

Development Management Committee

Agenda

Members of the Development Management Committee:

Cllr V Thomson (Chairman)
Cllr L Neal (Vice Chairman)
Cllr D Bills
Cllr B Duffin
Cllr J Halls

Cllr T Holden
Cllr F Ellis
Cllr G Minshull
Cllr T Laidlaw

Date & Time:

Wednesday 9 February 2022
10.00am

Place:

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

Contact:

Leah Arthurton tel (01508) 533610
Email: committee.snc@southnorfolkandbroadland.gov.uk
Website: www.southnorfolkandbroadland.gov.uk

PUBLIC ATTENDANCE / PUBLIC SPEAKING

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

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

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@southnorfolkandbroadland.gov.uk, no later than **5.00pm** on **Friday 4 February 2022**. Please see further guidance on attending meetings at page 2 of this agenda. Places may be limited.

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@southnorfolkandbroadland.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@southnorfolkandbroadland.gov.uk by 5pm on Friday 4 February 2022.

Please note that due COVID, the Council cannot guarantee the number of places available for public attendance, but we will endeavour to meet all requests.

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.

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, 12 January 2022;

(attached – page 9)

5. Planning Applications and Other Development Control Matters;

(attached – page 18)

To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2021/0195/F	CRINGLEFORD	Land East of A11 and North and South of Round House Way Cringleford Norfolk	18
2	2021/1343/F	ASHWELLTHORPE AND FUNDENHALL	Barn at The Grange Whipps Lane Fundenhall Norfolk	26
3	2021/1344/LB	ASHWELLTHORPE AND FUNDENHALL	Barn at The Grange Whipps Lane Fundenhall Norfolk	40
4	2021/2757/F	BURSTON AND SHIMPLING	Bell Cottage Back Lane Burston IP22 5TT	45

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 50)

8. Date of next scheduled meeting- Wednesday 9 March 2022

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

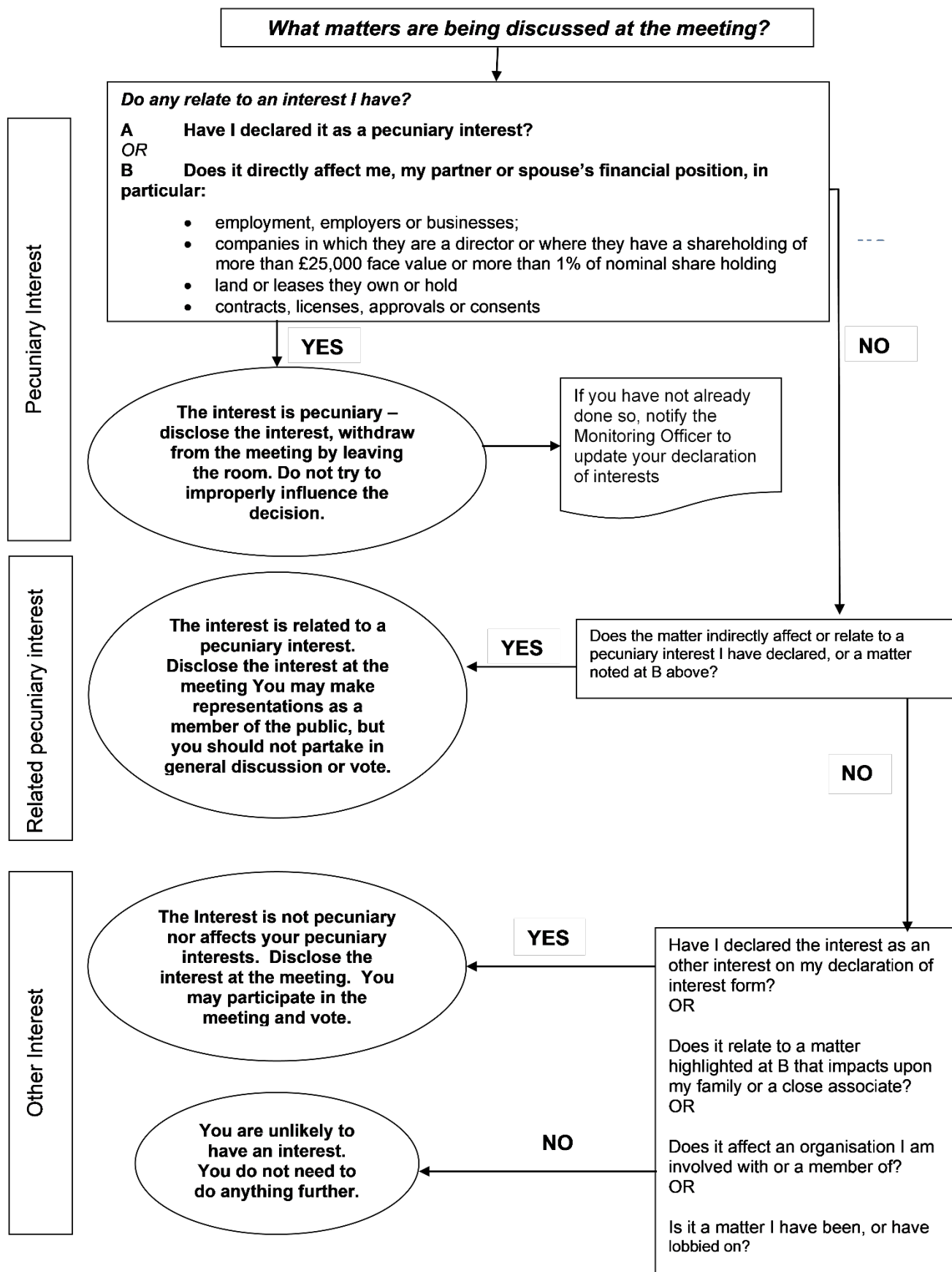
DECLARATIONS OF INTEREST AT MEETINGS

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 12 January 2022 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), D Bills, B Duffin, F Ellis, J Halls, T Laidlaw, L Neal and G Minshull.

Apologies: Councillor: T Holden

Officers in Attendance: The Development Manager (T Lincoln), the Area Team Manager (G Beaumont) and the Principal Planning Officer (S Everard)

12 members of the public were also in attendance

591 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
2021/2227/H (Item 1)	CRINGLEFORD	All	Local Planning Code of Practice Lobbied by an Objector
		D Bills	Other interest Country Councillor covering Cringleford
2021/2510/F (Item 3)	SHOTESHAM	All	Local Planning Code of Practice Lobbied by the Applicant
		T Laidlaw & J Halls	Local Planning Code of Practice Lobbied by a Member of Shotesham Parish Council

2021/2546/F (Item 4)	SHOTESHAM	T Laidlaw & J Halls	Local Planning Code of Practice Lobbied by a Member of Shotesham Parish Council
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592 MINUTES

The minutes of the meeting of the Development Management Committee held on 15 December 2021 were confirmed as a correct record.

593 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 applications listed below.

Application	Parish	Speakers
2021/2227/H	CRINGLEFORD	T Wang – Parish Council M Rayner– Objector J Okoro– Objector
2021/2352/CU	FLORDON	T Tumov – Applicant Cllr N Legg– Local Member Cllr V Clifford-Jackson – Local Member (Written representation)
2021/2510/F	SHOTESHAM	H Jackson – Parish Council D Marris – Agent Cllr F Ellis – Local Member
2021/2546/F	SHOTESHAM	H Jackson – Parish Council J Carver – on behalf of the Applicant Cllr F Ellis – 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.

594 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:35pm)

Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE
–12th January 2022**

Item	Updates	Page No
Item 1 2021/2227	<p>An additional representations has been received in relation to the application setting out the following:</p> <ul style="list-style-type: none"> • This is the 4th application in under 2 years. • 14 and 16 Brettenham Avenue were built as twins not imposing upon each other. • Permitting the large dormer in the current application would mean that the single story garage with retained roof has become a 2storey flat roof extension, 2m from our property which would irrefutably overlook our kitchen, sun room and rear patio, as well as the garden. This is far worse than the agreed plans, adding overbearing and unsightly to our overlooking objection. • Application has been subject to a number of complaint stages • The changes are described as relatively modest from the approved scheme. This is the fifth set of plans. The degree of change from the existing building is enormous and growing with each application. <p>Separately concern has also been raised in relation to the lack of clarity on the name of the applicant and also whether the agent has visited the site.</p> <p>Consideration has been given to the additional comments which have been submitted. Whilst the concerns are fully understood, the impact of the development on the amenity of neighbouring occupiers has been assessed as part of the committee report. Subject to the condition securing the dormer window as obscure glazed and fixed shut, the proposal is considered to be acceptable.</p> <p>In relation to the applicant details, a householder application form has been completed. The agent has signed certificate A on behalf of the applicant who is the owner of the site. In this regard the relevant statutory requirements are considered to have been met.</p>	14
Item 2 2021/2352	<p>Following the publication of the committee report, amendments have been received to the application. This includes:</p> <ul style="list-style-type: none"> • Amendment to the description • Amendment to the red-line area <p>In addition to the above comments have also been provided by the Council's housing team.</p> <p><u>Description</u></p> <p>The description of the report is to be amended as follows:</p>	18

	<p>Change of use of land for the retention of 5No static caravans.</p> <p>The original application sought the retention of 3 caravans with 2 additional caravans proposed. The amendment to the description does not change the overall number of caravans, it just seek to clarify the number of caravans on site.</p> <p><u>Red Line</u></p> <p>The caravans have been placed on the site in a different arrangement on site than originally proposed. Whilst they are still located within the same general area of the site, the red line for the site has needed to be expanded to incorporate the amended layout.</p> <p>The amendments to the red line is not considered to result in a difference to the application or assessment as presented . The amended red line is still entirely within the wider landownership of Tas Valley Mushrooms and does not extend the site boundary into the wider landscape.</p> <p><u>Comments from the Councils Housing team</u></p> <p>If the site obtains planning permission then the site owner will need to apply (and obtain) and caravan site licence from the council, under the <u>Caravan Sites and Control of Development Act 1960</u>. As part of any licence granted, the council would apply conditions to the caravan site licence. In determining appropriate conditions for such site, the council would have regard to the government issues Model Standards 2008 for caravan sites in England – see link for this document. This documents details the standards the council would be expecting for such a site. This would include standards such as adequate separation distances between caravans, which currently appears to be an issue on site.</p> <p>In addition, the <u>Mobile Homes (Requirement for Manager of Site to be Fit and Proper Person) (England) Regulations 2020</u>, also requires the owner or manager of the site to be a fit and proper person to manage the site. The owner would need to apply for themselves or an appointed manager to be included on the council fit and proper persons register for the site.</p> <p><u>Recommendation</u></p> <p>Following the amendments as set out above, there is a need to amend the recommendation. The recommendation is currently for refusal. It is still recommended for refusal, but having regard to the amendment of the description and the red line are there is a need for a further consultation period with the public. The recommendation is therefore proposed as follows:</p>	
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	<p>Authorise the director of place to refuse the application following an additional consultation with neighbours and stakeholders.</p> <p>Should anything come out of the consultation which would alter the decision to refuse the application, the application would be returned to committee.</p> <p>It is also recommended to update reason for refusal 1 to reflect the restrictive condition on operational hours on the site. The revised wording for Reason for Refusal 1 as follows:</p> <p>The application fails to demonstrate an essential functional need for onsite agricultural worker's accommodation having regard to the fact that there is an hours of operation restriction in place in any event and also that the operations in question could not be adequately managed by alarm systems etc. Furthermore, it has not been sufficiently demonstrated that workers could not be accommodated in other settlements, to meet any operational need. As such, the proposal is contrary to Policy DM2.11 of the South Norfolk Development Management Policies Document 2015 and Paragraph 80 of the NPPF (July 2021).</p>	
Item 3 2021/2510	No updates to provide.	25
Item 4 2021/2546	<p>Comments received from the Highway Authority (see below). These confirm the position set out in paragraph 5.9 of the report and the third reason for refusal:-</p> <p><i>I note that this application has been submitted following the refusal of the previous submission 2021/0651. In highway terms the same issues apply. The proposal as previously appears to be for a commercial office, rather than a home office. The application proposes that the office is for 5 full time members of staff. The site is only just within the 30mph speed limit and unfortunately the visibility from the entrance to the property is poor in both directions. In addition, the entrance is quite hidden when approaching from either direction.</i></p> <p><i>As such it is considered that the additional movements that will result from the office, particularly those exiting onto The Common will be hazardous to other road users. It is therefore recommended that this application be refused for the following reason:</i></p> <p><i>Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway contrary to Development Plan policy.</i></p>	39

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** : **2021/2227/H**
 Parish : **CRINGLEFORD**
 Applicant's Name : Mr Wang
 Site Address : 16 Brettingham Avenue Cringleford NR4 6XG
- Proposal : Amendments to approved scheme 2021/1108 to include front porch size and its roof shape change; rear extension roof change from flat roof to double hip roof; dormer addition to rear garage roof
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time Limit - Full Permission
 2 In accordance with submitted drawings
 3 Fixed shut and obscure glazing
 4 No further permitted development rights

2. **Appl. No** : **2021/2352/CU**
 Parish : **FLORDON**
 Applicant's Name : Mr T Tumov
 Site Address : Tas Valley Mushrooms Bungalow The Street Flordon
 Norfolk NR15 1RN
- Proposal : Change of use of land for the retention of 5No static
 caravans
- Decision : Members voted 7-0 with 1 abstention to delegate authority
 to the Director of Place to **Approve** a temporary one-year
 permission subject to the completion of a further public
 consultation with the public and stakeholders. The
 additional consultation reflects the change to the
 description and the change to the red line boundary.

Reasons for overturning officer recommendation

Members considered reasons for the current need for caravans to be located on site. This follows difficulties in recruiting and retaining staff locally. The workforce was largely European and following the UK leaving the European Union a number of workers returned to EU countries. Members gave weight to the economic impact of the significant changes to employment regulations had, had on the business, and gave weight to the economic benefit that the site has. A temporary permission was considered appropriate having regard to the conflict of the development with DM2.11 and DM1.3 to allow the business to continue whilst the changing national guidelines for workers coming from Europe is reviewed.

3. **Appl. No** : **2021/2510/F**
Parish : **SHOTESHAM**
Applicant's Name : Mr Richard Mantin
Site Address : Land south of Greenhill, The Common, Shotesham, Norfolk
- Proposal : Demolition of redundant stable and construction of new single storey dwelling.
- Decision : Members voted 5-4 for **Refusal**
(The Chairman used his casting vote)
- Refused
1. Unsustainable location
 2. Harm to character and appearance of area, including conservation area
 3. Overriding benefits not demonstrated
4. **Appl. No** : **2021/2546/F**
Parish : **SHOTESHAM**
Applicant's Name : Mr J Carver
Site Address : Glenview The Common Shotesham NR15 1YD
- Proposal : Change of use for outbuilding to office (Class E)
- Decision : Members voted 5-3 for **Refusal**
- Refused
- 1 Contrary to DM2.1
 - 2 Unsustainable location
 - 3 Inadequate visibility splays

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Applications submitted by South Norfolk Council

Application 1

2021 0195

Not Set



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

1. **Application No :** 2021/0195/F
Parish : CRINGLEFORD
- Applicant's Name: Big Sky Developments Ltd
 Site Address Land East of A11 and North and South of Round House Way
 Cringleford Norfolk
 Proposal Proposed section of road to extend the existing proposed highway
 within the development approved under application ref. 2017/2120

Reason for reporting to committee

The applicant is Big Sky Development Ltd in which South Norfolk Council has an interest.

Recommendation summary:

Approval with Conditions

1 Proposal and site context

- 1.1 The application is a full application for a section of new adopted highway on land on the edge of Cringleford. The site subject to this application forms part of the land which lies directly adjacent to Roundhouse Way and extends south from the A11, with the A47 bypass to the west and existing residential development to the east. The whole site comprises of approximately 27 hectares of grade 3 agricultural land with undulating gradient falling in various directions. The southern parcel is outside of Cringleford Conservation Area and the closest listed buildings are a 19th century Round House, on the opposite side of the A11 to the application site and The Farmhouse located adjacent to the boundary to the southeast corner at the end of Meadow Farm Drive.
- 1.2 The site benefits from outline planning permission for a large mixed-use development including up to 650 dwellings granted consent at appeal on 7 January 2016 (2013/1494) and a subsequent variation of conditions application (2017/2120). This application seeks approval for a section of highway internal to the residential development which is required to serve the surrounding new dwellings. Construction timetables require this portion of highway to be brought forward in advance of the Reserved Matters application for the adjacent dwellings.

2. Relevant planning history

- | | | | |
|-----|-----------|--|--------------|
| 2.1 | 2013/0552 | Request for Scoping Opinion for proposed residential development for up to 700 residential units, green infrastructure land, up to 2500 square metres of Class A1-A5 and D1 floorspace and access from the A11 roundabout | EIA Required |
| 2.2 | 2013/1494 | Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works. | Refused |
| 2.3 | 2017/0196 | Variation of conditions 5, 6, 11, 28, 35, 36, 37 and 38 of permission 2013/1494 (Outline planning application with all matters reserved | Approved |

		(save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate greater flexibility in the delivery of the scheme	
2.4	2017/2120	Variation of conditions 1, 3, 4, 7, 10, 13, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 33, 36, 38, and 39 following application 2017/0196 which relates to - (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.) - to facilitate the development coming forward on a phased basis.	Approved
2.5	2017/2207	Discharge of condition 5 - Landscape Strategy of permission 2013/1494 (Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.)	Withdrawn
2.6	2018/2783	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-1 comprising 67 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	Approved
2.7	2018/2785	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-3 comprising 62 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	Approved
2.8	2018/2786	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-4 comprising 56 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration

2.9	2018/2787	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-5 comprising 23 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration
2.10	2018/2788	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-6 comprising 21 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration
2.11	2018/2789	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-7 comprising 42 dwellings and approximately 500 sq metres of commercial floorspace, together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration
2.12	2018/2790	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-8 comprising 765 sq metres of commercial floorspace (Use classes A1,A2,A3,A4,A5,D1) together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement)	under consideration
2.13	2018/2784	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-2 comprising 79 dwellings together with associated landscaping and infrastructure. (The outline submission included an Environmental Statement).	Approved
2.14	2018/2791	Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-9 comprising of the formal and informal landscaping areas, including areas for formal sport pitches and a sports pavilion, and associated infrastructure. (The outline submission included an Environmental Statement)	Approved

- | | | | |
|------|-----------|--|---------------------|
| 2.15 | 2021/2779 | <p>Reserved Matters details of appearance, layout, scale and landscaping following outline permission 2017/2120, for RM-APP-9 comprising of the formal and informal landscaping areas, including areas for formal sport pitches and a sports pavilion, and associated infrastructure. (The outline submission included an Environmental Statement)</p> | under consideration |
|------|-----------|--|---------------------|

Appeal History

- | | | |
|------|-----------------|---|
| 2.16 | 14/00025/AGREFU | <p>Outline planning application with all matters reserved (save access) for the creation of up to 650 residential dwellings (use class C3), up to 2,500 sq mtrs of use class A1, A2, A3, A4, A5 and D1 floorspace, together with highways works, landscaping, public realm, car parking and other associated works.</p> |
|------|-----------------|---|

3 Planning Policies

- | | |
|-----|--|
| 3.1 | <p>National Planning Policy Framework (NPPF)
 NPPF 04: Decision-making
 NPPF 06: Building a strong, competitive economy
 NPPF 12: Achieving well-designed places</p> |
| 3.2 | <p>Joint Core Strategy (JCS)
 Policy 2: Promoting good design
 Policy 4: Housing delivery
 Policy 5: The Economy
 Policy 6: Access and Transportation
 Policy 12: The remainder of the Norwich Urban area, including the fringe parishes</p> |
| 3.3 | <p>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
 DM3.14: Pollution, health and safety</p> |
| 3.4 | <p>Cringleford Neighbourhood Plan
 GEN1: Co-ordinated approach for delivering overall growth
 HOU2: Design Standards</p> |
| 3.5 | <p>Supplementary Planning Documents (SPD)
 South Norfolk Place Making Guide 2012</p> |

Statutory duties relating to Listed Buildings and the setting of Listed Buildings:

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall 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.

4. Consultations

4.1 Cringleford Parish Council

Consultation 1:
No Objection

Consultation 2:
No Objection to this amendment

4.2 District Councillors

To be reported if appropriate

4.3 NCC Highways

Consultation 1:
No Objection

Consultation 2:
No Objection to this amendment

4.4 SNC Landscape Architect

No comments received to date

4.5 Senior Heritage & Design Officer

No comments received to date

4.6 Other representations

None received

5 Assessment

Key considerations

5.1 The key considerations are the design and impacts upon highway safety and residential amenity.

Principle

5.2 There is no specific policy relating to the provision of a section of highway, however, there are general policies relating to access and transportation (JCS policy 6 for example) and the overall principle of providing associated infrastructure in relation to the consented housing development considered acceptable subject to no adverse impacts being identified.

Layout and Design

- 5.3 Both JCS Policy 2 and Section 12 of the NPPF require high quality design with importance being attached to the design of the built environment, which is seen as a key aspect of sustainable development.
- 5.4 The position and design of this section of highway forms an inherent part of the overall site layout, contributing to the overall layout design along with the associate vehicular and pedestrian routes incorporated within it.
- 5.5 On this basis, it is considered that the scheme would accord with Policy 2 of JCS, Section 12 of NPPF, DM1.4, and DM3.8 of the Development Management Policies document and GEN1 and HOU2 of the Cringleford Neighbourhood Plan.

Residential amenity

- 5.6 Policy DM3.13 directs that development should not be approved if it would have a significant adverse impact on nearby resident's amenities or the amenities of new occupiers.
- 5.7 With its integration into the overall site layout the section of highway only impacts the new dwellings being built either side of it and for which it serves as access route; as an internal road with no through traffic, the proposed development would not result in any significant harm to the amenities of existing or proposed properties and accords with DM3.13 of the Development Management Policies document.

Highway safety

- 5.8 Policy DM3.11 states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network.
- 5.9 The detailed design of the proposed section of highway has been assessed by the Highway Authority who have no objections to these details. Furthermore, the highway does not impede the ability to provide parking for the proposed dwellings adjacent to it. As such it is considered that the proposals comply with the requirements of policies DM3.11 and DM3.12 of the Development Management Policies document.

Setting of listed buildings

- 5.10 This application is a significant distance from the two listed buildings within the vicinity of the outline site, separated by the A11 and the proposed development to the south of this particular application and therefore it has no impact at all on those two listed buildings identified above.

Other Issues

- 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 not liable for Community Infrastructure Levy (CIL)
- 5.13 I have been mindful of the need to consider the impact of Covid in this assessment. The construction phase will bring economic benefits that weigh in favour of the proposal.

Conclusion

- 5.14 The proposed section of highway is considered acceptable in terms of its layout and integration into the wider development. Furthermore, the development will not harm the character and appearance of the area, and it will not adversely affect the amenities of future the neighbouring properties or highway safety. It is considered that the proposal would accord with Policy. I therefore recommend that the application be approved.

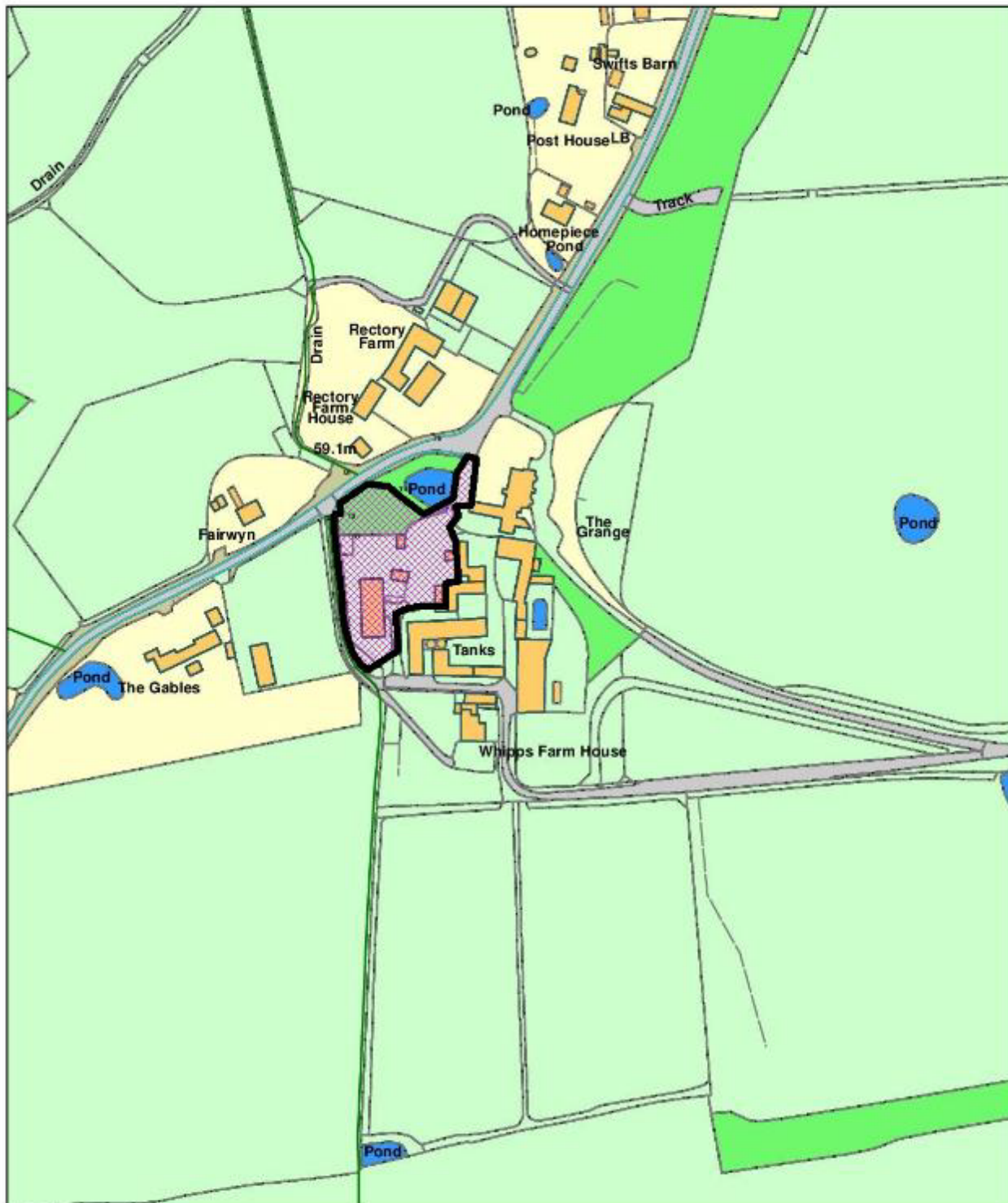
Recommendation: Approval with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings

Contact Officer Peter Kerrison
Telephone Number 01508 533793
E-mail peter.kerrison@southnorfolkandbroadland.gov.uk

2021 1343

Not Set



2. Application No: 2021/1343/F
Parish: ASHWELLTHORPE AND FUNDENHALL

Applicant's Name: Mr H Mason
Site Address: Barn at The Grange Whipps Lane Fundenhall Norfolk
Proposal: Proposed conversion of existing Atcost building to residential use (following the permission granted for Class Q conversion of the building under reference: 2020/2236)

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 site is located within an agricultural unit at The Grange, Whipps Lane, Fundenhall. It currently consists of a 20th Century functional agricultural barn with a concrete portal frame, metal sheet cladding and corrugated fibre roofing. The barn is open inside with compacted earth flooring and a full height opening in its eastern elevation. The immediate area surrounding the barn is laid to grass to the east, north and south with vegetation, a hedgerow and a ditch to the west. An area of woodland and a pond lies to the north between the barn and Whipps Lane with further residential dwellings north of Whipps Lane. The site is located within an agricultural unit that includes two further residential dwellings (one that is listed), curtilage listed brick agricultural barns, associated hard standing. To the west is a hedge, followed by access track, a field then another residential dwelling.
- 1.2 The application is to part convert the agricultural building into a dwelling and part demolish the remainder of the building. This will include recladding the building and making associated internal alterations. The proposal also includes the conversion of several curtilage listed agricultural outbuildings into a cart lodge and residential storage incidental to the main dwellinghouse. A new access is proposed from the north, including a partial infilling of a pond and the removal of trees.
- 1.3 This application is accompanied by a listed building application reference 2021/1344 for the works to the curtilage listed buildings.

2. Relevant planning history

- | | | | |
|-----|-----------|---|---------------------|
| 2.1 | 2020/1793 | Proposed conversion of existing Atcost barn to residential use. | Withdrawn |
| 2.2 | 2020/2236 | Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB) | Approved |
| 2.3 | 2021/1344 | Proposed alteration to existing curtilage listed outbuilding to form car port, as well as minor repairs/alterations to fabric of three other outbuildings | under consideration |

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 06: Building a strong, competitive economy

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

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 3: Energy and water

Policy 4: Housing delivery

Policy 5: The Economy

Policy 6: Access and Transportation

Policy 16: Other Villages

3.3 South Norfolk Local Plan Development Management Policies

DM1.3: The sustainable location of new development

DM1.4: Environmental Quality and local distinctiveness

DM2.8: Equestrian & other changes of use of agricultural land

DM2.10: Conversion and re-use of buildings in the Countryside for non-agricultural use

DM3.1: Meeting Housing requirements and needs

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

DM3.14: Pollution, health and safety

DM4.2: Sustainable drainage and water management

DM4.4: Natural Environmental assets - designated and locally important open space

DM4.5: Landscape Character Areas and River Valleys

DM4.8: Protection of Trees and Hedgerows

DM4.10: Heritage Assets

3.4 Supplementary Planning Documents (SPD)

South Norfolk Place Making Guide SPD

Statutory duties relating to Listed Buildings and the setting of Listed Buildings:

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall 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.

4. Consultations

4.1 Ashwellthorpe and Fundenhall Parish Council

Consultation 1:

- Standby our previous comments on the development, (in respect of 2020/2236) that this application should be rejected.
- We previously quoted Paragraph 105 of the National Planning Policy Guidance (NPPG) which states that the permitted development under Class Q assumes that the existing agricultural building is capable of functioning as a dwelling and is strong enough to bear the load of the development works. Our understanding is that this is to be a conversion and not a rebuild. As in our previous comments on application 2020/2236 we brought to the attention of the planning committee the Hibbit v Secretary of State December 2016 where it was recorded 'The High Court has clarified that a "conversion" of an agricultural building can constitute permitted development under Class Q, but a "rebuild" cannot'.
- We feel that the decision to approve 2020/2236 has opened the application up to come back with development of the building in a way which the community feel is not acceptable. In particular, it does not take into consideration the drainage issues and natural habitat in the area.

Consultation 2:

- Stand by their previous comments on this application that it should be rejected, and that if any development has to go ahead, it should be to the conditions that were stipulated by the class Q permission

4.2 District Councillors:

Cllr. Vivienne Clifford Jackson

- I would like this application to go to the committee. It seems a loss of habitat and raises concerns with the local community who are very knowledgeable about local drainage etc.

Cllr. Nigel Legg:

- To Committee
- There are considerable local concerns about the proposals, the constraints afforded by the previous approval at Grange Farm (demolition) and the changes proposed for the footprint.

4.3 NCC Ecologist

Consultation 1:

Objection – impact on pond and listed structures with insufficient surveys

Consultation 2:

No objection subject to conditions and informatives

4.4 SNC Water Management Officer

No comments received

4.5 NCC Highways

No objection subject to recommended conditions

4.6 The Ramblers

No comments received

4.7 NCC Public Rights of Way

Notes Public Footpath to the west of the site and provides advice. (PROW Officer incorrectly states this forms the access to the development).

4.8 SNC Community Services - Environmental Quality Team

No objection subject to conditions

4.9 Other representations

10 objections:

- An HGV parks and blocks the proposed access and causes damage to the verge which will be made worse by additional residents
- Additional residents will cause additional traffic on Whipps Lane which is unclassified with few passing places
- The proposed cladding is unsightly and out of character
- The proposal causes substantial harm to a grade II listed building (including design, materials and removal of trees)
- The proposal is described as a conversion but policy DM2.10 has not been considered at all
- The proposal is contrary to many local plan and national planning policies
- The Class Q is not a material consideration or a fallback according to case law
- The LPA should be consistent in accordance with case law and refuse on the Basis of none compliance with DM2.10
- The proposal is significantly different from the Class Q approval and contrary to the conditions imposed on it
- The proposal to overclad will increase the dimensions and is a re-build and not a conversion
- The proposal should be returned to the size and scope approved under the Class Q
- The dwelling is far too large and so is the garden area
- The Class Q stated that the roof could be kept and now this application says it should be removed
- The new proposal is closer to Whipps Farmhouse and would risk overlooking; a reduction in size back the class Q proposal would lessen this
- There is more glazing on the south side which would overlook Whipps Farmhouse - this should be mitigated by using bathrooms and obscured glazing
- The northern and western elevations would overlook neighbouring properties
- The proposed Velux combined viewing window is out of character and overlooks properties and should be replaced with a roof light
- The proposed new electricity pole would be visible from Whipps Farmhouse and should be buried on safety grounds
- The boundary was amended so that the track and hedging is outside
- The hedge is important and should be retained
- The trees and hedge to the front is a habitat for wildlife and Great Crested Newts have been found on the site, Water Voles have been found across the road; the site should be surveyed for these and protection plans made
- The plans do not comply with the habitat regulation requirements for licensing
- The environmental impact from removing mature trees and disturbing a mature pond is significant and adverse
- Some trees have been given TPOs and this should be extended; the TPOS are potentially threatened by the required visibility splay
- All boundaries should be protected by construction exclusion zones

- The barn is visible from the right of way and Whipps Farmhouse
- If trees and screening are removed it will become an eyesore
- The neighbouring listed barns should be converted, not the shed
- The works to the pond raise flood risk

I note further submission has been submitted in additional consultations with reference to:

- Water Voles and general ecology
- Case law and interpretation of planning policy
- Highway matters
- Trees

5 Assessment

Key considerations

- 5.1 The key considerations associated with the proposal are the principle of development, design, heritage, amenity, highways, ecology, trees, drainage and landscape.

Principle

- 5.2 The application has multiple elements to it which I have addressed separately, in the assessment below, in terms of the principle of the development; these are the main barn, the conversion of curtilage listed structures and the change of use of land to garden.

The Main Barn

- 5.3 The proposed development is located outside of any development limits and is therefore in policy terms, in the open countryside. Paragraph 2 of the National Planning Policy Framework (“NPPF”) of July 2021 shows that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise, a concept that is replicated in local Plan Policy DM1.3.
- 5.4 In relation to other material considerations, a number of comments have been submitted in this regard with various references to case law and previous applications. The site contains an existing barn which benefits from an extant Class Q prior notification approval for part conversion, part demolition to form a single dwelling. While I note the case law provided by neighbours within their consultation responses, these predominantly pre-date the Class Q legislation so I have therefore given them limited weight in comparison to the more recent guidance provided in *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 which specifically commented on a Class Q proposal in relation to fallback positions.
- 5.5 Within this judgement, it is clarified that the basic principle is that for a prospect to be a “real prospect”, it does not have to be probable or likely: a possibility will suffice. This is an important consideration in this case, as it is contended within the consultation responses that the alleged ownership issue regarding the access for the Class Q development prevents it being possible. While I fully appreciate that any civil ownership discussion may impact the likelihood of the development being carried out; it may not prevent it being possible. The proposal to create a new access in this application is given as reason for this position as raised by local residents. While I acknowledge that a new access is currently proposed, the Class Q access is in existence and is considered acceptable in highway safety terms. Land ownership is not a material planning consideration where, as is the case here, the relevant forms and particulars have been filled in correctly for land outside the applicant’s ownership in the applications. The applicant has demonstrated a desire to invest in further plans and works on the site, a factor that can be significant as highlighted in the above referenced case law and this suggests that overcoming the land ownership issue remains (however likely or not) a possibility due to the desire to develop the site. I also note that there are two further potential access points utilising existing tracks to the development

that could be sought via new Class Q submission if agreement on the first were to ultimately fail and that no representation for the public record on either the Class Q or this current application has been submitted by the landowner confirming that the civil agreement on the use of the access will be rejected at the time of writing. Therefore, in planning terms, on the basis of the information before me and the understanding of fallback positions demonstrated by case law I conclude that the Class Q is “possible” and a “real prospect” in this context.

- 5.6 Another dimension of consideration in the determination of this application, is the comparable nature of the two developments. In relation to this proposal, a single dwelling was approved under class Q and a single dwelling is proposed in this application so in a general sense, with regard to principle at least, the development is comparable.
- 5.7 Further points of comparison and assessment including design details, highway, heritage, arboricultural, drainage and amenity impacts are therefore considered with regard to the site as it exists today, and the fallback position of the Class Q conversion within the following assessment. There are key differences in the wider site plan so a balanced consideration will be provided in following assessment as to the planning merits of the scheme vs the fallback position.

Curtilage Listed Structures

- 5.8 The proposal includes the conversion of 4 small buildings or parts of buildings for use incidental to the main residential dwelling. These buildings were not covered under the Class Q application and are in agricultural use. I have therefore considered their conversion under Policy DM2.10 and through associated listed building application 2021/1344.
- 5.9 In relation to principal under Policy DM2.10, the buildings are standing, of adequate size for their proposed use and, given their size and position within the unit, unlikely to be viable for other commercial uses. Given the curtilage listing they have historical merit worthy of retention, and the conversion can be done without major extension or alteration. I therefore consider the conversion of these buildings to be acceptable in principle under policy DM2.10 subject to assessment of the heritage impacts of renovation works and other relevant development management criteria.

Change of Use of Land to Garden

- 5.10 Policy DM2.8 (changes of use of land) is used to assess the expansion of garden land in comparison to the fallback established above. This sets out a set of assessment criteria that I have addressed later in the report.
- 5.11 In view of the above it is considered that the principle of the proposed development is acceptable in relation to the relevant policies and case law. The following sections of my report seek to assess the details of the scheme in relation to specific development management policies.

Design

The Main Barn

- 5.12 The baseline for this assessment is existing appearance and character of the site along with the material consideration of the Class Q fallback position in relation to the guidance set out in Policy DM3.8, policy 2 of the JCS and section 12 of the NPPF. The existing barn is functional, and simple in its form. It sits slightly away from the more traditional farm buildings on the unit and the Listed Building. It is relatively enclosed within the site, especially from the north where the woodland acts as a buffer. It is open to views from the

existing agricultural buildings to the east and partially screened, partially visible from the track to the west. This varies seasonably due to the deciduous species within the hedging and woodland. The barn is more visible from the south and neighbouring dwelling on this side due to the relative lack of vegetation and other outbuildings on this side.

- 5.13 I note the interest in the design merits of the existing structure and relationship with the listed barns and farmhouse. The presence of a functional, metal clad structure is a matter of fact and, within modern farming these structures now form an intrinsic part of most farming units. Listed farmhouses, through their origins in agriculture, are therefore expected to be seen with the buildings, hard standing and other operational necessities of farming as it has adapted over time. It is acknowledged that the building in question has no architectural or historic merit, however, due to the above, it does not necessarily mean it is out of character with an agricultural setting.
- 5.14 The design of the Class Q approval was constrained by the limitations of this legislation and retained the existing metal cladding and asbestos corrugated roofing, although included the demolition of two bays of the barn. The curtilage was also limited to a small area around the barn and the access was proposed via the existing track to the west.
- 5.15 In relation to wider impact, most is created by the presence of the building in the first instance as the site currently exists. In relation to form, massing and bulk alone the only change comes from the demolition. In the Class Q, this reduction was two bays of the existing barn (out of a total of 5) leaving 3, in this application the reduction is of a single bay, leaving 4. The replacement cladding and use of modern insulation will result in the walls and roof extending a small amount beyond the existing envelope, however within the context of the size of the existing building, this is not significant and is outweighed in scale by the removal of a whole bay from the south end. Taking into consideration the existing site and the fallback, on balance, in relation to form and massing; the proposal is acceptable and retains the simple underlying agricultural character it has presently.
- 5.16 In relation to design details and materials, the consultation responses highlight various policies and design guides, of which some have relevance to the proposal, and some do not. Policy DM3.8 guides as to assessing good design within the context of a proposal. I am also bound to assess the proposal in front of me rather than alternative possibilities. The proposal keeps the form of the structure as stated above; this form is one of a mid-20th century farm building and is clearly different from the earlier brick-built structures to its east. The proposal is to use sinusoidal insulated roof panels and vertical metal cladding on the upper part of the barn to imitate the existing barn. The use of traditional materials (brick or lime render and pantiles) for such a large functional building would not be appropriate and would relate no better to the existing buildings. Some render is proposed for the lower section of the barn (mimicking the existing cladding change). Its more limited use allows a tie in with the materials used on the listed structures while maintaining the clear distinction between the modern and traditional elements on the site.
- 5.17 In relation to windows and doors, aluminium is proposed which is appropriate in this instance given the cladding type that will surround it. This will also help retain the simple form. There is some concern regarding the design of the high-level glazing unit on the west elevation, however this has been designed to maintain the form the structure while introducing light in a relative innovative way. Given it is on an elevation facing away from the listed structures, on balance, the inclusion of such a feature does not warrant reason to refuse the application.
- 5.18 Overall, in the context of the existing site and the Class Q fallback, on balance, the design proposed in this application is acceptable and accords with the overall aims of Policy DM3.8 of the SNLP, Policy 2 of the JCS and section 12 of the NPPF. Given the sensitivities of the site, the use of materials and the retention of the existing simple form are critical to the proposal's acceptability. As such, I have recommended conditions that remove permitted

development rights for alterations and extensions and to require specifications, including samples and colours of the proposed materials to be submitted and approved. These will allow the council to maintain control over the development and its associated impacts on the surroundings.

Wider Site

- 5.19 The site layout of this application is significantly different from that proposed under Class Q and how the site currently appears, so it has been considered in its own merits in relation to the existing and fallback. Policy DM2.8 also requires some design consideration when extending garden areas.
- 5.20 Firstly, with regard to the new access, concerns have been raised with regard to the impact on the listed building, through its presence and tree removal. The access utilises and existing entrance point from Whipps Lane, diverting off shortly after leaving the highway to enter the proposed garden area of the dwelling. A new curved boundary wall is proposed on this part of the site for separation. This element of the site is closest to the listed dwelling; although the existing access track already runs to the rear and is separated from its rear garden area by a curved wall. In terms of character therefore, subject to appropriate use of materials, the proposal appears to complement the existing setting. With regard to the loss of trees specifically, the ones to be removed are not considered worthy of TPO and have no other protection. The curtilage of listed buildings does not automatically protect trees and therefore in planning/design terms, while there will be an impact through change in appearance, I do not consider it to be significant in this instance.
- 5.21 The use of existing curtilage listed buildings as structures incidental to the dwelling is considered to be a positive element to the overall site design. This enables renovating of the structures through their new use and will also limit the pressure for proliferation of other domestic structures within the new garden area.
- 5.22 The interior of the site is acceptable in its layout with access drives set out around the main entrance to the dwelling, which is in the same place as the existing main barn access. The southern site boundary treatment is undefined at present but can be controlled by condition. This element will be the only significant element of new enclosure proposed.
- 5.23 Overall, on balance, it is considered that the positive impacts from the retention and renovation of the listed structures offset some of the impacts from the new access and tree removal. I therefore consider the site layout to be acceptable in design terms subject to the removal of PD rights for garden structures (Class E of Part 1 of the GPDO) and the control over new boundary treatments and landscaping of the new development by condition.
- 5.24 In light of the above, it is considered that the development as a whole complies with policy DM3.8 of the SNLP, policy 2 of the JCS and section 12 of the NPPF.

Listed buildings and setting of listed buildings

- 5.25 The proposal affects the curtilage of a listed building and physically affects 4 curtilage listed structures. S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and Policy DM4.10 of the Local Plan are all relevant in this regard. I also note that application 2021/1344 being considered alongside this application is for listed building consent relating to the physical works to the listed structures.
- 5.26 Firstly, with regard to the setting. The proposal is within the setting of a grade II listed building and its associated curtilage listed structures. Officers have assessed the proposal taking account of the significance of this building and other protected structures in relation to the proposal. The proposal will introduce a new track, remove trees and alter an area of agricultural land to garden while converting and recladding an existing 20th century non-listed barn. The listed building is a farmhouse and sits in close proximity to farm buildings,

including those being altered as part of this application. There are multiple farm tracks, buildings and areas of hard standing throughout the area as would be expected within a farmyard and wider farming unit. A further dwelling is located to the south. Taking into account the significance of the listed building and its setting; I do not consider there to be an adverse impact by virtue of the preservation of listed structures within the site; the retention of the agricultural character of the converted barn, the Arboricultural Assessment of the trees to be removed; and the networks of existing farm tracks and brick walls within this farmyard layout. As such, it is considered the proposal to accord with the aims of section S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and Policy DM4.10 of the Local Plan in this regard.

- 5.27 With regard to the physical works to the building, this includes reroofing, utilising existing tiles, removal of concrete render and the application of traditional lime render, the removal of the timber frontage of the lean-to structure and the construction of an internal brick wall in this structure to create cart lodge. Taking into account the design and significance of these buildings both on their own merits and the overall contribution to the site heritage and character, it is not considered that there to be an adverse impact to the buildings by virtue of the removal of modern fabric, replacing with traditional materials and techniques, the renovation and reuse of the buildings giving them a sustainable future use and the retention, wherever possible of existing traditional features and materials. As such it is considered that this element of the proposal to accord with the aims of S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and Policy DM4.10 of the Local Plan in this regard.

Residential amenity

- 5.28 Policy DM3.13 directs that development should not be approved if it would have a significant adverse impact on nearby resident's amenities or the amenities of new occupiers.
- 5.29 Consultation responses have highlighted significant concern in this regard as set out in para 4.9 above. The nearest dwelling to the proposal sits to the south and this one is also the least screened. The end of the existing barn is visible from the amenity space of this dwelling. The proposed removal of the end bay will result in a greater separation than presently exists, although three first floor windows will be included, in the end gable in comparison to two in the Class Q proposal. This additional window serves the first-floor hallway while the other two serve bedrooms. The direct line of sight to the south is impeded by another farm building on the site, limiting the extent to which the views can reach the property. While an element of the garden area will have some overlooking, the immediate amenity area behind the dwelling will be largely unaffected. Therefore, on balance, I do not consider the proposed development would give rise to a situation so detrimental so as to warrant refusal of the application.
- 5.30 Further concern has been raised with regard to dwellings to the north and west, however these are a significant distance from the proposal, with amenity spaces that do not face the application site. Therefore, there is not considered to be any adverse impact in this regard.
- 5.31 In relation to the new dwelling, I have considered the impacts of its proximity to the one remaining agricultural building. While they have a relatively close relationship, the side facing the proposed dwelling are closed and the active farmyard is separated from the site by the existing buildings which will also act as a noise buffer.
- 5.32 Whilst it is accepted that it is inevitably the case that there will be a change to the situation presently enjoyed by the existing neighbouring properties, as set out above and with the imposition of the conditions, it was not considered that the proposed development would result in any significant harm to residential amenities and therefore accorded with DM3.13 of the SNLP.

Highways

- 5.33 Policy DM3.11 of the South Norfolk Local Plan states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network.
- 5.34 The Highway Authority has been consulted as part of the application and have no objection to the use of the access subject to the inclusion of conditions relating to visibility splays and the provision of parking. A visibility splay drawing has been provided following discussions with the Highway Authority and confirmation has been received that this resolves previous concerns. Furthermore, sufficient parking is provided on the site to serve the proposed development.
- 5.35 Concern has been raised with regard to traffic on Whipps Lane. Given the fall-back position of a single dwelling and the existing potential use of an agricultural building, the difference in traffic movements created by this proposal is not significant enough to cause detrimental impact. Equally due regard to paragraph 111 of the NPPF has been given which states development should only be prevented or refused on highway grounds if there would be an unacceptable impact or the residual cumulative impacts on the road network would be severe.
- 5.36 In view of the above, the proposal in terms of highways safety, therefore, accords with Policy DM3.11 and DM3.12 of the Development Management Policies document.

Trees

- 5.37 The application site was served with TPO reference SN0553 after the submission of the application and this has been taken into account within this assessment in accordance with Policy DM4.8 and paragraph 131 of the NPPF (July 2021).
- 5.38 The proposal includes the removal of a single tree that is covered by the TPO and several more that are not, both for the access and to clear the immediate western elevation of the barn. With regard to the TPO removal, the Arboricultural Assessment demonstrated significant decay to the base of the tree giving this as justification for its removal. I have visited the site with the Council's Conservation & Tree Officer and have visually confirmed the report's findings and therefore find the proposed removal justified and acceptable in this instance. A proposed replacement will be required within the site landscaping plan to mitigate for this.
- 5.39 The remaining trees to be removed have been identified as low quality and/or defective. Following the site visit it is evident that many are also constrained by significant ivy growth. The removal is limited to only those necessary for the access and some replanting is possible through a landscape plan condition, especially near to the pond. Given this status, and the technical reports received, the loss of the non-TPO trees does not warrant reason to refuse the application on the basis of Policy DM4.8 in this instance.
- 5.40 Confirmation has been provided through further plans that the provision of visibility splays does not impact TPO protected trees and will be limited to the pruning of roadside vegetation. The location of services has also been considered and a condition proposed to ensure these are provided in detail so that they avoid root protection areas.
- 5.41 In view of the above the proposal is considered acceptable and accords with Policy DM4.8 of the SNLP.

Landscape/Change of use

- 5.42 Policy DM4.5 requires all development to respect, conserve and where possible, enhance the landscape character surrounding the development. Policy DM2.8 supports the change

of use of land to ancillary to residential properties provided that, in particular, there is no significant adverse impact on the character and visual appearance of the countryside.

- 5.43 With regard to the garden area Policy DM2.8 sets out a series of considerations. Part 2(a) considers the impact on the character and visual appearance of the countryside and availability of agricultural land. The area is relatively enclosed by buildings and vegetation and is not actively farmed (instead forming part of the farmyard areas around the barns). Part 2(b) considers public rights of way and while there is one running to the west of the site, this will not be affected by the additional garden area. Part 2(c) requires appropriate boundary treatment. The area is partially bounded by existing buildings and vegetation although some new boundary treatments will be required in some locations. These details are not provided upfront, however it is appropriate to apply a condition requiring their submission later so this has been added to the proposed conditions list. Overall, I therefore consider the proposal to adhere to the requirements of policy DM2.8 of the Local Plan in relation to the garden area.
- 5.44 In relation to the wider landscape impact and the considerations under policy DM4.5; I note that concerns have been raised in the consultation with neighbours regarding the visual appearance and its impact on the wider landscape. The baseline for this assessment is the existing situation, with further consideration of the class Q fallback position. As it stands, there is an existing barn of greater size than the final proposal. While the Class Q proposal was smaller, in relation to the existing situation and in terms of massing alone, the final outcome will still be a smaller structure within the landscape than is there presently. Additionally, the outbuildings are all conversions of existing structures also.
- 5.45 In relation to character and appearance, the detail design is covered above in paragraphs 5.10 to 5.21. In relation to the overall landscape, it is considered that the design will retain sufficient features of an agricultural building in relation to its form and materials that the impact on the wider landscape would not, on balance, form reason to refuse the application. I therefore conclude the proposal meets the aims of policy DM4.5 in this instance. In order to protect the rural landscape going forward I have included a condition requiring details of any external lighting to be submitted and agreed.

Ecology

- 5.46 Policy 1 of the JCS requires the development to both have regard to and protect the biodiversity and ecological interests of the site and contribute to providing a multi-functional green infrastructure network. Policy DM4.4 looks for new development sites to safeguard the ecological interests of the site and to contribute to ecological and Biodiversity enhancements. The proposal includes the conversion of several buildings with the associated considerations with nesting birds, bats and other protected species. Furthermore, the new access includes the infilling of a section of pond and the removal of some trees.
- 5.47 There has been negotiations with the applicant and ecology consultant as a result of amendments and missing information in relation to the types of study and requirements for a new licence for the pond works. I also note the concern expressed in the consultation responses with regard to ecological impacts. The most recent response from the ecologist has removed objection subject to conditions and informatives.
- 5.48 With regard to the pond area, the applicant has decided to apply for a District Licence in the acknowledgement that there will be an impact but utilising this process to provide financial contribution for offsite mitigation. This is an acceptable route that has been verified by Natural England and the ecology consultant. Natural England have calculated the value of the contribution required and under this mechanism this is considered sufficient to offset this specific impact.

- 5.49 With regard to the conversions, it is acknowledged that while the buildings offer potential habitat, no specific evidence of resident species was found so the most appropriate course of action is a method statement to avoid accidental damage and a set of future mitigation requirements such as limitations on external lighting, provision of bird and bat boxes.
- 5.50 I note an additional comment regarding water voles observed outside of the application site. The required ecology surveys have been completed to the required standard and assessed accordingly for the application site itself and no adverse impact highlighted in this regard.
- 5.51 Overall, I am satisfied that the impact on ecology is not significant enough to warrant reason for refusal. As such the proposal accords with DM4.4 of the SNLP and Section 15 of the NPPF.

Drainage

- 5.52 Policy 1 of JCS and Policy DM4.2 require development to minimise the possibilities of flooding and pollution.
- 5.53 The application site comprises of existing structures so the drainage regime will not be altered through new building construction; however, I have considered the impact of the new access on the hydrology of the pond. Hydrological assessment has been provided demonstrating that it can be achieved with no adverse impact, however I consider it necessary to include a condition requiring details for this access construction so that the construction phase does not increase the risk of flooding off site.
- 5.54 In view of the above with suitable compliance conditions being to any planning consent, it is considered that the development accords with Policy 1 of the JCS and Policy DM4.2 of the SNLP.

Other Issues

- 5.55 I have considered the impact of Covid in this assessment and the construction phase will create economic benefit that weighs in favour of the application.
- 5.56 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.
- 5.57 This application is not liable for Community Infrastructure Levy (CIL) as the net built area is reducing overall, and the building has been used for at least 6 of the last 36 months.

Conclusion

- 5.58 The proposal has been considered with regard to the relevant legislation and case law around the use of fallback positions following Class Q approvals. The proposal is acceptable in principle for the provision of a single dwelling as a result of the delivery of the Class Q being possible, subject to the satisfactory assessment of other relevant planning matters and a demonstration of either parity or betterment in relation to the impact of the development in terms of the planning balance compared to the fallback position.
- 5.59 The design, amenity, landscape, trees, ecology and highways elements all provide neutral impacts compared to the fallback while there is a minor benefit from heritage improvements. The overall scheme therefore appears neutral within the planning balance and as a result an acceptable proposal for the site given its planning history and all other material considerations before me.

5.60 With specific regard to planning policy, the proposal accords with the aims of DM1.3, DM2.8, DM3.8, DM3.11, DM3.12, DM3.13, DM3.14, DM4.2, DM4.4, DM4.5, DM4.8 and DM4.10 of the South Norfolk Development Management Policies Document along with Policy 1 and 2 of the JCS and relevant sections of the NPPF and is therefore recommended for approval subject to the conditions listed below.

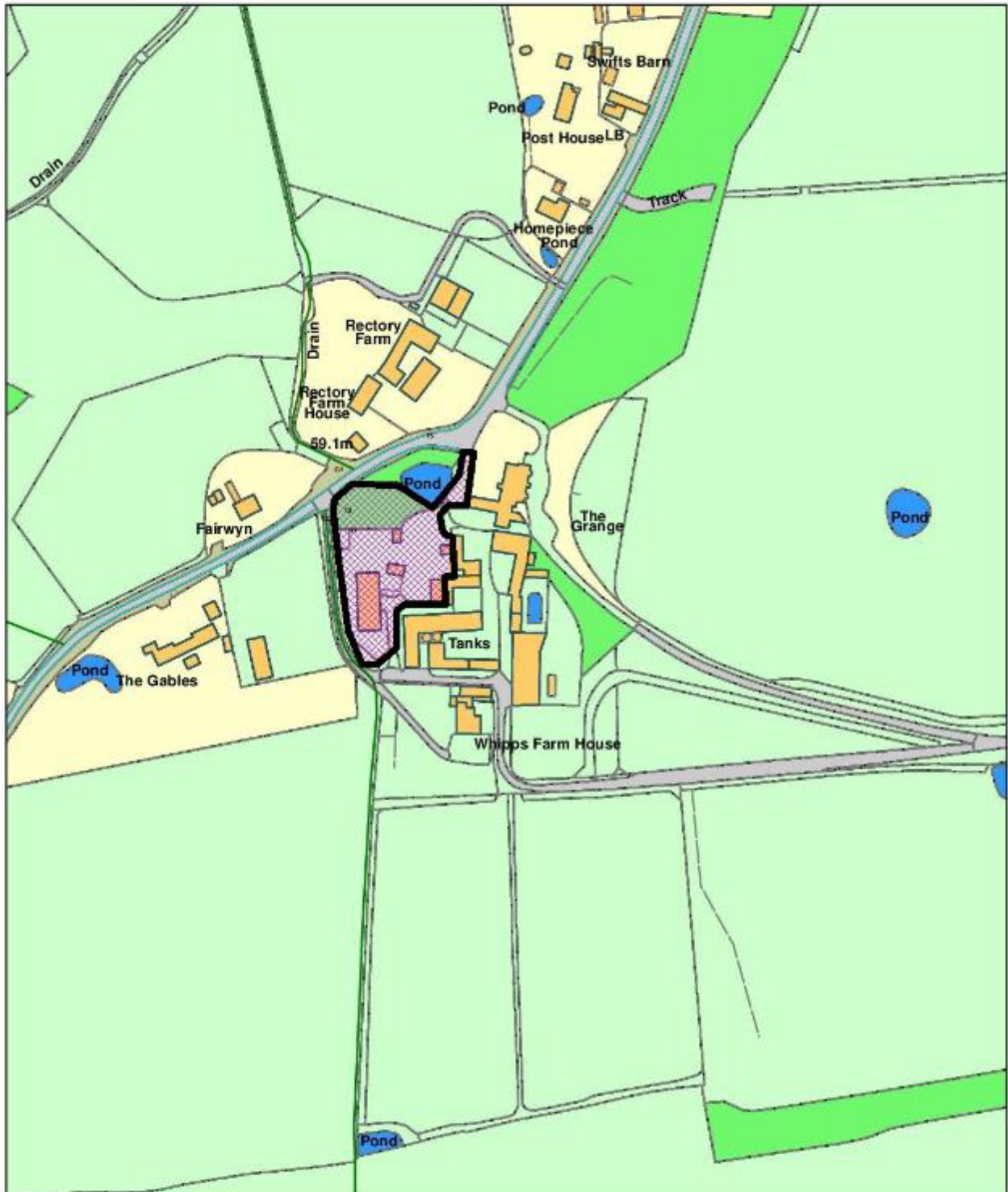
Recommendation: Approval with conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials to be agreed
- 4 Access Construction Details
- 5 Biodiversity Method Statement
- 6 Tree protection
- 7 Retention of Trees and Hedges
- 8 Details of Services etc.
- 9 Visibility Splays
- 10 Provision of Parking Etc.
- 11 Foul drainage -sealed system/package
- 12 New Water efficiency
- 13 Contaminated land during construction
- 14 No PD for Classes ABCD&E
- 15 No PD for fences, walls etc
- 16 External Lighting to be agreed
- 17 Ecology Mitigation/Enhancement

Contact Officer	Peter Kerrison
Telephone Number	01508 533793
E-mail	Peter.kerrison@southnorfolkandbroadland.gov.uk

2021 1344

Not Set



3 Application No : 2021/1344/LB
Parish : ASHWELLTHORPE AND FUNDENHALL

Applicant's Name: Mr H Mason
Site Address Barn at The Grange Whipps Lane Fundenhall Norfolk
Proposal Proposed alteration to existing curtilage listed outbuilding to form car port, as well as minor repairs/alterations to fabric of three other outbuildings

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 site is located within an agricultural unit at The Grange, Whipps Lane, Fundenhall. It currently consists of a 20th Century functional agricultural barn with concrete portal frame, metal sheet cladding and corrugated fibre roofing. The barn is open inside with compacted earth flooring with a full height opening in its eastern elevation. The immediate area surrounding the barn is laid to grass to the east, north and south with vegetation, hedgerow and a ditch to the west. An area of woodland and a pond lies to the north between the barn and Whipps Lane with further residential dwellings north of Whipps Lane. The site is located within an agricultural unit that includes two further residential dwellings (one that is listed), curtilage listed brick agricultural barns, associated hard standing. To the west is a hedge, followed by access track, a field then another residential dwelling.
- 1.2 This application is specifically for the element of application 2021/2343 that converts the curtilage listed buildings.
- 1.3 A full application has also been submitted for a barn conversion and associated change of use of land, new access and other works under reference 2021/2343.

2. Relevant planning history

- | | | | |
|-----|-----------|---|---------------------|
| 2.1 | 2020/1793 | Proposed conversion of existing Atcost barn to residential use. | Withdrawn |
| 2.2 | 2020/2236 | Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB) | Approved |
| 2.3 | 2021/1343 | Proposed conversion of existing Atcost building to residential use (following the permission granted for Class Q conversion of the building under reference: 2020/2236) | under consideration |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
NPPF 02 : Achieving sustainable development

NPPF 04 : Decision-making
NPPF 12: Achieving well-designed places
NPPF 16: Conserving and enhancing the historic environment

- 3.2 Joint Core Strategy (JCS)
Policy 2: Promoting good design
Policy 16: Other Villages
- 3.3 South Norfolk Local Plan Development Management Policies
DM3.8: Design Principles
DM4.10: Heritage Assets

Statutory duties relating to Listed Buildings and the setting of Listed Buildings:

S16(2) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall 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.

4. Consultations

4.1 Ashwellthorpe and Fundenhall Parish Council

No comments received

4.2 District Councillors

Cllr. Vivienne Clifford Jackson

- I would like this application to go to the committee. It seems a loss of habitat and raises concerns with the local community who are very knowledgeable about local drainage etc.

Cllr. Nigel Legg:

- To Committee
- There are considerable local concerns about the proposals, the constraints afforded by the previous approval at Grange Farm (demolition) and the changes proposed for the footprint.

4.3 NCC Ecologist

Reports acceptable, no objections but conditions and informatives recommended.

4.4 Other representations

4 letters of objection received

Consultation 1:

Objections primarily relating to application reference 2021/1343

Consultation 2:

The proposal is within the setting of a Grade II listed building

5 Assessment

Key considerations

- 5.1 The key considerations of this listed building application are the impact on heritage assets and design.

Design/Heritage

- 5.2 The overall proposal affects the curtilage of a listed building and physically affects 4 curtilage listed structures. This assessment relates to the physical impacts to listed structures only. S16(2) Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and Policy DM4.10 of the Local Plan are all relevant in this regard in terms of applying due consideration to the impact on the character and significance of the listed buildings and their settings.
- 5.3 The small outbuildings associated within this application are related to a much larger cluster of buildings that includes a listed farmhouse, curtilage listed barns and more modern agricultural features, including the Atcost barn subject to application 2021/1343. The wider impact of the development on the setting of listed buildings is considered through application 2021/1343; however, I note that while, at present, the structures subject to this Listed Building application are in need of some repair, they do still contribute positively to the setting of the listed building and are worthy of retention.
- 5.4 The physical works includes reroofing, utilising existing tiles, removal of concrete render and the application of traditional lime render, the removal of the timber frontage to the lean-to structure and the construction of an internal brick wall in this structure to create cart lodge. Taking into account the design and significance of these buildings both on their own merits and the overall contribution to the site heritage and character, there is not considered to be an adverse impact to the buildings by virtue of the removal of modern fabric, replacing with traditional materials and techniques, the renovation and reuse of the buildings giving them a sustainable future use and their retention, wherever possible, of existing traditional features and materials. As such it is considered that this element of the proposal to accords with the aims of S16(2) Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies Document in this regard.

Other Issues

- 5.5 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.
- 5.6 This application is not liable for Community Infrastructure Levy (CIL) – no new floorspace is being created

Conclusion

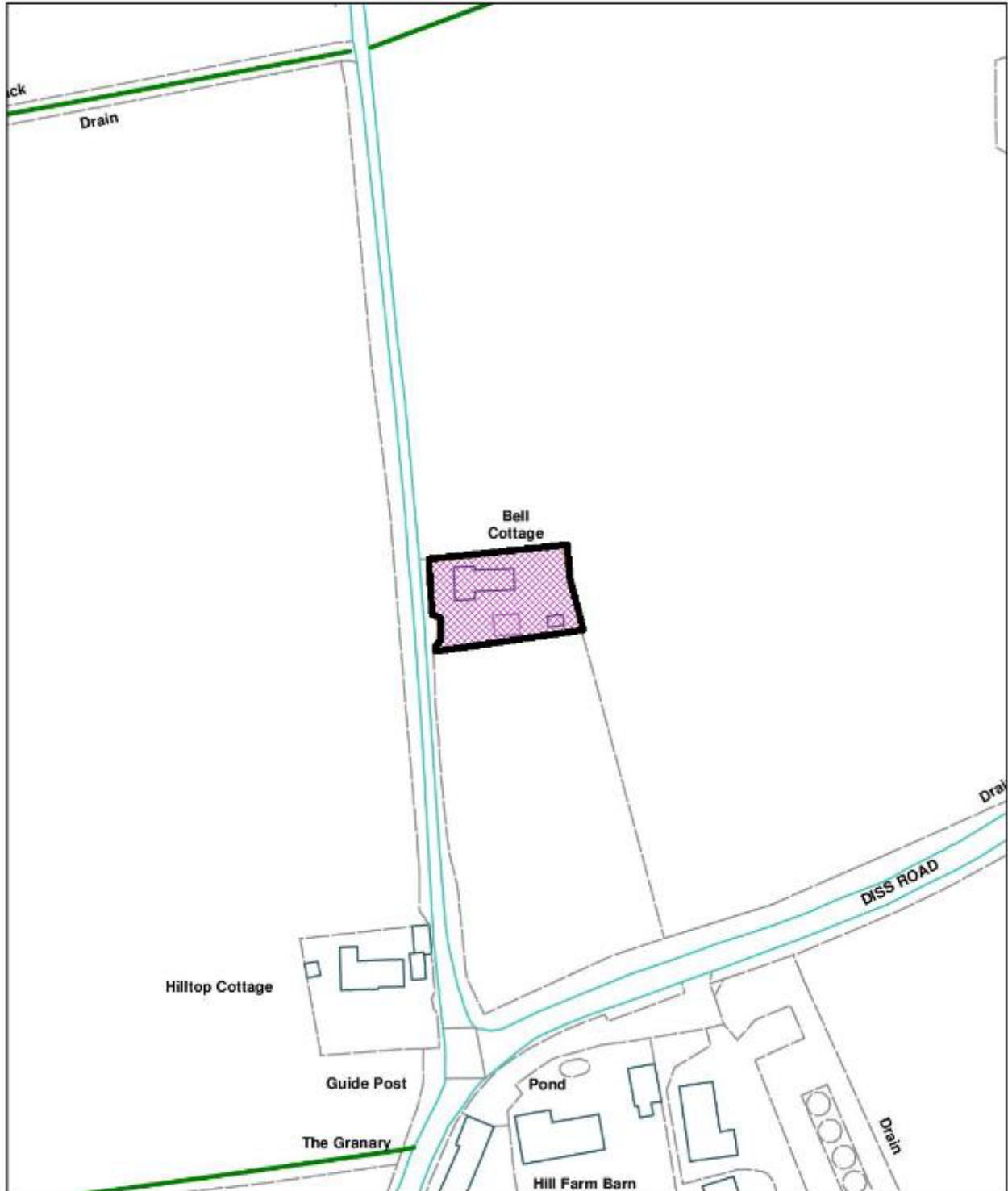
- 5.7 The application includes works to four curtilage listed structures to repair and change their use into buildings ancillary to a dwelling. In relation to the works to the listed buildings I am satisfied that the proposal accords with the aims of S16(2) Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies Document and it is therefore recommended for approval.

Recommendation: Approval with Conditions

- 1 Time Limit - Listed Building
- 2 In accordance with submitted drawings
- 3 Matching materials
- 4 Making good to match existing

Contact Officer Peter Kerrison
Telephone Number 01508 533793
E-mail peter.kerrison@southnorfolkandbroadland.gov.uk

2021/2757



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

4. Application No : 2021/2757/F
Parish : BURSTON AND SHIMPLING

Applicant's Name: Mr Nigel Frankland
Site Address Bell Cottage Back Lane Burston IP22 5TT
Proposal Demolition of existing double garage and erection of proposed double garage with annexe above.

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 :

Refusal

1 Proposal and site context

- 1.1 The application site consists of a residential property with a detached single storey garage located within the open countryside. The dwelling is a two storey rendered cottage style property which has had a previous first floor extension and single storey conservatory on the rear of the property.
- 1.2 The proposal is to demolish the existing garage and replace it with a double garage with an annexe/studio on first floor level. The proposed building includes a dormer window facing across the garden of the application site. The materials to be used are proposed to match the existing.
- 1.3 This application is a resubmission of a previously refused proposal for a similar scheme. This amended proposal reduces the overall height of the building by 0.52 metres but the design of the building remains the same.

2. Relevant planning history

- | | | | |
|-----|-----------|--|----------|
| 2.1 | 2021/1896 | Demolition of existing double garage and erection of proposed double garage with annexe above. | Refused |
| 2.2 | 2005/0447 | Proposed erection of first floor extension and conservatory to rear of dwelling with single storey extension to side | Approved |

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
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
DM3.4 : Residential extensions and conversions within Settlements
DM3.6 : House extensions and replacement dwellings in the Countryside
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

4. Consultations

4.1 Burston Parish Council

To be reported if appropriate

4.2 District Councillor Cllr James Easter

Planning Committee It is said that the appearance of the development is detrimental to the appearance of the building and its surroundings. Having visited the site I cannot agree

4.3 NCC Highways

No highway objections

4.4 SNC Water Management Officer

No comments received

4.5 Other representations

No responses received

5 Assessment

Key considerations

5.1 Key considerations include the position of the garage and annexe and its relationship with the main dwelling, its design and impact on residential amenity and the surrounding area.

Principle

5.2 The principle of the provision of annexe accommodation is provided through Development Management Policy DM3.7 of the Local Plan. This policy is supportive subject to its position and relationship with the main dwelling and assessment against other relevant development management policies. The design, scale and impact on the surrounding area of the new building is assessed against Policies DM3.4 and DM3.6.

Principle of annexe

5.3 In terms of relationship to the dwelling, the garage with annexe/studio above is situated close to the original property. The proposed annexe/studio would be accessed from a pedestrian door constructed in the side elevation opening on to the garden of the original dwelling. On balance, it is considered that the relationship of the annexe/studio is situated close enough to the original dwelling to be in compliance with the aims of policy DM3.7 subject to a condition restricting the use.

Design and relationship with the dwelling

5.4 With regard to the design, the form and mass of the new building would increase the footprint of the existing garage and also increase the height and include a dormer window. The overall height of the building will be 5.37 metres.

- 5.5 Even with the reduced height of the building by 0.52 metres compared to the previous scheme it is still considered that the design and increase in the scale of the building will compete with the original property. When viewed from the access to the property and the approach from the south the building will no longer appear subservient to the main dwelling. The proposed building will therefore not accord with Policy DM3.4.

Impact on surrounding area

- 5.6 Although the property does benefit from mature hedging on part of the boundaries to the site the new building will be visible from the access to the dwelling and from other viewpoints, in particular from the approach to the south of the property. Due to the openness of the surrounding area the proposed building will be highly visible. Therefore while the hedging is a potential mitigating feature they do not prevent harm being caused to the surrounding area or the landscape setting of the property. By virtue of the scale and position of the building the proposal will be contrary to Policy DM3.6.

Residential amenity

- 5.7 The property is in an isolated location with no near neighbouring properties and therefore there will be no impact on residential amenity and the proposal accords with Policy DM3.13.

Highways and parking

- 5.8 The Highways Officer was consulted on the application and has no highway objections to the proposal.

Other Issues

- 5.9 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.
- 5.10 The annexe accommodation is liable for the Community Infrastructure Levy.

Conclusion

- 5.11 The position of the building complies with Policy DM3.7 in terms of the relationship with the main dwelling, there is sufficient parking and the proposal does not impact on residential amenity or highway safety. However, there are significant concerns regarding the scale and design of the proposal and the impact this will have on the original dwelling and the surrounding open countryside. As such the proposal does not accord with the criteria within policies DM3.4, DM3.6 or DM3.8 of the local plan and policy 2 of the Joint Core Strategy.

Recommendation: Refusal

- 1 Impact on original dwelling
- 2 Impact on the surrounding area

Reasons for Refusal

- 1 By virtue of its design, mass and height the proposed garage with annexe/studio above it considered to be overbearing and out of keeping with the existing dwelling and as such is detrimental to the character and appearance of the original building. The proposal is therefore contrary to Policy DM3.4 of the South Norfolk Local Plan Development Management Policies Document.

- 2 The proposed garage with annexe above is of a design height and scale that would not be compatible with the character and appearance of the surrounding area or the landscape setting of the property and would therefore not accord with Policy 2 of the Joint Core Strategy and Policies DM3.6 and DM3.8 of the South Norfolk Local Plan Development Management Policies Document.

Contact Officer Lynn Armes
Telephone Number 01508 533960
E-mail lynn.armes@southnorfolkandbroadland.gov.uk

item 7: Planning Appeals**Appeals received from 31 December 2021 to 27 January 2022**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2021/1395	Costessey 5A Highlow Road Costessey Norfolk NR5 0HP	Mr Tristan Gordon	Chalet Roof Extension to create first floor accommodation	Delegated	Refusal

Planning Appeals**Appeals decisions from 31 December 2021 to 27 January 2022**

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2018/1977	Pulham St Mary Kings Head Inn The Street Pulham St Mary Norfolk IP21 4RD	Mr Graham Scott	Partial demolition of Public House and internal and external alterations	Delegated	Refusal	Appeal dismissed