committee can hear you speak.

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

A - Advert	G - Proposal by Government Department
AD - Certificate of Alternative Development	H - Householder – Full application relating to residential property
AGF - Agricultural Determination – approval of details	HZ - Hazardous Substance
C - Application to be determined by County Council	LB - Listed Building
CA - Conservation Area	LE - Certificate of Lawful Existing development
CU - Change of Use	LP - Certificate of Lawful Proposed development
D - Reserved Matters (Detail following outline consent)	O - Outline (details reserved for later)
EA - Environmental Impact Assessment – Screening Opinion	RVC - Removal/Variation of Condition
ES - Environmental Impact Assessment – Scoping Opinion	SU - Proposal by Statutory Undertaker
F - Full (details included)	TPO - Tree Preservation Order application

Key to abbreviations used in Recommendations

CNDP - Cringleford Neighbourhood Development Plan

J.C.S - Joint Core Strategy

LSAAP - Long Stratton Area Action Plan – Pre-Submission

N.P.P.F - National Planning Policy Framework

P.D. - Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified)

S.N.L.P - South Norfolk Local Plan 2015

Site Specific Allocations and Policies Document

Development Management Policies Document

WAAP - Wymondham Area Action Plan

DECLARATIONS OF INTEREST AT MEETINGS

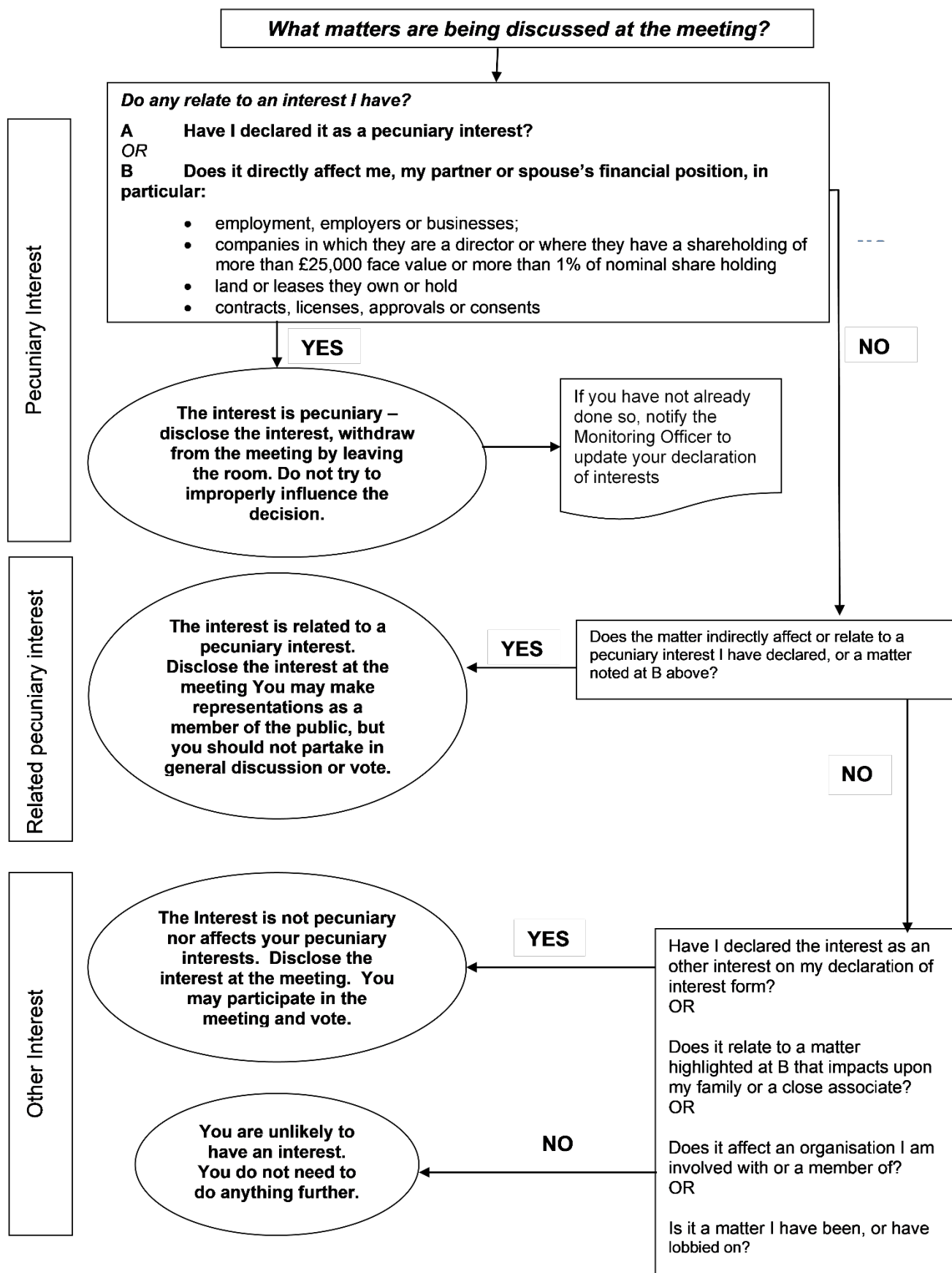
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

<p>Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.</p>
<p>Does the interest directly:</p> <ol style="list-style-type: none"> 1. affect yours, or your spouse / partner's financial position? 2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner? 3. Relate to a contract you, or your spouse / partner have with the Council 4. Affect land you or your spouse / partner own 5. Affect a company that you or your partner own, or have a shareholding in <p>If the answer is "yes" to any of the above, it is likely to be pecuniary.</p> <p>Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.</p>
<p>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</p> <p>If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but you should not partake in general discussion or vote.</p>
<p>Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.</p>
<p>Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</p>

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 2 June 2021 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, B Duffin and G Minshull.

Apologies: L Neal with B Duffin as Substitute

Officers in Attendance: The Development Manager (T Lincoln), the Area Planning Manager (C Raine)

11 members of the public were also in attendance

560 DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

Application	Parish	Councillor	Declaration
2020/0768/CU	TIBENHAM	all	Local Planning Code of Practice Lobbied by the Applicant
2021/0316/H	CAISTER ST EDMUND & BIXLEY	All V Thomson	Local Planning Code of Practice Lobbied by the Applicant Other interest County Councillor covering Poringland

561 MINUTES

The minutes of the meeting of the Development Management Committee held on 5 May 2021 were confirmed as a correct record.

562 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the application listed below.

Application	Parish	Speakers
2020/0768/CU	TIBENHAM	G Roderick-Jones– Parish Council A McArdle – Objector M Adams – Applicant J Boon – Architect Cllr J Easter – Local Member
2021/0316/H	CAISTER ST EDMUND & BIXLEY	P Giles – Applicant Cllr J Overton – Local Member
2021/0865H	SWARDESTON	A Hubbard – Objector Cllr N Legg – Local Member

The Committee made the decisions indicated in Appendix B of the minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

563 PLANNING APPEALS

The Committee noted the planning appeal

(The meeting concluded at 12:00pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
02nd June 2021

Item	Updates	Page No
Item 1	No update	14
Item 2	<p>Further objection received:</p> <p>My previous comments remain valid. The proposed structure is out of character for the locality, is excessive in size and height, and remains sited ahead of the principal elevation being out of keeping with the established pattern of development in Caistor Lane.</p> <p>Also concerned at the accuracy of the annotated photograph submitted by the applicant to depict the position of the proposed garage relative to the neighbouring property.</p> <p>No further comments from the officer on this.</p>	29
Item 3	No update	34

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

Other Applications

1. **Appl. No** : **2020/0768/CU**
Parish : **TIBENHAM**
Applicant's Name : Mr Martin Adams
Site Address : Land North Of Greyhound Public House, The Street, Tibenham

 - Proposal** : Change of use for conversion of existing caravan site to the north-west for 7no mobile lodges attached to services (water, waste, electricity), including removal of the existing static caravan.

 - Decision** : Members voted unanimously for **Approval**
- Approved with Conditions
- 1 Time Limit - Full Permission
 - 2 In accordance with submitted drawings
 - 3 Details to be submitted of the appearance of the holiday accommodation and any decking, railings and skirting
 - 4 Surface water drainage
 - 5 Foul water drainage
 - 6 In accordance with Flood Risk Assessment
 - 7 Flood Emergency Plan
 - 8 No change in site levels
 - 9 Construction of new access
 - 10 Configuration of access gates
 - 11 Close existing access
 - 12 Provision of visibility splay
 - 13 Provision of parking area
 - 14 Removal of trees and hedge
 - 15 Landscaping scheme
 - 16 Tree protection and mitigation measures
 - 17 External lighting
 - 18 Holiday occupancy condition
 - 19 Link accommodation to pub

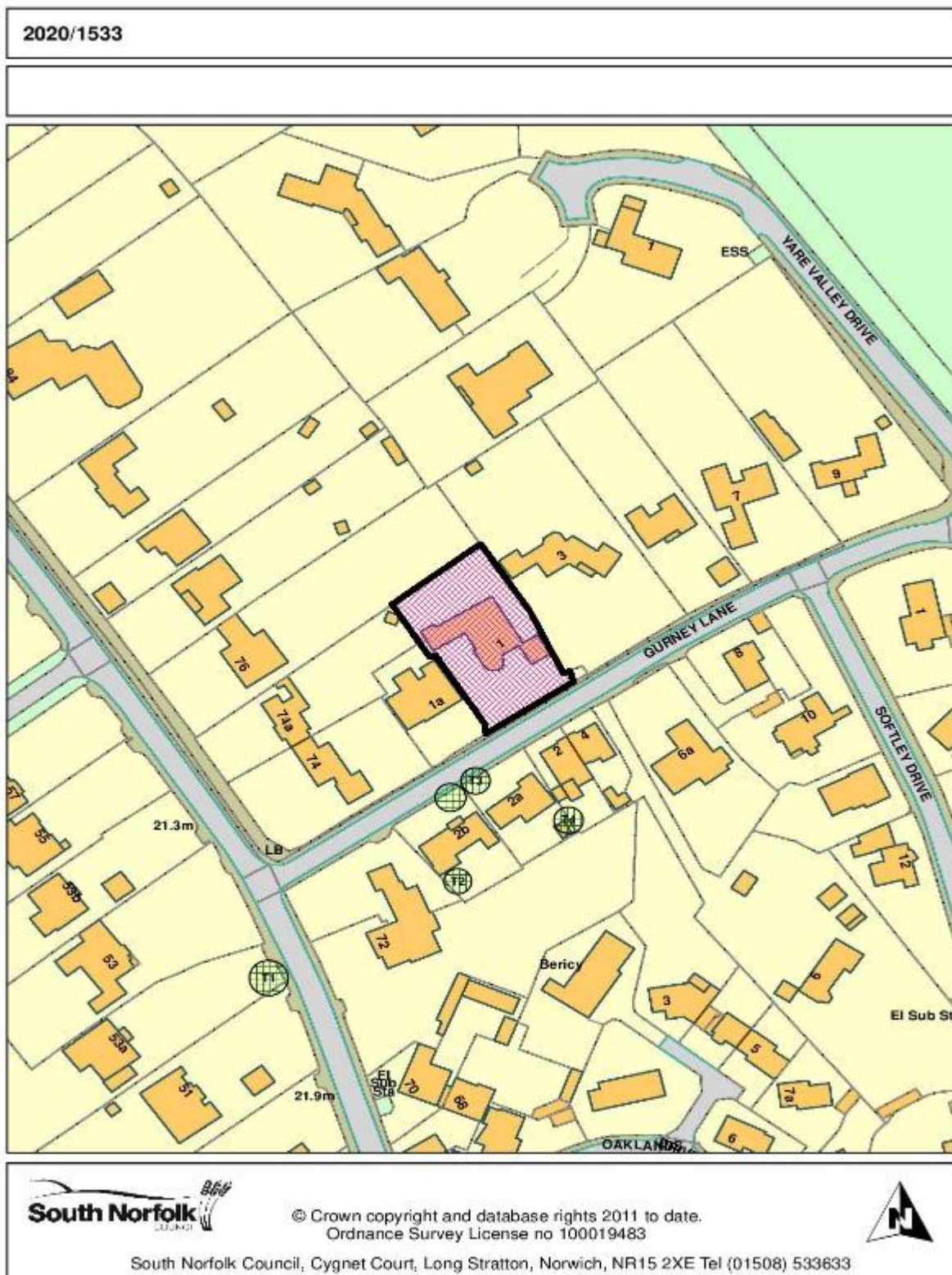
2. **Appl. No** : **2021/0316/H**
Parish : **CAISTOR ST EDMUND & BIXLEY**
Applicant's Name : Mr P Giles
Site Address : 32 Caistor Lane Caistor St Edmund NR14 8RB
- Proposal** : Erection of detached garage, new entrance gates and all associated works.
- Decision** : Members voted unanimously for **Approval** (contrary to officer recommendation, which was unanimously lost)
- Approved
- The property has a larger front plot compared to others in the street scene and the proposed garage would be set back within the plot. These factors taken with a condition to require the retention of the hedge on the front boundary and planting of hedging on the two boundaries lead members to conclude in this instance that the proposal would not be significantly harmful to the character and appearance of the area.
3. **Appl. No** : **2021/0865/H**
Parish : **SWARDESTON**
Applicant's Name : Mr Reece Broomfield
Site Address : 34 The Common Swardeston NR14 8EB
- Proposal** : Retrospective application for erection of Balcony Balustrade
- Decision** : Members voted 4-1 for **Refusal** (contrary to officer recommendation, which was lost 4-1)
- Refused
- The scale and location of the Balcony in relation of the neighbouring property results in significant and adverse overlooking of the rear private garden.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Other Applications

Application 1



1. **Application No :** 2020/1533/F
Parish : CRINGLEFORD
 Applicants' Name: Mr & Mrs Jones
 Site Address 1 Gurney Lane Cringleford NR4 7SB
 Proposal Alterations and extensions to existing bed & breakfast and owners' existing living accommodation

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

Approval with Conditions

1 Proposal and site context

- 1.1 This application seeks planning permission for a first floor front extension, single storey front and side extensions, and an extension to the rear of and a pitched roof over an existing flat roof garage at the front of 1 Gurney Lane in Cringleford. The existing property is a detached, predominantly buff brick, two storey property with single storey elements to the front and side. Prior to the COVID-19 pandemic, the property operated as a bed and breakfast with a communal dining area. During the pandemic, the business has adapted to operate as self-catering accommodation to allow guests to remain socially distanced with each room having a fridge, microwave, tables and chairs as well as an en-suite. The applicants are seeking to continue with this model as part of this planning application.
- 1.2 The application site is on the northern side of Gurney Lane and sits between a detached red brick bungalow to the west (number 1A) and a detached red brick house to the east (number 3). Opposite is a pair of semi-detached bungalows. Gurney Lane sits within the valley of the River Yare and levels decline down the lane from west to east.
- 1.3 Existing accommodation provides the living quarters of the applicants at ground floor level along with an office, garage and lounge and dining area previously used by guests at the bed and breakfast. Five en-suite bedrooms are provided for guests with the applicants having two bedrooms for their own use. Parking is provided to the front with two points of access/egress at either end of the front boundary between which sits a hedge.
- 1.4 The application has been amended a number of times during its consideration and comments received by consultees reflect what was being proposed at those times. However, to avoid confusion, I have assessed the application in line with the most recently submitted drawings. Taking each part of the application one section at a time then, the following is proposed:-
- To extend at first floor level over the existing flat roof elements to provide improved accommodation for guests. Three en-suite rooms will be provided for guests and two for the applicants' personal use. At present, there five bedrooms at first floor level.
 - A single storey side extension at the rear corner of the property to provide a utility room.
 - To use the existing annexe accommodation on the west side of the house as self-contained guest accommodation.
 - To provide single storey extensions at the front to accommodate an entrance lobby for guests staying in a wheelchair accessible room (Room 4 - the existing dining room) and a larger living room for the applicants.
 - To extend the existing garage to the rear and partially convert it to provide a wheelchair accessible en-suite bathroom for Room 4 and to replace the existing flat roof over the garage with a pitched roof.

For the purposes of clarity, five bedrooms will be provided as guest accommodation and two bedrooms for the applicants' personal use.

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2005/2284 | Convert flat roof over garage to pitched | Approved |
| 2.2 | 2005/0016 | First floor extension to dwelling with conversion of flat roof to pitched on existing single storey extension with amendment to parking arrangements of previous consent 2003/2021/CU. | Approved |
| 2.3 | 2003/2021 | Proposed use of up to 5 bedrooms in dwelling for bed & breakfast accommodation | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 06 : Building a strong, competitive economy
 NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
- 3.3 South Norfolk Local Plan Development Management Policies Document (SNLP)
 DM1.3 : The sustainable location of new development
 DM2.12 : Tourist accommodation
 DM3.4 : Residential extensions and conversions within Settlements
 DM3.8 : Design principles applying to all development
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
- 3.4 Cringleford Neighbourhood Plan
 HOU2 : Design Standards

4. Consultations

- 4.1 Cringleford Parish Council

Originally submitted plans:

We hold no objections in principle to this application. However in light of the forthcoming changes to parking in Gurney Lane and neighbouring roads (currently under consultation with Norfolk County Council), we recommend that Planning Officers give consideration to the lack of parking available for visitors to the flats.

Consultation 2:

In our previous comments we cited parking as an issue with this development as have many of the neighbours now. We still consider this still to be a problem with the amended plans.

The amendments present six flats, since the 'family' accommodation on the ground floor is essentially divided into two individual units with their own kitchens, etc. As we

said, in principle, we do not object to the change from B&B to flats since both are commercial businesses and, we assume, the change from residential to business use has already been granted. We believe parking is still an issue here even with the removal of one flat since the family will have to juggle their cars around with the current location of the garage.

Given the overwhelming feeling of the neighbours on the traffic issue and the fact that the proposed parking scheme (soon to be voted on by residents) will prevent, if adopted, all day on road parking, we have looked again at the issue. A simple change that would add more parking now that the flat above the garage has been removed, would be to retain the second entrance and remove the garage as it no longer needs to be there. This would generate more parking spaces for the flats since the family will be able to park at 90-degrees to the present position and exit readily from the site. It would also push back the development line to one that is probably more acceptable to the neighbours, especially the cottages opposite.

Consultation 3:

In our previous comments we cited parking as an issue with this development as did many of the neighbours. The second set of amended proposals have not addressed this issue. Although the garage has now been removed, the applicant has not created any additional spaces, potential extra spaces being squandered by retaining a single entrance and placing the rubbish bins where the garage was situated. The amendments still present six flats with inadequate parking. Given the overwhelming feeling of the neighbours again on the overbearing nature of the proposals and especially on the traffic issue, we must still object to this proposal.

Consultation 4:

In this amendment there has been a minor change to the roofline and a single dormer window shown in the side elevation. No changes have been made elsewhere as far as we can see. Consequently, the overall massing remains very similar and the parking arrangements are unchanged. Hence, we maintain our objection to this application

4.2 District Councillor – Cllr D Elmer

Request that the application is referred to Committee in the event of the recommendation to approve so that Committee can consider the impact on the street scene, adequacy of the parking scheme, design, and also democratic accountability given the level of public interest in the application.

4.3 NCC Highways

Originally submitted plans:

The site layout shows that the intention is to provide a double garage and 6 parking spaces. With the number of bed spaces proposed, 9 spaces should ideally be provided including the garage.

If the garage is to be retained by the owners then it may not prove satisfactory for third party vehicles to be parked in front of it.

It may be useful for clarification on that issue and having the parking spaces designated per unit.

Consultation 2:

I note that the revised scheme is for 4 flats within the premises rather than 5 and retention of existing accommodation. The scheme now identifies the new garage and 2 parking spaces in front to be retained by the owners with 5 parking spaces to be provided for the 4 flats. The revised proposal is considered as acceptable.

Consultation 3:

No comments received.

Consultation 4:

No further comments to make. (**Officer note:** these comments were provided on the proposals for bed and breakfast accommodation and not flats as per consultations 1 and 2).

4.4 Other representations

Originally submitted plans:

12 objections received on the following grounds:

- Overdevelopment of site completely at odds with neighbouring properties and the surrounding area.
- The development is too big for the plot and does not enhance the street scene.
- The development will have a significant impact on the view from 74 Colney Lane.
- There will be an unacceptably high density of properties on this site.
- There will be overlooking of neighbouring properties.
- Insufficient parking is being provided. There is already a parking problem in the area and this application will exacerbate it.
- Concerned that the use of the garden area to the rear may result in increased noise and other disturbances.
- There are drainage problems in the area.
- Concerned about the impact on the local infrastructure.
- There will be tremendous disruption during the construction phase.
- Reference to COVID-19 and bubble will not hopefully be necessary in the future and is therefore not relevant to this application.
- If approved, it will set a precedent for similar developments.

Consultation 2

17 objections received on the following grounds:

- There is little difference to the previously submitted plans.
- The character of the property will change with more vehicular movements associated with the proposals.
- The site is inadequate to accommodate the number of cars that would be in use.
- On-street parking is an issue in the area, creating problems for refuse and emergency vehicles and pedestrians.
- Development will be overbearing and will not maintain or enhance the character of the area.
- The proposal shows minimal attempt to ensure that there are enough trees and hedges and natural landscape to be a dominant feature of the development.
- The size of the building is overbearing and will be out of character with the appearance of the area.

- The proposed landscaping makes no difference; it will not mitigate against the very large mass of the development.
- There will be overlooking from windows.
- The prospect of four flats plus the existing owners' accommodation is different to a bed and breakfast.
- Concerns about an increase in noise and disturbance.
- There are issues with drainage in the area.
- The area should not become commercialised - this is a commercial letting proposal.

Consultation 3:

12 objections received on the following grounds:

- Previous concerns still apply - there is virtually no change in its impact on neighbouring properties or the surrounding area.
- The modifications remain inappropriate as they will continue to dominate all the properties around it to the detriment of the vista in this pretty part of suburban Norwich.
- The proposals will overshadow and overlook neighbouring properties and affect views from them.
- The plot is not large enough to take the development.
- The proposal fails to create good levels of amenity for future occupiers and neighbouring residents and will not maintain or enhance the character of the area.
- Overall effect will be worse than the first version of this application. Front elevation looks more intrusive to properties opposite and will stand out more than previously when viewed from the top of Gurney Lane. The building cannot be masked by trees or other landscaping.
- Concerned that this is a commercial venture that will open the door for similar developments.
- Concerned that the amount of traffic generated will add to congestion in the area.
- Concerns on the impact on the sewerage network remain.

Consultation 4:

12 objections received substantially reiterating previous comments. An additional concern was raised at the prospect of the annexe being let out commercially.

5 Assessment

Key considerations

- 5.1 Principle of development
Impact on the character of the area
Impact on residential amenity
Highway safety and parking provision

Principle of development

- 5.2 The site is located within the development boundary that has been defined for Cringleford where the principle of development is generally acceptable under Policy DM1.3 of the SNLP subject to consideration being given to other planning matters. Policy DM2.12 is also generally supportive of tourist accommodation within development boundaries and at a scale appropriate to the settlement. Given the size and location of Cringleford and accessibility to local services, facilities and the city of Norwich, I consider the amount or scale of development to be appropriate and the principle of development is acceptable.

Impact on the character of the area

- 5.3 Due to its largely open frontage and the modest scale of the bungalow at 1A Gurney Lane, the application site is reasonably prominent within Gurney Lane when approaching it from the direction of Colney Lane to the west. There is some variation to dwelling types within the street but there is a pleasant verdant character to it when travelling down it and when looking across the valley towards the direction of Norwich. The position of the single storey extension to the side means that it will not be particularly visible but the first floor front extension, single storey front extensions and pitched roof over the existing garage will be clearly visible within the street scene. Of particular note is planning application ref. 2005/0016, the plans of which are attached to this report as Appendix A. Although granted consent some time ago, this planning permission was implemented. Not all elements of that development were constructed including the front extensions and pitched roof over the garage but it remains extant meaning that the applicants are still able to construct them. The appearance of the first floor front extension and pitched roof over the garage are similar to those which were previously approved and while the development plan is not the same now as it was then, the fundamental design considerations relating to the development needing to be of an appropriate appearance and consideration being given to the impacts on the character and appearance of the area are very likely to be much the same. I accept that the front extensions and the increased massing of the building that will arise as a consequence of these will result in a more visible and prominent building but they will relate appropriately to the existing building, will sit comfortably within the plot without appearing cramped and I do not consider that either the design or size will result in a level of dominance within the street scene that will be harmful. On the whole, I consider that the extensions will have an acceptable impact on the character of the area and allow the application to comply with Policy 2 of the JCS and Policy DM3.8 of the SNLP and Policy HOU2 of the Neighbourhood Plan.

Impact on residential amenity

- 5.4 The size and position of the extensions and particularly those to the front are such that they will be visible from neighbouring properties to varying degrees.
- 5.5 In terms of overlooking, although the windows to the front will be able to view the bungalows opposite, the parking area at the property and the highway will be within the intervening space. Consequently, I do not consider that there will be direct or intrusive overlooking. There will be additional windows inserted in the side/east elevation facing number 3 Gurney Lane. At present, there is one window that serves an en-suite. The application proposes windows that will serve one bedroom and two en-suites. I recognise that the two bedroom windows will introduce a level of interaction that is not currently there. The applicants were invited to omit these but they remain on the plans. However, they are secondary windows and as number 3 Gurney Lane is positioned behind number 1, these windows will look across the driveway and front garden of number 3. Arguably, as guest accommodation, the level of interaction will not be the same as if it was the guests own dwelling but that aside, taking account of these windows looking across the front of number 3 rather than the back, I am not persuaded that the level of overlooking will be significantly detrimental enough to warrant refusal of the application. The dormer window in the side/west elevation of the front extension will look at the side elevation of the bungalow at number 1A but the orientation of these to each other is unlikely to lead to direct overlooking.
- 5.6 When considering the issues assessed above, I am of the view that the application will have an acceptable impact on residential amenity and that the application complies with Policy DM3.13 of the SNLP.

Highway safety and parking provision

- 5.7 Five bed and breakfast rooms are currently provided and five self-catering rooms are being proposed. Seven car parking spaces are shown as being provided. I consider that the provision of one space per guest room and two for the applicants' use is sufficient to accommodate the needs of guests and the applicants. In addition to this and while recognising that parking along Colney Lane and Gurney Lane has historically been difficult given the proximity of this area to the Norfolk and Norwich University Hospital, the Highway Authority has not objected on the grounds of highway safety. Accordingly, I consider that the application complies with Policies DM3.11 and DM3.12 of the SNLP.

Other matters

- 5.8 Concerns have been raised in respect of the drainage capacity of the area. Flood risk maps do show the site as being at very low risk from fluvial and surface water flooding and with that in mind, I consider that the adequacy of the drainage to be installed may be considered as part of the Building Regulations submission.
- 5.9 The need to support the economic recovery during and following the COVID-19 pandemic is a material consideration that weighs in favour of the application. Nevertheless, for the reasons set out above, the application is acceptable in its own right.
- 5.10 Under Section 143 of the Localism Act the Council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.11 The application is liable for the Community Infrastructure Levy.

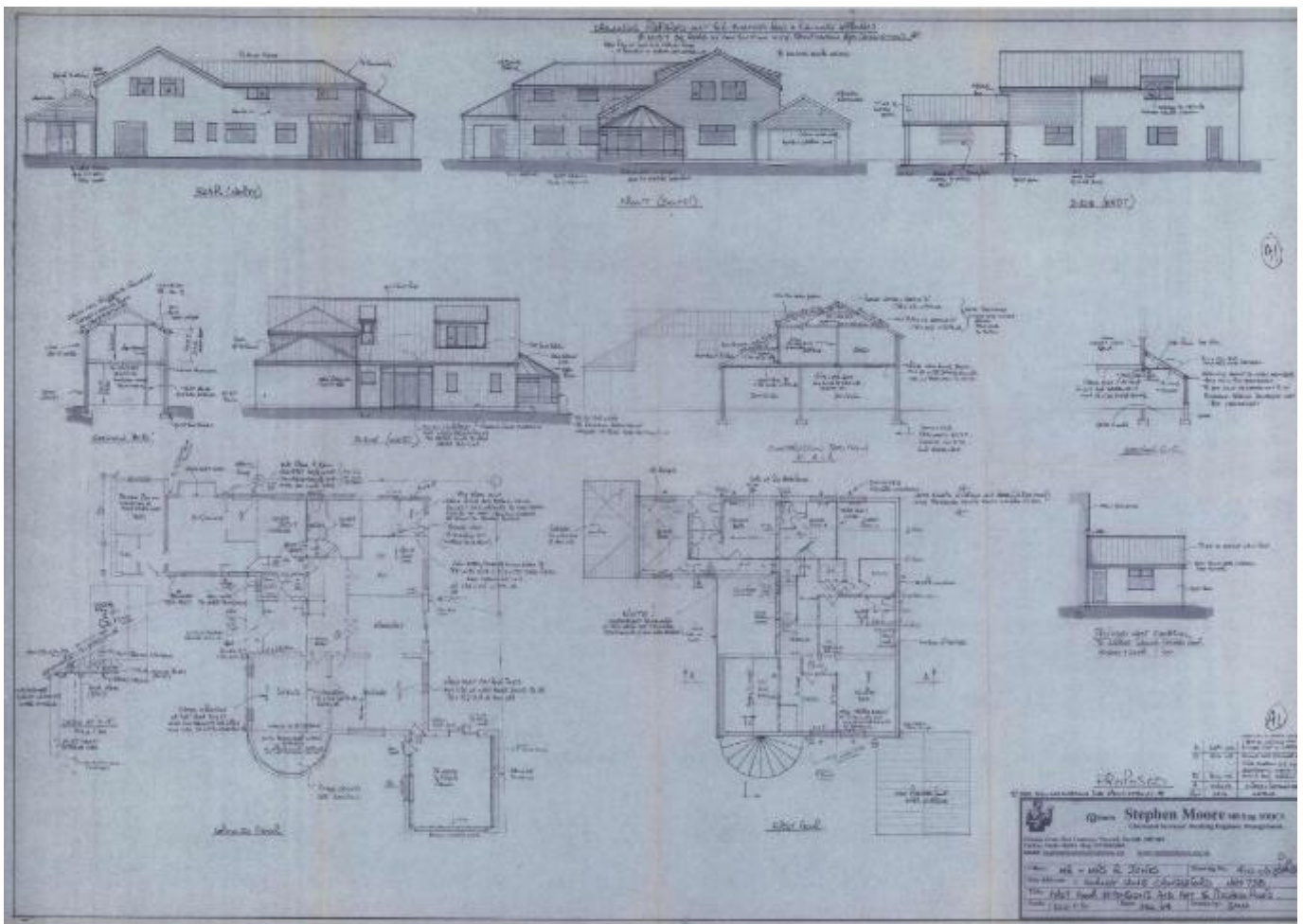
Conclusion

- 5.12 When having regard to those matters raised, including the objections received from the local community and the planning history of the site, in the round I consider that this development will have acceptable impacts on the character and appearance of the area, residential amenity and highway safety while allowing the applicants to adapt their business to meet changing customer expectations. The application is therefore recommended for approval.

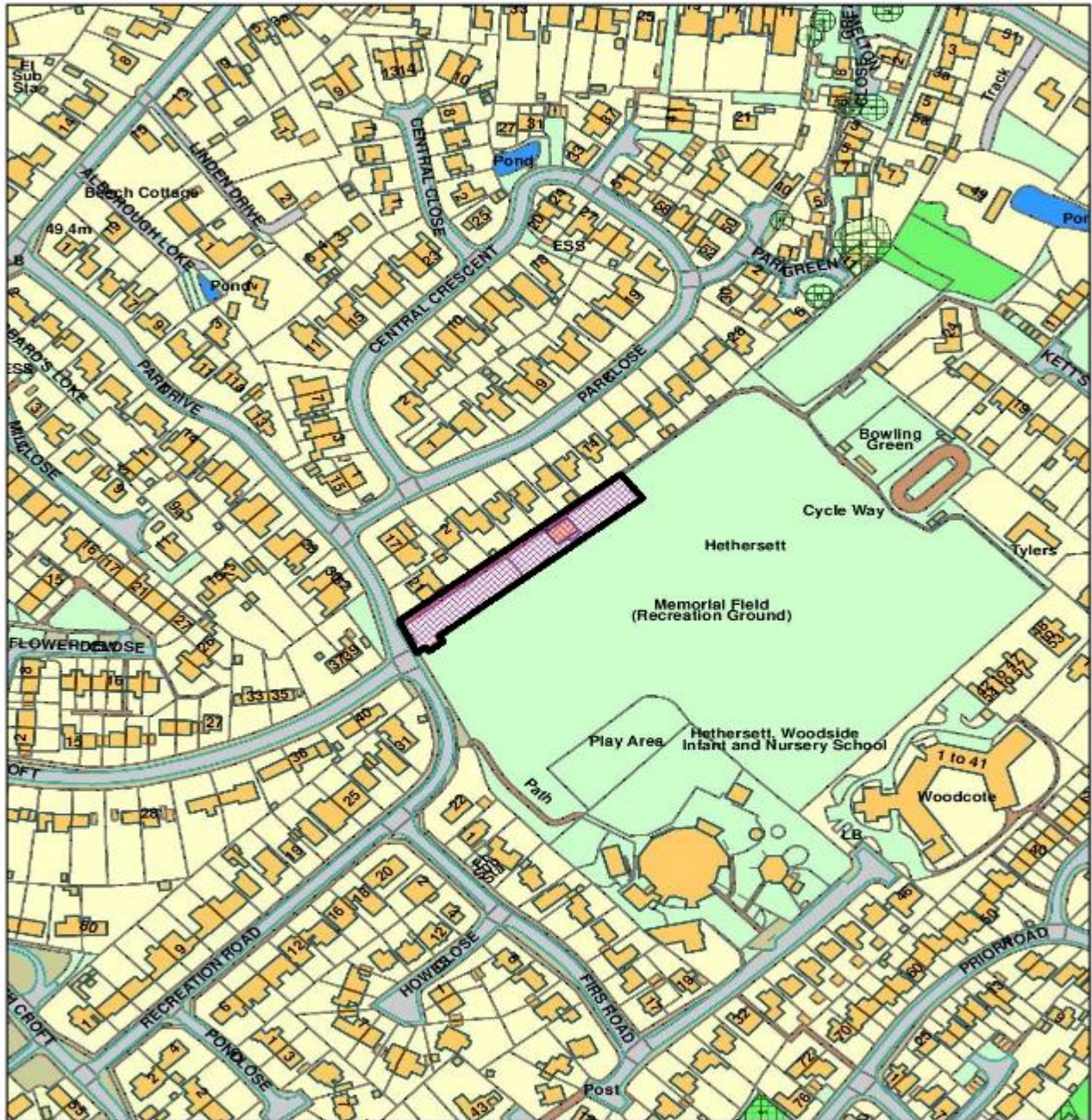
Recommendation : Approval with conditions
 1 Time limit - full permission
 2 In accordance with submitted drawings
 3 Provision of parking area
 4 Limit guest accommodation to 5 bedrooms
 5 Guest accommodation not to be used as main residence of
 occupiers

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Appendix A



2021/0400



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

- 2. Application No : 2021/0400/F**
Parish : HETHERSETT
 Applicant's Name: Hethersett Parish Council
 Site Address: Memorial Playing Fields Recreation Road Hethersett Norfolk
 Proposal: Demolish existing changing rooms and construction of new sports changing pavilion with community facilities and extension to existing car park

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary :

Approval with Conditions

1 Proposal and site context

- 1.1 The application seeks full planning permission for the demolition of the existing changing facilities at the Memorial Playing Fields and the erection of a new pavilion with changing facilities and also a function room. The existing facilities are small and not sufficient for the area. The new pavilion will be sited in the same location as the existing facilities, although it is enlarged and will retain the existing access and car parking area from Recreation Road. The new pavilion is proposed to measure 39.69 m x 11.6 m with a ridge height of 5.1m and 2.5m to the eaves. The existing pavilion measures 13m x 7.5m.
- 1.2 In 2013 planning permission was granted for the extension to the existing facilities which would have provided improvements to the facilities including a new meeting room. Whilst this permission was implemented, the extension was not constructed.
- 1.3 The new building will provide improved facilities including changing and showering facilities. Facilities for referees and a number of additional toilets and storage areas. A meeting room with kitchen facilities is also proposed. The car park is to be enlarged.

2. Relevant planning history

- | | | | |
|-----|-----------|--|-----------|
| 2.1 | 2021/0239 | Erection of 2 no. storage containers for use as track side facilities | Approved |
| 2.2 | 2020/2441 | Variation of condition 2 following 2013/1048 - Increase size of facilities | Withdrawn |
| 2.3 | 2013/1048 | Proposed extension to existing facilities building to provide additional changing facilities, meeting room, kitchen and accessible facilities. | Approved |
| 2.4 | 2003/0158 | Erection of Memorial Hall | Approved |
| 2.5 | 1994/0063 | Erection of extension to changing rooms to form verandah | Approved |
| 2.6 | 1992/0948 | Erection of single storey changing rooms | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 02 : Achieving sustainable development
NPPF 04 : Decision-making
NPPF 08 : Promoting healthy and safe communities
NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 3: Energy and water
Policy 7 : Supporting Communities
Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area
- 3.3 South Norfolk Local Plan Development Management Policies
DM3.8 : Design Principles applying to all development
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM3.15 : Outdoor play facilities/recreational space
DM3.16 : Improving level of community facilities

4. Consultations

4.1 Hethersett Parish Council

Hethersett Parish Council are the applicants for this proposal. They have not provided a comment in terms of the statutory consultation on the application, however a letter of support was provided as part of the background papers on the application.

4.2 District Councillor – Cllr A Dearnley

The application should be determined by Planning Committee (D.M.C.).

Whilst there is considerable support for this project objections have been raised by affected residents and their legal representatives which should, in my view, be fully explored before any decision is made. This includes:

- Overlooking
- Overshadowing, including loss of day light and overbearing impact of the building design
- Disturbance and Noise, including artificial light pollution - a noise impact assessment has not been carried out
- Uncertainty about the viability of Drainage connections and Sewerage capacity, there is no sewerage capacity assessment
- Safety and Security concerns
- There is also a general feeling by objectors that the location of the building on the site has not been sufficiently considered and that there are other possibilities which could be further away from residential properties, but which need not be detrimental to the objectives of the project.

There is considerable goodwill in the village for this building, which I believe those who have objected understand, but it is important that all views are heard and explored at this stage to ensure the best result for the majority whilst protecting the interests of the minority who live in very close proximity to the development.

4.3 NCC Highways

No highways objections

4.4 Community Leisure Manager

No comments received

4.5 SNC Water Management Officer

Surface water drainage – recommend a condition to secure details of surface water drainage.

Foul Drainage – There is a foul sewer located in Park Close. Further clarification should be provided to show the connection and that it has been agreed with Anglian Water.

4.6 SNC Community Services - Environmental Quality Team

Having reviewed the application documentation and I appreciate the mitigation measures that the applicant has included in order to reduce any noise impact to nearby residential properties. I understand that these include:

- No windows in the rear elevation facing the houses
- Fixed windows on the western elevation (function room)
- Hours of use 08:00-22:00 Monday-Friday, 08:00-22:30 Saturday and 09:00 - 20:00 Sunday
- Installation of a noise limitation system.

However, to fully understand the potential noise impact to the nearest residential properties I request that an acoustic report is provided prior to determination of this application.

Comments on noise assessment

The Environmental Quality have reviewed the noise assessment. They have verbally confirmed their support for the proposal subject to bespoke conditions to cover noise impact. These will be reported to committee within the update sheet.

4.7 Other Representations

Twenty Six public representations have been received in regard to this proposal. 21 in support and 5 objecting.

Comments in support have set out:

- Existing facility is inadequate and not fit for purpose
- The development of the memorial field will provide an excellent social hub for users of the playing field and is long overdue.
- Hethersett is so far behind other villages based on its current and increasing size, it is about time it has some real community investment.
- Changing and showering facilities are inadequate for meeting children's and women's needs for safeguarding and therefore the Memorial Playing Field Trustees are severely limited in their ability to provide a suitable venue for sport and recreation. The proposed building will address these issues and in addition provide public toilets, currently there are none in the village, and a small recreation room for indoor social activities including keep fit.

Comments objecting to the application have set out

- Proposal includes a meeting room which is likely to lead to unacceptable noise disturbance. A noise impact assessment has not been provided to show how this can be mitigated.

- The existing foul drainage connection is under a property on Park Close. The new facility will not connect to this. However in the absence of a foul drainage proposal it is unclear there is a feasible solution. A sewerage capacity assessment has not been included as required by DM4.2.
- The building is in the wrong location. It is directly adjacent to the rear gardens of properties on Park Close and includes a storage area to the rear which abuts the boundary of residential properties.
- The existing footpath is to be removed and re-directed.
- The building will overshadow adjacent gardens.
- The new building appears to represent an increase of 475% (97 to 461) in total floor space in addition to an increase in building height despite a reduction in changing rooms from 4 to 2 since last years application, Does this not represent an industrial size building adjacent, not distant, to residential accommodation?
- The submitted noise assessment is inaccurate, with the monitoring position plotted inaccurately compared to where it was observed. The assessment is fundamentally inaccurate.
- Comments from the Designing out crime officer -
I strongly oppose residents having access to the playing fields from the rear gardens from a security *perspective as the rear boundaries are exposed which makes them vulnerable to crime.*
The rear boundaries that abut the site should benefit from 1.8m closed board fencing topped with 300mm trellis and there should be a defensive landscape buffer planted along this boundary line to add another layer of security. I disagree with a 'corridor' at the back of the pavilion building in its proposed location, especially if that corridor is not secured

5 Assessment

Key considerations

- 5.1 Key considerations in the determination of this application are:
- Principle
 - Design
 - Impact upon amenity

Principle

- 5.2 The principle of the development is considered in relation to Policy DM3.16. This sets out that new or replacement community facilities will be permitted within development boundaries. The application site is located within the Hethersett development boundary and as such the principle of the development in this location is acceptable.

Design

- 5.3 Policy DM3.8 requires developments to demonstrate good design. The building is a single storey building with a hipped roof. It is situated on the footprint of the existing pavilion however is larger than the original building and also the extensions which were previously approved but not constructed. The existing building is located adjacent to the boundary with number 8 Park Close. The new building will be adjacent to the boundaries of numbers, 8, 10 and 12 Park Close. The building is designed to look towards the recreation ground, with no windows within the rear elevation which is orientated towards the rear gardens on Park Close. The ridge height of the building is also proposed to be higher than that of the existing building by approximately 300mm. A gated goal post and external store is proposed to the rear of the building immediately adjacent to the rear boundaries of the neighbouring properties. Overall the design of the building is considered to be acceptable.
- 5.4 The materials proposed include brick and concrete tiles, this is considered to be acceptable. Solar panels are also proposed on the roof. The precise details of the materials have not been provided and as such a condition is proposed to secure this.

- 5.5 As part of the public comments, information from the police architectural liaison officer and the beat officer have been provided. This has raised some concerns in regard to the access to the rear of the building and the defensibility of the rear boundary of the properties. Further information has been provided by the applicants of subsequent meetings with the police. This has confirmed that the position of the building adjacent to the boundary is more secure than if the building was moved further forward as this doesn't allow for people to gather behind the building. Having regard to the additional details provide the proposal is considered to be acceptable.

Impact Upon Amenity

- 5.6 Representations from neighbouring residents have raised concerns about the impact of the proposal in regard to amenity, and in particular noise and overshadowing. Policy DM3.13 requires all development to ensure a reasonable standard of amenity reflecting the character of the local area. In terms of noise, of particular relevance is criterion 2 which sets out:

In considering applications which may result in an increase in noise exposure, account will be taken of the operational needs of the proposed and neighbouring businesses, the character and function of the area including background noise levels at different times of day and night and the need to protect areas of rural tranquillity.

- 5.7 Following initial consultation, a noise assessment has been submitted in support of the application. Particular concern has been raised in the representations due to the function room. The noise impact assessment sets out mitigation measures to ensure there is not an unacceptable noise impact from the development. This included a glazing specification, amplified music limitation device, plant noise mitigation and a patron noise management plan. The proposal has been reviewed by the Councils Environmental Quality Team and they have verbally confirmed that subject to the imposition of bespoke conditions to secure noise mitigation measures they would not object to the development. Further details of the exact conditions will be provided as part of the update report.
- 5.8 Overshadowing and overbearance has also been considered in regard to this application. It is noted that the size of the facility has been increased both in length and in width and is taller and sited closer to the rear boundary of gardens of properties on Park Close by virtue of the external storage area to the rear. Whilst the size of the building is significantly larger than that of the existing pavilion, it remains a single storey building. The ridge height also remains similar to that of the existing building. Taking all these aspects into consideration, the proposal is not considered to have an excessive or unreasonable impact on neighbouring occupiers by virtue of its position, height and size relative to them. It is considered to accord with the requirements of DM3.13.

Highways

- 5.9 The application proposes to retain the existing access from Recreation Road and car park area. An extension to the car park has been included which will also provide disabled parking spaces. The proposal has been reviewed by the Highways Authority who have confirmed that they have no objections to the proposal. It is considered to accord with DM3.11 and DM3.12

Drainage

- 5.10 New developments are required to have integrated drainage systems. The application form confirms that the surface water will be disposed of via soakaways. Details of the viability of soakaways have not been provided as part of the application, and as such it is proposed to include a condition to secure this.

- 5.11 In relation to foul water drainage, concern has been raised that the existing foul connection is to Park Close under the existing property. This is not considered to be a suitable solution. A drainage map from Anglian Water has been provided which does show that there is a foul sewer on Recreation Road, which is considered to be a more suitable solution. Details of the connection have not currently been provided. It is however considered that this can be dealt with by way of a condition.

Other Issues

- 5.12 Comments have noted that the existing footpath which runs to the rear of the pavilion is to be removed and rerouted in front of the facility. The footpath is not a formal public right of way and as such a diversion order is not required. The re-routing of the footpath is considered to be acceptable and assists with the comments at 5.5 above from the police architectural liaison officer and beat officer about site security.
- 5.13 The impact of Covid 19 is a material consideration in the determination of the application. The proposal will support the local economy during the construction phase.
- 5.14 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.15 This application is liable for Community Infrastructure Levy (CIL)

Conclusion

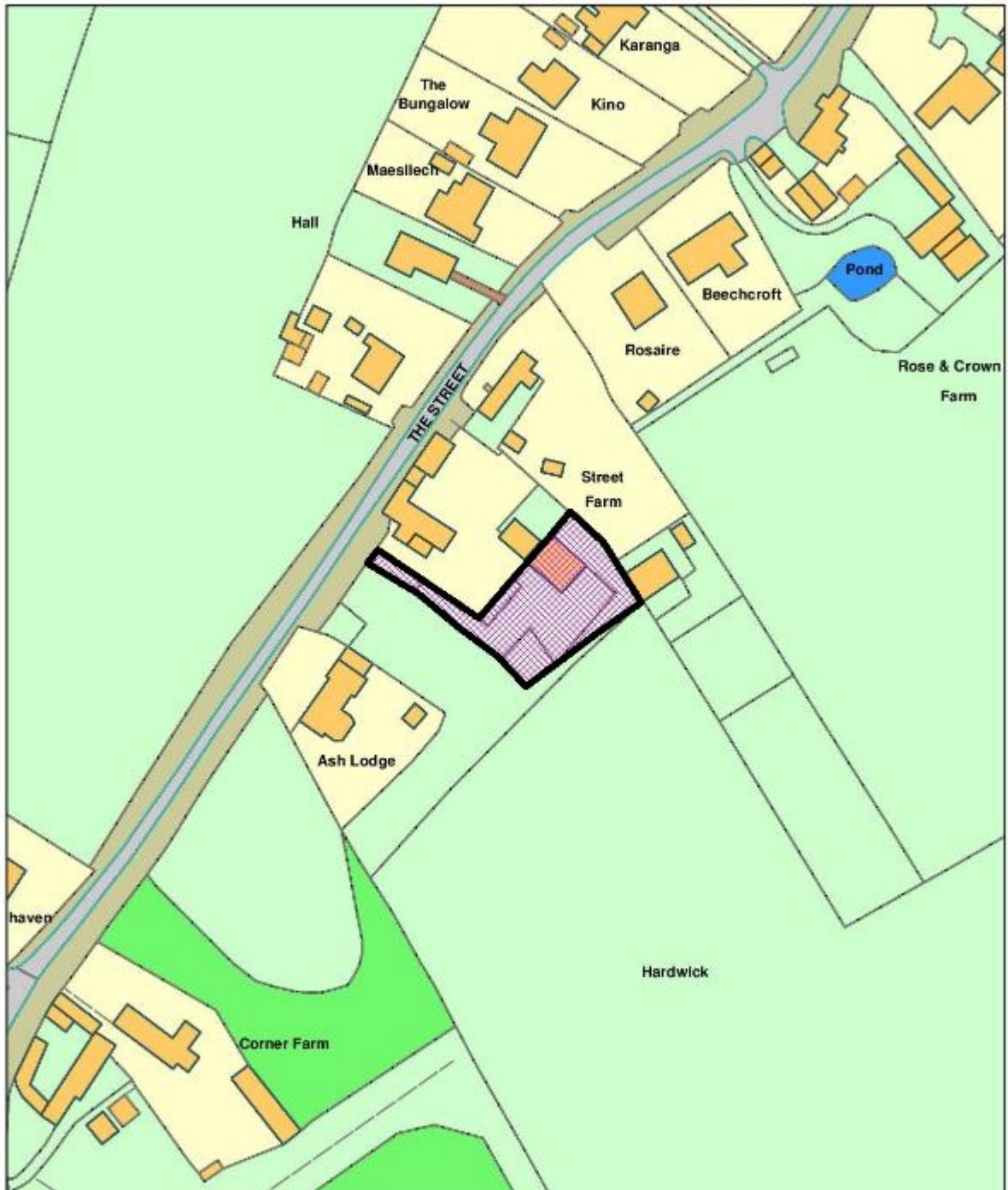
- 5.16 The principle of the redevelopment of the pavilion to provide an improved facility is acceptable in relation to DM3.16. The design and layout is considered to be acceptable. The proposal will provide an improved facility for the village and the football club.
- 5.17 Whilst concerns have been raised by neighbouring residents, subject to the inclusion of conditions on noise mitigation which will be provided, the proposal is considered to be acceptable in relation to the impact upon neighbouring amenity. The drainage issues can be dealt with by imposition of conditions and the Highway Authority raise no objection.
- 5.18 The proposal is recommended for approval.

Recommendation : Approval with Conditions
 1. Time Limit
 2. Submitted drawings
 3. Materials
 4. Surface Water Drainage
 5. Foul Water Drainage

Further conditions regarding noise impact to be provided by the Environmental Quality Team and relayed to members accordingly.

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2021/0542



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

- 3. Application No : 2021/0542/F**
Parish : SHELTON AND HARDWICK
 Applicant's Name: Mr Christopher Penn
 Site Address Agricultural Building Rear of Street Farm Barn The Street Hardwick Norfolk
 Proposal Conversion of existing agricultural barn to one, two-storey three bedroom dwelling and erection of two-bay open carport with log store

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary :

Approval with Conditions

1 Proposal and site context

- 1.1 The application relates to a site that contains an existing building that prior approval (2020/1834) has been granted for conversion to residential use under Class Q of the General Permitted Development Order. The applicant is now seeking a revised scheme for the conversion of the building, along with a larger curtilage than that permitted under the prior approval process and a new building to provide a cart shed style car port.

2. Relevant planning history

- | | | | |
|-----|-----------|---|----------|
| 2.1 | 2020/1834 | Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to dwellinghouse (QA and QB) | Approved |
|-----|-----------|---|----------|

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 11 : Making effective use of land
 NPPF 12 : Achieving well-designed places
 NPPF 14 : Meeting the challenge of climate change, flooding and coastal change
 NPPF 15 : Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery
 Policy 17 : Small rural communities and the countryside
 Policy 20 : Implementation
- 3.3 South Norfolk Local Plan Development Management Policies
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM1.4 : Environmental Quality and local distinctiveness
 DM2.10 : Conversion and re-use of buildings in the Countryside for non-agricultural use

DM3.8 : Design Principles applying to all development
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM4.2 : Sustainable drainage and water management

4. Consultations

4.1 Shelton and Hardwick Parish Council

Refuse

- the proposed development is outside of the development boundary and would not have been granted but for the entitlement of Class Q
- previous applications to build a dwelling nearby on The Street (2012/1940 and 2013/2192) were opposed by the Parish Council as outside the development boundary and upheld on appeal
- current permission for the barn stipulates that the building must be in accordance with the submitted plans. The new plans are substantially different
- If the applicant needed to change the size of the required accommodation and needed a car port, there is a suitable building plot in existence adjacent to the barn
- if permission is to be granted then a more sensitive location for the car port should be considered such as backing onto the boundary with the stables at the rear of Street Farm, the balcony panel facing Street Farm should be obscured glazed, the boundary fenced reduced to 1.8 metres and the proposed driveway and turning area surfaced in a surface to reduce noise impact

4.2 District Councillor – Cllr Edney

To Committee

- the development is outside the development boundary, only the mechanism of a Class Q entitlement allows it to come forward for an application
- the development is out of character for the village both in appearance and location

4.3 SNC Water Management Officer

Conditional Support

4.4 NCC Highways

Comments awaited

4.5 Other Representations

7 letters of objection

- the current structure is outside the building line for Hardwick and therefore to convert this and to build an additional structure is against policy
- Hardwick is an old linear village with all residential dwellings facing the street. This layout is the fundamental historic structure of the village and I feel it is vitally important to maintain this character
- the agreement to the proposed planning application would set a concerning precedent for further applications for building plots in gardens and behind current houses and it would be difficult to justify refusal if this particular application was allowed to go ahead
- previous planning applications to build a dwelling nearby have been refused and the decision upheld on appeal
- conversion was only allowed as a prior approval under Class Q where government policy over-ruled local planning policies

- by now seeking to amend the plans that would not have been granted had they been submitted initially, the applicant is making a mockery of the planning process and local planning policy
- the applicant states that the new application improves upon the scheme approved under Class Q. This is not the case.
- Aside from the applicant, the only people who may benefit are the residents of Ash Lodge as the driveway would no longer access the highway through the existing gateway adjacent to their boundary and because views into their property from the new dwelling would be precluded by the proposed carport / garage
- the new proposal would in fact have a hugely detrimental impact on the neighbours in Street Farm Barns and in the Grade II listed Street Farmhouse
- the Design and Access Statement states that the new application is necessary because the applicant's circumstances have changed and he needs to work from home. However the approved conversion allows for homeworking without amendment, it does not require a third bedroom, the addition of a second storey living room and balcony, carport / double garage, large garden and the relocation of the main entrance
- the new proposal would be visually intrusive and result in over-looking and unnecessary disturbance, and as well as being out of character for the site
- vacant plot between Ash Lodge and Street Farm Barns has a (lapsed) planning consent for a 3-bedroom house with garage (2005/2318) and is under the same ownership. Instead they chose to apply to convert the barn. This would have met the applicant's needs
- the proposed garage would overshadow garden of Street Farm Barns and would be visually intrusive on a boundary which is currently just a post and rail fence
- a better location would be to the side or rear of the barn
- driveway should be repositioned away from the boundary with Street Farm Barns as it would impact on privacy
- driveway should have a solid porous surface to reduce the noise
- rear balcony provides potential visual intrusion into the rear garden of Street Farm

5 Assessment

Key considerations

- 5.1 The key considerations are the principle of the development, the design of the conversion and the impact of the development on the character and appearance of the surrounding area, along with the impact on neighbouring properties, access and parking, drainage and ecology.

Principle

- 5.2 The site is outside of any defined settlement limit in a countryside location. However, Policy DM1.3(2, c) permits development in the countryside where specific development management policies allow. In this case, Policies DM2.8 and DM2.10 are relevant.
- 5.3 The existence of the prior approval permission to convert the barn is a significant material planning consideration, as it is a genuine fallback permission, which could be implemented. Policy DM2.10 in the Development Management policies requires the building to be of historic or architectural merit in order to be converted. The existing building is not of architectural or historic merit so would not comply with the criteria. However, the existing permission has been given significant weight in assessing this application given its status as a "fallback" and as result the principle of a new dwelling in this location is accepted.
- 5.4 Policy DM2.8 of the Development Management policies permits the extension of residential curtilage if there are no significant adverse impacts on the character and visual appearance of the countryside or the availability of productive agricultural land. In addition, there are no adverse impacts on public right ways, the urban/rural transition which provides the setting

of settlement in the countryside and boundary treatments should be appropriate and in keeping with the rural character of the area.

Design and Visual Impact

- 5.5 The creation of an expanded curtilage is considered reasonable for a dwelling of this nature and is considered to be proportionate to the dwelling and does not intrude unacceptably into the open landscape beyond other curtilages and development in the vicinity.
- 5.6 The amendments to the scheme to convert the building itself include a number of changes to the fenestration including additional ground level openings and rationalisation of rooflights on the north-east elevation, considerable reduction in level of glazing in the south-west elevation and removing any openings on the north west elevation. The most significant change to the design of the conversion is on the south elevation where the building is to be modified to include an angled balcony. The balcony is a distinctive feature that would not typically be a feature associated with a traditional barn. However, the building in question is not a traditional barn and buildings of this nature can allow for some more contemporary features to improve their appearance. Furthermore, the balcony is positioned to the rear of the building and as such will not be visible in public views and in only limited views from adjoining properties. It is therefore considered that the feature is acceptable.
- 5.7 Concern has also been raised about the visual impact of the car port which is a new build element and therefore development beyond the provisions of Class Q. In terms of the principle, it is not considered unreasonable for dwellings in the countryside to have ancillary buildings such as this and had the building been converted under the approved scheme we would not have objected to the principle of such a building being applied for as a householder application at a later date. Therefore, it would not be reasonable to refuse this application because of the construction of this building given it is something we would consider acceptable in principle if the class Q conversion had been carried out and the building occupied. In terms of its design, it is a modest two bay car port in a cart shed style that is reasonable in scale and proportion to the plot. The issue raised about the impact on the neighbouring property of the car port is considered below.
- 5.8 Finally, concerns were also raised about a close boarded fence along the boundary with the property to the front of the site. This fence has now been amended so a large part of it will be retained as just a post and rail fence which will considerably reduce the visual impact of the fence. It is proposed that permitted development rights for boundary treatment should be removed given the rural character of the site.
- 5.9 It is therefore considered that the design of the revised scheme and its impact on the character and appearance of the surrounding area is acceptable and accords with policy DM3.8 of the Local Plan.

Impact on Neighbouring Property

- 5.10 Concerns have been raised about overlooking, however the deletion of the window in the north west elevation and significant reduction in glazing in the south west elevation from the previous scheme removes potential overlooking compared to what has been previously approved. In regard to the balcony, as noted above this looks out over the open countryside to the rear. There is one panel of the balcony in the north-east elevation which does have the potential to overlook the garden of Street Farm to the north but this can be obscure glazed with a condition imposed to ensure it is retained in perpetuity.
- 5.11 As noted above, a concern was also raised about the impact of the car port on the neighbouring property given the proximity of it to the boundary. However the car port is relatively modest in scale. Any overshadowing would be very limited to short periods of the day to a very small portion of the garden of the plot. Whilst the neighbour's concern that it

will impact on their views out across the open countryside to the west is appreciated, the loss of their view over third party land is not a reason to refuse application and therefore it is considered that the impact on their property is not of sufficient harm to warrant refusal of the application.

- 5.12 The proposed scheme is therefore considered to be acceptable in regards to the amenity of neighbouring properties and accords with policy DM3.13 of the Local Plan.

Access and Parking

- 5.13 The location of the access has been revised slightly to the north from the previous position. The Highway Authority's comments are awaited and will be reported in due course, however, it is envisaged that they will have no objection to the scheme on safety or parking grounds.

Drainage

- 5.14 The site is in Flood Zone 1, with only a small area of identified surface water flood risk in the southern fringe of the garden. As such the development is not considered at risk of flooding. Surface water drainage is to be soakaways, but full details of these will need to be provided by condition. In regard to foul drainage, the application form advises that this will be managed by means of a septic tank. This would not be acceptable. In the absence of a foul sewer in the vicinity of the site, foul drainage should be to a private treatment plant and a condition is proposed to that effect.
- 5.15 With conditions relating to foul and surface water drainage it is therefore considered that the proposed development is acceptable under policy DM4.2 of the Local Plan.

Ecology

- 5.16 An Ecological Impact Assessment has been submitted with the application. This found that whilst the site had low botanical diversity, the barn had the potential to support individual or low numbers of roosting bats, and evidence of roosting barn owls and nesting swallows was identified. Further bat surveys were required which have now been carried out and officers await a formal report on this which is anticipated to be submitted imminently, the results of which will be updated to members in due course. It is envisaged that this will not present an ecological reason for refusal in this case.
- 5.17 Conditions are proposed to ensure the mitigation and enhancement measures identified in the Assessment are implemented.

Other Issues

- 5.18 Comments have been raised about the surfacing of the driveway and parking and turning area. A landscaping condition is proposed which will include details of surfacing at which stage an appropriate surfacing of the driveway and parking and turning area can be agreed.
- 5.19 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will likely provide employment during the construction phase of the project. This weighs in favour of the proposal.
- 5.20 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.21 This application is liable for Community Infrastructure Levy (CIL) as whilst the most recent use is agricultural it has not been in use for a continuous period of 6 months in the last 36

months. The applicants confirmed that the most recent agricultural use as storage for seed products ceased circa 2015.

Conclusion

- 5.22 The proposed design of the dwelling and impact on neighbouring properties and the local highway network is acceptable. Whilst the conversion of a building of this nature would normally be contrary to policy, the existence of an extant prior approval for conversion of the building to residential use is a material consideration and given that the proposed scheme would be an improvement in terms of its design it is considered acceptable.

Recommendation : Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 No PD for Classes ABCD&E
- 4 Balcony panel to be obscured glazed
- 5 No additional openings
- 6 Foul drainage -sealed system/package
- 7 Surface water
- 8 Landscaping scheme
- 9 No PD for fences, walls etc
- 10 External materials to be agreed
- 11 Ecology Mitigation
- 12 Biodiversity Enhancement
- 13 Water efficiency
- 14 Contaminated land during construction

Any highway conditions resulting from the Highway Authority consultation will also need to be added

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- 4. Application No : 2021/0651/F**
Parish : SHOTESHAM
 Applicant's Name: Mr J Carver
 Site Address: Glenview The Common Shotesham NR15 1YD
 Proposal: Extension to existing building and change of use to office

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4 and the proposal has the potential to generate employment, but the recommendation is for refusal.

Recommendation summary:

Refusal

1 Proposal and site context

- 1.1 The application seeks full planning permission for an extension to an existing single storey timber boarded outbuilding and the change of use of the building to office accommodation. The extension would be constructed of stained timber boarding with a flat roof to match the existing building.
- 1.2 The existing plot contains a detached dwelling and is located on the east side of Shotesham Common. The outbuilding is situated to the south of the main dwelling and is accessed by the driveway to the main property. There is a dwelling immediately to the south of the site and fields to the north. The site is outside the development limit for Shotesham but within the Conservation Area. The Common is also a site of Special Scientific Interest with the southern boundary of the property bordering the area.
- 1.3 The applicant has confirmed that the building has been used as an office since 2014. The business that operates out of the building is the administration side of a building company which is run by two relatives of the occupiers of the main dwelling although they do not themselves reside in the property.
- 1.4 The proposed extension measures approximately 5m in length by 5m in width and is required to accommodate an additional part time employee working three days a week as well as additional computer and printer space and file storage. It will result in a building that in total measures approximately 12.2m in length by 5m in width
- 1.5 The satellite dish attached to the building will be removed and not replaced.

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2016/1202 | Discharge of S106 obligation relating to land management | Approved |
| 2.2 | 2014/1866 | Retrospective application for retention of satellite dish on outbuilding, as 2 already erected on main house | Approved |
| 2.3 | 2011/1138 | Rear extension | Approved |
| 2.4 | 1999/1794 | Demolition of existing bungalow and erection of new dwelling | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 06 : Building a strong, competitive economy
NPPF 12 : Achieving well-designed places
NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 5 : The Economy
- 3.3 South Norfolk Local Plan Development Management Policies
DM1.3 : Sustainable location of new development
DM2.2 : Protection of employment sites
DM3.8 : Design principles applying to all development
DM3.10 : Promotion of sustainable transport
DM3.11 : Road safety and the free flow of traffic
DM3.12 : Provision of vehicle parking
DM3.13 : Amenity, noise, quality of life
DM4.10 : Heritage Assets
- 3.4 Statutory duties relating to conservation areas:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides:
"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

4 Consultations

4.1 Shotesham Parish Council

Refuse

- Concerns with regard to existing building
- Given the extensive changes from the original plans for this building, the Parish Council consider that it is probable that the applicant should be requesting retrospective permission for planning and for change of use.
- Property is now in Conservation Area.
- Building can be seen from highway, a footpath of public open space.
- Inappropriate and unacceptable intrusion into the landscape of a very sensitive well valued part of Conservation Area.
- Building is black and stands out from vantage points.
- Too close to boundary.
- Unneighbourly.
- Foul water disposal should be approved.
- Larger office could accommodate a larger number of staff.
- Access from unsplayed drive.
- None of the owners/directors live in the main dwelling.

4.2 District Councillor – Cllr F Ellis

Determine by Committee due to concerns with highway safety

4.3 NCC Highways

To be reported

4.4 Senior Heritage & Design Officer

- Low degree of harm not significant to warrant refusal
- Scale or height not an issue
- Flat roof does look incongruous alongside the more traditional two storey but in the wider context the two storey is more prominent

4.5 Other representations

3 letters of objection raising the following matters:

- Overshadowing
- Overlooking
- Use has been commercial at least since May 2015
- Visually intrude into neighbouring garden
- Clearly visible from highway
- Highway concern
- No attempt to screen original
- Visually intrusive on the character of SSSI and conservation area
- Parked cars spoil aspect of The Common
- Creeping encroachment on to The Common

5 Assessment

Key considerations

- Principle of development
- Impact on the character and appearance of the area
- Neighbour amenity
- Highway safety and parking

Principle

- 5.1 The site is located outside of the development boundary that has been defined for Shotesham and so in planning terms, is in the countryside. However, Policy DM1.3 of the SNLP permits development in such locations where it accords with specific development management policies or otherwise demonstrates overriding benefits in terms of the economic, social and environment dimensions of sustainable development. Policy DM2.1 supports the expansion of existing businesses in the countryside provided it does not have a significant adverse impact on the local and natural environment, the character of the countryside and the amenity of neighbouring properties.
- 5.2 The existing building from which the business operates was constructed in 2014 as permitted development i.e. it did not need planning permission as an ancillary building to the dwelling. This was confirmed at the time by the Council's Enforcement team. It is understood that the building was used as an office for the applicant's business from 2014 although the Council was not aware of this but regardless, the use of the building has not yet become lawful as it has taken place for less than ten years. This application seeks to regularise that alongside the proposed extension.
- 5.3 It is understood that while the applicant is related to the occupant of the dwelling, the applicant does not reside there and his relative does not work at the office. Consequently, Policy DM2.3 (Working from home) is not engaged in this instance. Instead, Policy DM2.1(7) explains that proposals for new sites in the countryside will be assessed against the policies of the local plan with positive consideration given to proposals that:

- a) Re-use redundant rural buildings and hardstandings (Policy DM2.10); and/or
- b) Are located on sites well related to rural towns and villages and it is demonstrated that there are no sequentially preferable sites available; and/or
- c) Create accessible jobs and business opportunities in the rural area.

- 5.4 There is no apparent planning justification for this proposal to be in this specific location under Policies DM2.3 or DM2.10 and as it does not have planning permission to be used for business use, the existing use is not lawful. Shotesham is an 'other village' in the settlement hierarchy with a limited range of facilities and the site is approximately 500m from the nearest part of the development boundary. On the basis that the applicant and other employees will need to travel to the building from their homes, its location cannot be said to be accessible or sustainably located and in that regard, the application is contrary to criterion (c) above or Policy 1 of the JCS or Policy DM3.10 of the SNLP.

Impact on the character and appearance of the area

- 5.5 The site is located on a valley side with the land sloping from the front of the site down towards The Common. The outbuilding is positioned at a lower level to the south of the dwelling. Concerns have been raised regarding the impact of the extension to the building having an adverse impact on the Conservation Area. The Senior Heritage Officer has been consulted and although there are some concerns that the flat roof appearing incongruous, when taken in the wider context with the two storey wood boarded element of the neighbouring property, the location of the building being to the rear of the site rather than being very prominent in the street view and the materials to be used, it is considered that there is not sufficient enough harm to warrant refusal and that the overall character and appearance of the conservation area will be preserved. The proposal therefore accords with Policy DM4.10 of the SNLP.

Neighbour amenity

- 5.6 With regard to the impact on residential amenity, concerns have been raised regarding over shadowing and overlooking to the property to the south of the site. The proposed extension will be adjacent to the north and west boundaries of the neighbouring property. It is considered that when having regard to the size of the building, the location of the fenestration in the building and noting its position relative to the neighbouring property there will be no significant loss of light, outlook or privacy and as such the scheme complies with the requirements of Policy DM3.13.
- 5.7 The use of the building is not considered to generate such a significant amount of noise or artificial light that it would have an excessive or unreasonable impact on the neighbouring occupants or the amenity of the area and therefore the scheme complies with Policy DM3.13.

Highway Safety and Parking

- 5.8 The main dwelling has parking areas to both the front and side of the property which allows adequate parking and turning for a number of cars. The proposal will therefore accord with Policy DM3.12
- 5.9 The Highways Officer has been consulted regarding the application. At the time of writing this report there is no response and any comments this will be reported to Committee.

Other Issues

- 5.10 The need to support the economic recovery during and following the COVID-19 pandemic is a material consideration in the assessment of planning applications and weighs in favour of this application. However, in this case other factors are considered to be of more

significance and the need to support the economic recovery does not outweigh those factors.

- 5.11 Under Section 143 of the Localism Act, the Council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.12 This application is liable for the Community Infrastructure Levy.

Conclusion

- 5.13 When balancing out those issues that this application raises, although the proposal will have acceptable impacts on the character and appearance of the area (including the conservation area) and living conditions of neighbouring properties, there is no planning justification for the business to be in this countryside location and there will likely be a heavy reliance on employees and visitors using their private motor vehicles to travel to and from the site. These harms are considered to outweigh the otherwise acceptable impacts of the development and the application is therefore recommended for refusal.

Recommendation : Refusal
 1 Contrary to Policy DM2.1
 2 Unsustainable location

Reasons for Refusal

- 1 The application site is located outside of the development boundary that has been defined for Shotesham. The application does not propose the re-use of a redundant building, it is not well related to Shotesham or any other settlement nor has it been demonstrated that there are sequentially preferable sites available to justify the location of this development in the countryside. The application is therefore contrary to Policy DM2.1 of the South Norfolk Local Plan Development Management Policies Document 2015.
- 2 The site is located in the open countryside and is approximately 500 metres from the nearest part of the development boundary for Shotesham, which is defined as an 'other village' by the Joint Core Strategy. Its connectivity to Shotesham and other settlements is such that it is highly likely that visitors and employees will rely on their private motor vehicle to access the site and thus the site is not located to minimise the need to travel. The application is contrary to Policy 1 of the Joint Core Strategy and Policy DM3.10 of the South Norfolk Local Plan Development Management Policies Document 2015.

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Item 7: Planning Appeals**Appeals received from 20 May 2021 to 17 June 2021**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2020/1989	Little Melton Land at The Close Little Melton Norfolk	Mr Daniel Bear	Erection of low carbon, single storey, 4 bedroom residential dwelling with integrated garage/surface parking and private amenity space.	Delegated	Refusal
2020/1006	Kirby Cane Wardley Hill Campsite Wardley Hill Road Kirby Cane NR35 2PQ	Joe, Holly and Ralph Putman	Proposed Campsite Service Building with Wardens accommodation and extension of campsite total area to South boundary.	Development Management Committee	Refusal
2020/0145	Needham 66 High Road Needham IP20 9LB	Mr P Bee	Erection of single storey rear extension with pitched roof to existing front porch and a double garage.	Delegated	Refusal

Planning Appeals**Appeals decisions from 20 May 2021 to 17 June 2021**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2019/2458	Mulbarton Land adjacent to 41 Rectory Lane Mulbarton Norfolk	Mr John Thompson	Erection of two storey dwelling.	Delegated	Refusal	Appeal dismissed
2019/8001	Hethersett Thickthorn Farm Norwich Road Hethersett Norfolk NR9 3AU	Mr M P Kemp	Enforcement Appeal against enforcement notice for the erection of two steel framed buildings without planning permission	Delegated	Dismissed and enforcement notice upheld	Appeal dismissed