

BRECKLAND COUNCIL

PLANNING COMMITTEE - 11TH JUNE 2012

REPORT OF THE DIRECTOR OF COMMISSIONING

(Author: Viv Bebbington, Senior Development Control Officer)

THOMPSON: LOW COMMON FARMHOUSE, LOW COMMON, DEMOLITION OF EXISTING DETACHED DWELLING AND CONSTRUCTION OF REPLACEMENT DWELLING

Applicant: LORD WALSINGHAM 1992 TRUST

Reference: 3PL/2012/0150/F

DEFERRED ITEM REPORT

The application was deferred from the meeting on 14th May 2012 to enable negotiations to take place in respect of the siting and design of the proposed replacement dwelling.

The applicant has indicated that he is not prepared to amend the proposal further. The size and scale of the dwelling was reduced as part of the application process before being presented to Planning Committee. He considers that it is unreasonable to site the replacement dwelling in the same place and to a similar design as the original farmhouse.

The applicant has requested members consider the following:-

The farmhouse is in an isolated location, outside a Conservation Area and is not listed or of designatable quality.

The proposed scheme to rotate the new dwelling through 90 degrees would give better sunlight to habitable rooms and proper driveway, turning, parking and front and rear gardens. The existing design being long, thin (one room wide), dark, wasteful in terms of energy and located on the edge of the site with no proper garden area. The original dwelling has been added to in a linear manner with the single storey link and garages being much later additions.

The shuttered clay lump boundary was constructed in the 1990's. The barn is in poor condition and could be demolished and the modern former piggery building is a later addition which does not conform with any part of the original development.

The brickwork and detailing would be in Flemish bond with a moulded plinth and lime rich mortar. The stone work also gives the appearance of good quality traditional design.

Members are requested to consider the application as it stands without any further amendments.

Conclusion

As set out in the original committee report, the proposed development is considered acceptable and is recommended for approval.

RECOMMENDATION: It is recommended that planning permission is granted subject to conditions as set out in the original report.

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ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2012/0150/F	CASE OFFICER: Viv Bebbington
LOCATION:	THOMPSON Low Common Farmhouse Low Common	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Lord Walsingham 1992 Trust Merton Estate Office Merton Hall	
AGENT:	Mr J M Wojciechowski The Old Oak Memorial Green	
PROPOSAL:	Demolition of existing detached dwelling and construction of replacement dwelling	

KEY ISSUES

Principle of development
Historical importance of existing dwelling
Design, scale and external appearance
Layout

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for the demolition of an existing detached dwelling and the construction of a replacement dwelling.

SITE AND LOCATION

The site is located in open countryside outside a settlement boundary. It is sited off an unclassified single track road to the west of the A1075 and to the north of the Griston /Thompson Road.

There are no immediate neighbours.

The existing dwelling is a traditional farmhouse positioned on the north west boundary of the residential curtilage. There is a traditional barn, which is a very poor state of repair forming the north east boundary and a relatively modern single storey former piggery building on the south east boundary.

EIA REQUIRED

No

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RELEVANT SITE HISTORY

The former piggery building was granted change of use to ancillary residential storage in 2008 under reference 3PL/2008/0369/CU

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.03	Replacement Dwellings and Extensions in the Countryside
DC.16	Design
DC.17	Historic Environment

CONSULTATIONS

THOMPSON P C -

Amended plans

The members of Thompson Parish Council have examined the amended plans and have asked me to pass on their comments.

They noted the changes to the original plan but felt that their comments regarding demolition of the farmhouse and replacement with another dwelling still apply to the amended plans and therefore wish to reiterate the comments made regarding the original application which were made in the Parish Councils letter to Breckland/Capita Symonds dated 20 March 2012. For reference purposes the original letter is attached as to this e-mail as a pdf.

Original plans

The above application was discussed at a meeting of Thompson Parish Council held on 16th March 2012 and as a result of the discussions the members directed the Clerk to write to you making the following comments.

It was felt that insufficient corroborative information was available to this Council to form an opinion regarding the state of the structure and whether it was economic to restore the property to a habitable dwelling or whether in fact demolition was the best option. As would be expected the Council's preference is to retain any of Thompson's historic buildings where economic restoration is feasible and looks upon demolition as the final and retrograde step.

It was felt by the Council that should demolition of Low Common Farmhouse be proven to be necessary then any replacement building on the site should be of a sympathetic design and finished to the existing buildings on the site and also to be in keeping with both its rural setting and its position relative to other dwellings.

We trust that you find the comments of Thompson Parish Council of interest and use to the decision making process.

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ENVIRONMENTAL HEALTH OFFICERS

No objections

HISTORIC BUILDINGS CONSULTANT

I agree with the comments made by the Norfolk Landscape Archaeology.

NORFOLK LANDSCAPE ARCHAEOLOGY

Additional Comments

There is little left of the 17th century timber frame. We have no objection to the proposal but recommend a condition for a photographic survey of the farmhouse before and during the demolition according to a brief which we would supply.

Original comments

If the current structure is a 17th century timber framed dwelling, it is of designatable quality, and any development affecting its significance (including its demolition), should be wholly exceptional. A Historic Building Assessment should be carried out in accordance with policy HE6.1 of PPS5 and submitted with justification for the loss of a heritage asset.

REPRESENTATIONS

None

ASSESSMENT NOTES

* The application is referred to Planning Committee at the request of the Ward Representative.

Principle of development

* Policy DC 3 supports the principle of a replacement dwelling providing the scale of the replacement dwelling is not disproportionate to the original dwelling, the use of the dwelling has not been abandoned, the replacement dwelling is located within the existing curtilage, the size and design is appropriate to the landscape character of the location and there is no increase in the number of units.

* Policy DC 17 indicates that in the case of traditional dwellings which positively contribute to the character of Breckland a replacement dwelling would only be acceptable where an application is submitted with a Design and Access Statement which includes a structural survey that demonstrates that the demolition is necessary and there is no alternative and viable solution of renovation to provide an acceptable standard of accommodation.

Historical importance of dwelling

* The existing farmhouse is a traditional timber framed dwelling. It is long and narrow being only one room wide. The applicant has indicated that the timber frame has suffered from rot and worm and is beyond economic repair. The front and gable walls have been rebuilt in solid

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brickwork and only the rear wall remains of the original frame structure.

* Following further information from the agent and an independent historical consultant, it has been concluded by both the Historic Buildings Consultant and Norfolk Landscape Archaeology that little of the original 17th Century building remains and it is not economical to repair and insulate the building.

* Norfolk Landscape Archaeology has raised no objection to the demolition of the dwelling subject to a condition requiring the provision of a photographic survey of the farmhouse both before and during the demolition. The principle of the demolition of the building is therefore accepted.

* In terms of the remaining policy criteria, the overall floor area of the proposed and existing dwellings are similar. The proposed dwelling is only 4 sq.m. larger. It is, therefore, proportionate to the original dwelling. The dwelling is currently occupied and the use has not been abandoned and would be no increase in the number of residential units on the site.

Design, siting, external appearance and layout

* It is proposed to reposition the dwelling within the existing curtilage and re-orientate it by 90 degrees to provide natural lighting into the principle rooms and provide a more usable front and rear garden area whilst retaining existing trees on site.

* The amended scheme seeks to address the Parish Council concerns regarding design and external appearance. However their original comments still stand.

* The revised scheme has simplified the form and layout of the building and is well detailed. The dwelling would be constructed using a red brick with clay pantile. Whilst the existing dwelling is rendered, it is considered the use of brick in this location is acceptable and in keeping with other materials in the area.

Conclusion

* It is considered that in view of the limited remains of the original 17th Century building and the building is beyond economic repair the principle of a replacement dwelling is acceptable. The scale of the dwelling, external appearance and layout is appropriate in this context and the application is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- AR01** Archaeological work to be agreed
- MT02** External materials as approved
- OR09** Replacement dwelling
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions