

ITEM:		RECOMMENDATION: REFUSAL
REF NO:	3PL/2019/1351/F	CASE OFFICER Lisa ODonovan
LOCATION:	BRADENHAM Twizel Barn Top Farm New Lane Bradenham	APPNTYPE: Full
APPLICANT:	Mr & Mrs R Salmon Hyde Hall Main Road	POLICY:
AGENT:	JWM Design 23 Litcham Road Mileham	CONS AREA: N
PROPOSAL:	Proposed conversion & extension of redundant barn to dwelling	
		LB GRADE: N
		TPO: N

REASON FOR COMMITTEE CONSIDERATION

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

KEY ISSUES

Principle
Impact on the character and appearance of the area
Amenity impact
Highway safety
Ecological implications
Heritage impact

DESCRIPTION OF DEVELOPMENT

The application seeks permission for the conversion and extension to an agricultural barn to accommodate a two-bed dwelling. The extension is proposed to the northern side and is proposed to be set-back from the front elevation of the original barn. Parking and turning is shown to the front of the proposed dwelling.

SITE AND LOCATION

The site is a parcel of land that sits separately from the main holding known as Top Farm. The site consists of a hardstanding with a single storey block and brick barn which sits gable end facing New Road. The site is surrounded by agricultural land, Top Farm lies to the east.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

COM01	Design
COM03	Protection of Amenity
ENV02	Biodiversity protection and enhancement
ENV07	Designated Heritage Assets
HOU06	Principle of New Housing
HOU12	Conversion of Buildings in the Countryside
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
TR02	Transport Requirements

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

BRADENHAM P C

Bradenham Parish Council object to this application on the grounds the proposal doubles the size of a dilapidated building. We feel the road infrastructure is not suitable for more traffic and any driveway on these bends would be an additional hazard. There is also a high risk of increased flooding on the road from this development. Wildlife would also suffer from more development in this area.

NORFOLK COUNTY COUNCIL HIGHWAYS

Recommends conditions.

CONTAMINATED LAND OFFICER

Recommends conditions.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

Comments will be reported at a later date (either via a supplementary report or verbally at Committee).

HISTORIC ENVIRONMENT SERVICE

Based on currently available information there are no known archaeological implications. However, the site is adjacent to Huntingfield Hall moated site, a Scheduled Monument. We would therefore advise that the applicant notify Historic England of the proposed development if they have not done so already.

NATURAL ENGLAND

No comment

BUILDING CONTROL

No Comments Received

HISTORIC ENGLAND

No Comments Received

REPRESENTATIONS

Site notice erected: 18-11-19

Initial consultations issued: 11-11-2019

Three letters submitted in support of the proposal highlighting the fact that the site is currently prone to fly tipping and the development of the site would put a stop to this.

ASSESSMENT NOTES

1.0 Principle

1.1 Policy HOU12 of the Breckland Local Plan (adopted) allows for the sustainable re-use of existing buildings in the countryside for residential purposes subject to a number of factors. One of these factors is that the building must be substantially intact and capable of conversion without significant extension or re-building.

1.2 The proposal seeks a large extension - doubling the footprint of the existing building in order to accommodate a two-bed, single storey dwelling. In addition, the structural appraisal of the existing building submitted in support of the application states that the eastern gable end, currently blockwork will be replaced with brick faced masonry. It is considered that the roof structure would be under considerable strain given its visible condition should this gable end be removed and rebuilt and there is concern that ultimately the roof would need replacing too. In addition to this, it is noted that the structural engineer stresses that the Ivy coverage limits the ability for a full stability assessment to be carried out. This, alongside the fact that the southern elevation is largely open fronted, with the existing openings currently infilled with reclaimed lorry pallets, leads the Local Planning Authority to the conclusion that the building is likely to require too much repair and rebuild work as well as a large extension in order to render it habitable.

1.3 It should also be noted, that given the extent of work required in order to make the existing building habitable, it is considered that this would be over and above what could be classed as conversion and therefore it is not considered that this building could be converted under the Class Q tolerances of the General Permitted Development Order (2015).

1.4 As such, the proposal is not considered to meet the requirements of Policy HOU12 and the principle is not accepted.

2.0 Impact on the character and appearance of the area

2.1 Policies GEN 02 and COM01 of the Local Plan requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the

landscape/townscape effect of any increased density.

2.2 The site is currently open to views from the roadside and is therefore prominent. There are earth mounds and overgrown vegetation and a hardstanding. In light of the current appearance of the site, it is acknowledged that the development would make a positive contribution to the character of the area and the proposed design is modest and takes appropriate reference to rural character of the area and the existing buildings on site. It is also noted that the extended element is staggered to the rear of the site leaving the existing building the main point of focus and the resulting plot size is spacious and open. In light of these factors, the proposal is considered acceptable having due regard to Policies GEN2 and COM01 of the Breckland Local Plan (adopted) and paragraphs 127 and 130 of the NPPF (2019).

3.0 Amenity impact

3.1 Policy COM03 of the Local Plan seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

3.2 Whilst the site currently forms part of the wider farm holding, it is relatively stand alone and surrounded by agricultural land. As a result, the proposed dwelling will not cause any undue amenity issues in terms of existing neighbouring residents and the proposal provides a sufficient level of private amenity space. As a result of these factors, the proposal is considered to have due regard to Policy COM03 and paragraph 127(f) of the NPPF (2019).

4.0 Highway safety

4.1 Policies COM01, TR02 of the Local Plan seeks to ensure that all access and safety concerns are resolved in new developments. Policy HOU 06 requires sufficient parking for all new development. Paragraph 108 of the NPPF is also relevant.

4.2 The proposed plan indicates sufficient parking and turning space to accommodate a single dwellinghouse. Norfolk County Council Highways Department were consulted on the scheme and raised no objection subject to conditions. As such, the proposal is considered acceptable in highway safety and parking terms.

5.0 Ecological implications

5.1 Policy ENV 2 of the Breckland Local Plan (adopted) seeks the enhancement of biodiversity and geodiversity in the district. Proposals need to ensure that the ecological network and protected species are not harmed or detrimentally impacted and mitigation measures are put in place where appropriate.

5.2 The proposal was accompanied by a bat, owl and great crested newt assessment. These were forwarded to the Ecology Team for comment, their comments will be reported at a later date (either via a supplementary report or verbally at Committee).

6.0 Heritage impact

6.1 The site is within 35m of a Scheduled Ancient Monument at Huntingfield Hall (two moated sites). As such Policy ENV07 is relevant. This policy seeks for the conservation and, where possible, enhancement of these historic features.

6.2 As stated, the proposal is approximately 35m away from the heritage asset, across the other side of New Lane and is therefore seen as a separate entity to the holding opposite.

6.3 The Historic Environment Service advise that there are no known archaeological implications.

6.4 Historic England was also consulted and their comments will be reported at a later date.

6.5 However, in light of the above factors, it is considered that the scheme would preserve the special interest/setting of the Scheduled Ancient Monument and that the proposal is acceptable in these terms having regard to the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990 and Policy ENV07.

7.0 Other issues

7.1 The comments raised by Bradenham Parish Council are largely addressed within the report, in respect of the comments relating to flooding these are noted and it is acknowledged that a small portion of the site is at low risk of surface water flooding and that the surface water is proposed to be dealt with via a soakaway. It is considered that a condition could be included on any approval that a drainage strategy be provided prior to work commencement on site.

8.0 Conclusion

8.1 Whilst it is acknowledged that the design of the proposed dwelling is acceptable and the personal circumstances of the applicant are noted, these factors do not outweigh the principle policy objection and as such, the application is recommended for refusal, for the reasons outlined above and contrary to Policy HOU12 of the Breckland Local Plan (adopted).

RECOMMENDATION

That the application be REFUSED.

REASON(S) FOR REFUSAL

1

Contrary to HOU12

The proposed conversion and extension of the building to create a dwelling, by virtue of the extent of the conversion works and significant size of the extension proposed would be contrary to the requirements of Policy HOU12 of the Breckland Local Plan (adopted).