

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2019/0455/F	CASE OFFICER	Joe Barrow
LOCATION:	SAHAM TONEY Saham Tythe Barn Chequers Lane Saham Toney	APPNTYPE:	Full
APPLICANT:	Mr N Garioch c/o Agent	POLICY:	Out Settlemnt Bndry
AGENT:	Colin Smith Down Ampney Well Hill Yaxham	ALLOCATION:	N
PROPOSAL:	Change of Use application from beauty salon / A1 hairdresser's and studio to residential C3		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

This application is referred to planning committee as it is recommended for approval contrary to policy.

KEY ISSUES

Principle of development
Character & appearance
Residential amenity
Parking & access

DESCRIPTION OF DEVELOPMENT

The application seeks the change of use of use of the building currently used as a hair and beauty salon (use class A1) into a residential dwelling . No external alterations are proposed as part of this application. The building is accessed of Chequers Lane, Saham Toney.

SITE AND LOCATION

The application building is currently used as a hair and beauty salon (use class A1) previously granted planning permission under ref : 3PL/2016/0415/F. The site is located in the parish of Saham Toney, but outside of its settlement boundary, to the east of Chequers Lane and among a number of ex-agricultural buildings converted for residential uses. It is accessed by a long, unsurfaced private access. Outline planning permission has been granted for four bungalow proeptries approximately 25-30m north of this site under ref: 3PL/2018/1583/O.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2007/1902/F	Permission	08-01-08
Conversion of barn to residence, erection of garages, formation of new vehicular access		
3PL/2009/0434/F	Permission	23-07-09
Conversion of existing Boyces Barn into residential accommodation (revised scheme to 3PL/2007/1902/F)		
3PL/2016/0415/F	Permission	23-05-16
Conversion of existing stable to A1 hairdresser's and beauty salon and studio.		
3PL/2016/1531/VAR	Permission	22-02-17
Vary condition 7 on 3PL/2016/0415/F (Work commenced prior to landscaping agreement)		
3PL/2018/1583/O	Permission	14-03-19
Residential development		

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 and National Planning Policy Guidance have also been taken into account, where appropriate

CP.04	Infrastructure
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
DC.20	Conversion of buildings in the countryside
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

SAHAM TONEY P C

No comments.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to conditions.

HISTORIC BUILDINGS CONSULTANT

No objections.

ENVIRONMENTAL HEALTH OFFICERS

No objection or comments.

REPRESENTATIONS

A site notice was erected and neighbours were consulted.

Two letters of objection received raising the following material planning considerations:

- Inadequate visibility
- Cumulative highway capacity concerns from developments on Chequers Lane
- Inaccuracy of previous assessment of the proximity to services
- Loss of a local business
- Siting of the building outside the settlement boundary
- Loss of amenity outweighing the benefits of an additional dwelling

ASSESSMENT NOTES

1.0 Principle of Development:

1.1 The main issues for consideration with this scheme are the principle of development and its impact on character & appearance, residential amenity, and highway safety, having regard to the National Planning Policy Framework (NPPF) (2019) and the following policies from the Local Planning Authority (LPA)'s Adopted Core Strategy; SS1 - Spatial Strategy, CP4 - Infrastructure, CP11 - Protection and Enhancement of the Landscape, CP14 - Sustainable Rural Communities, DC1 - Amenity, DC16 - Design, DC19 - Parking Provision & DC20 - Conversion of Buildings in the Countryside.

1.2 The application site is an existing building located outside of any defined settlement boundary as outlined in Policy SS1 - Spatial Strategy of the LPA's Adopted Core Strategy. The current use class of the building is A1 (hairdressers). This application seeks to change the use of the building to residential (C3).

1.3 As this is an application for the conversion of a building in the countryside, Policy DC20 of the LPA's Adopted Core Strategy is important in establishing the principle of the development. Policy DC20 states that 'for the conversion of all buildings in the countryside regard will be had to the following criteria:

(a). The impact of the development on the character and appearance of the landscape and the quality of design. Development will not be permitted where it does not take the opportunity to make a positive

contribution to the appearance of the locality.

(b). The sustainability of the location. In the case of conversions for economic purposes this will mean the relationship of the building to other employment areas and its accessibility from residential areas. In the case of residential conversions it will comprise the accessibility of the building to key services and facilities.

(c). Access to the highway and the ability of the highway network to accommodate the demands resulting from the proposed development.

(d). In the case of residential conversions the building proposed to be converted should be substantially intact and capable of conversion without significant extension or rebuilding and should be of value to the landscape of the District. The residential re-use of modern agricultural or industrial buildings of no aesthetic value, regardless of their location, will not be considered appropriate.'

1.4 Additionally, the proposal must accord with the government's three overarching objectives for sustainable development, as outlined in paragraph 8 of the NPPF (2019). These are interdependent and should be pursued in mutually supportive ways:

- an economic objective - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- a social objective - supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- an environmental objective - contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.5 With regard to point 1.3(a), this proposal makes use of an existing building for residential purposes, which is recently renovated and sited to the north/north-west of existing dwellings, and immediately south of a site where outline consent is granted for four bungalows. It is therefore considered in keeping with the surrounding area and would make a positive contribution to the appearance of the locality, also in accordance with the environmental objective of sustainable development as outlined in paragraph 8 of the NPPF (2019).

1.6 In terms of point 1.3(b), the dwelling must be considered appropriately located so as to have a sufficient level of accessibility to services and facilities. In line with this, regard is had to paragraph 8 of the NPPF (2019) which outlines the overarching economic, social and environmental objectives of the planning system, to Policy CP14 of the LPA's Adopted Core Strategy, and to the outline permission for the site to the north for four bungalows.

1.7 The social role of sustainable development, as outlined in paragraph 8 of the NPPF (2019) seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. The proposal seeks to provide one new dwelling on the application site, at the expense of a hairdressing business. In determining this application the council noted that although outside the defined settlement limit of Saham Toney, the proposed development would be within close proximity, with the primary school

approximately 0.8 miles and 1000m to the nearest bus stop. Additionally, a wider range of facilities in nearby Watton, approximately 1.4 miles away. The need for short car journeys to access Watton is therefore considered a minor negative of the proposal.

1.8 Saham Toney is classed as a Service centre village within the Breckland core Strategy, it says that these villages contain adequate services and facilities to meet the day-to-day requirement of their existing residents. The Breckland Local Plan is currently in the process of being signed off, therefore, this is a material consideration for this application but with limited weight. This Local Plan confirms that Saham Toney is one of 16 settlements identified as having 3/4 of the services and facilities listed and that as a location with a greater level of services and facilities compared to other rural areas will see a higher level of development when compared to other rural areas over the plan period.

1.9 Consequently, the proposed change of use is considered acceptable in terms of point 1.3(b) and the economic and social objectives of the NPPF (2019).

1.10 With regard to point 1.3(c), a three bedroom dwelling would reasonably be considered to generate fewer trips than a hairdressing business. In line with this, the demand on the highway network would be considered to be reduced in this case. Additional highway safety matters are discussed later in this report, but in regard to point C of Policy DC20, this proposal is considered acceptable in principle.

1.11 Finally, with regard to Point 1.3(d), no external alterations to the building are proposed at all due to the improvement works carried out under planning permission 3PL/2016/0415/F, therefore satisfying the criteria of point D of Policy DC20.

1.12 Taking account of the above, the proposal is considered to be in accordance with the overarching aims of sustainable development outlined in the NPPF (2019), and also in accordance with Policy DC20 of the LPA's Adopted Core Strategy. The principle of this development is therefore considered acceptable.

2.0 Character & appearance:

2.1 The external appearance of the building is proposed to remain unaltered, in accordance with the sympathetic alterations approved under the planning permission for change of use to the hairdressers in 2016. The appearance is still considered appropriate for an ex-agricultural outbuilding, and the use of a dwelling would be considered more appropriate for the area in terms of its character and appearance, having regard to the existing nearby residential properties and the 2018 outline consent to the north.

2.2 The proposal is therefore considered acceptable in terms of its impact on character & appearance, having regard to Policy CP11 and DC16 of the LPA's Adopted Core Strategy and paragraph 127 of the NPPF (2019).

3.0 Residential amenity:

3.1 The proposed residential use is considered to be less likely to generate general disturbance in terms of noise from traffic than the existing A1 use. All windows are as existing, and they are sited in locations which prevent overlooking impacts to or from the application property. In addition, the single storey nature of the property is in keeping with the outline consent to the north, and is subservient to the larger two storey farmhouse dwellings to the east. The proposal would also provide an acceptable level of residential amenity space for the proposed dwelling.

3.2 The proposal is therefore considered acceptable in terms of impact on residential amenity, having regard

to Policy DC1 of the LPA's Adopted Core Strategy, and paragraph 127(f) of the NPPF (2019).

4.0 Parking & access:

4.1 In accordance with Policy DC19 of the LPA's Adopted Core Strategy and Norfolk County Council Car Parking Standards, a three bedroom dwelling is required to provide two off-street car parking spaces. Upon site inspection it is clear that this requirement is met.

4.2 With regard to the safety of the access, the proposed use is considered to be less intensive in terms of trip generation than the existing use, with adequate visibility able to be secured via planning condition.

4.3 Taking account of the above, the proposal is considered acceptable in terms of its impact on highway safety, having regard to Policies CP4 and DC19 of the LPA's Adopted Core Strategy, and paragraph 108 of the NPPF (2019).

5.0 Historic environment:

5.1 The proposed change of use of the building to residential is not considered to have any adverse impact on the setting of the neighbouring Grade II Listed Building to the south (The Meadows) having regard to Policy DC17 of the Adopted Core Strategy and the Planning (Listed Buildings & Conservation Areas) Act 1990 and in this respect is considered acceptable.

6.0 Conclusion:

6.1 In terms of the overall planning balance of the scheme and having regard to the current lack of the Councils 5 year Housing land supply the proposal would provide an additional dwelling and is considered acceptable in over all sustainability terms. The proposal is also considered to have appropriate regard to the character & appearance of the area, residential amenity, highway safety and the historic environment, having regard to the NPPF (2019), the Planning (Listed Buildings & Conservation Areas) Act 1990, and Policies SS1, CP4, CP11, CP14, DC1, DC16, DC17, DC19 & DC20 of the LPA's Adopted Core Strategy. Approval of the application is accordingly recommended subject to appropriate conditions.

RECOMMENDATION

Grant Planning Permission subject to conditions.

CONDITIONS

- 1 Time Limit**
The development hereby permitted shall be begun before the expiration of TWO YEARS from the date of this permission.
Reason for condition:-
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**
The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.
Reason for condition:-
To ensure the satisfactory development of the site.

3 No PD for classes A B C D & E

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification), no extensions, roof alterations, porches or ancillary buildings as defined within Classes A, B, C, D and E of Part 1 of Schedule 2 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the Local Planning Authority.

Reason for condition:-

In the interests of the satisfactory appearance of the development and/or the amenities of adjoining residents in accordance with Policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

4 Provision of visibility splays - condition/approved plan

Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 metres x 59 metres shall be provided to each side of the access where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety in accordance with the principles of the NPPF.

This condition will require to be discharged

5 New access (over verge/ditch/watercourse/footway)

Prior to the first occupation of the development hereby permitted the vehicular access shall be widened to 4.5m for the first 10m as measured from the nearside carriageway edge in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason for condition:-

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

This condition will require to be discharged

8 Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.