

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE 19 MAY 2008

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Simon Algar, Senior Planning Officer)

**NORTH LOPHAM: MEADOW FARM BARN, TANNS LANE, THE STREET
PROPOSAL: RENOVATION & EXTENSION OF ANCILLARY BUILDING TO
BECOME TWO BEDROOM DWELLING, INVOLVING CHANGE OF USE
APPLICANT: Dam Green Services Ltd
REFERENCE: 3PL/2008/0481/F**

**NORTH LOPHAM: MEADOW FARM HOUSE, THE STREET
PROPOSAL: PROPOSED REPLACEMENT DWELING
APPLICANT: Mr Mark Porter, Dam Green Services Ltd
REFERENCE: 3PL/2008/0484/F**

Introduction

This report relates to two applications as described above, which are to be reported to the next meeting of Development Control Committee at the request of the Ward Representative. The development of this site and immediately adjacent land has been quite controversial locally and has raised strong concerns by the Parish Council, especially as the site lies within the Conservation Area.

Key Issues

1. Principle of allowing a replacement dwelling.
2. Scale and design of replacement dwelling.
3. Relationship of replacement dwelling with adjacent building proposed for conversion into a 2 bedroom dwelling.

Background

The existing approval for the site allowed for the provision of four residential units, including the refurbishment of the existing abandoned farmhouse. Since approval of that scheme (3PL/2007/0025/F) revised applications have been received for all four plots, three of which have been approved. It is now proposed to replace the farmhouse (rather than retain/refurbish it) with a much larger dwelling, and additionally, it is now proposed to convert and extend the building to the rear of the existing farmhouse into a small dwelling, thus creating a fifth unit at the site. The creation of a fifth dwelling and the size and design of the proposed replacement farmhouse are considered to be contentious at this sensitive Conservation Area location, and therefore to enable that a fully informed decision is made on these two applications, Members might wish to visit the site prior to them considering the proposals at the next meeting of the Development Control Committee, when a full report will be presented.

Recommendation

That Members consider the possible need for a site inspection in respect of applications 3PL/2008/0384/F and 3PL/2008/0481/F at Meadow Farm, North Lopham.