

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2022/0080/HOU	CASE OFFICER Matthew Blackie
LOCATION:	STOW BEDON/BRECKLES Larkrise, Mere Road	APPNTYPE: Householder POLICY: Out Settlemnt Bndry CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Richard Gibby C/o Agent	
AGENT:	Cowen Consulting Chiara Mere Road	
PROPOSAL:	A two car space extension to the existing garage at Larkrise to incorporate a pit to facilitate vehicle maintenance	

REASON FOR COMMITTEE CONSIDERATION

The application is being referred to Planning Committee because the agent is a Councillor.

KEY ISSUES

Principle of Development
Design & Appearance
Impact on Amenity
Impact on Highways

DESCRIPTION OF DEVELOPMENT

The application seeks an extension to the existing garage at Larkrise to incorporate a pit to facilitate vehicle maintenance for private use.

SITE AND LOCATION

Larkrise is a detached two storey dwelling with a detached garage and summerhouse to the front of the site. Larkrise is situated on Mere Road and outside the defined settlement boundary for Stow Bedon. The dwelling is not listed, in proximity to any listed buildings or within a conservation area.

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
GEN02	Promoting High Quality Design
HOU11	Residential Replacement, Extension and Alteration
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

STOW BEDON & BRECKLES P C

No objections, on the condition that the proposed new garage is only for the personal use of the occupants working on their own vehicles, and not used for any commercial purposes.

NORFOLK COUNTY COUNCIL HIGHWAYS

Provided the garage is for the personal use of the applicant and is not used for commercial purposes, this Authority would not wish to raise an objection.

ENVIRONMENTAL HEALTH OFFICERS

I have looked at the application submitted and, based on the information provided to me at this time, I recommend approval providing the development proceeds in line with the application details and subject to the following condition to alleviate environmental concerns. My comments are based on the assumption that the proposed development is for the use of the occupants of Larkrise to service their own vehicles and not for any commercial use. The condition should ensure that noise is not audible beyond the boundary of the applicants property.

REPRESENTATIONS

Neighbourhood consultation expired 18/02/2022.

Weekly list expired 25/02/2022.

No representations received

ASSESSMENT NOTES

1.0 The proposed development will be assessed against key material considerations including principle of development, design & appearance, impact on amenity, impact on highways.

2.0 Principle of Development

2.1. The application seeks the erection of an extension to the garage to incorporate a pit to facilitate vehicle maintenance. The applicant has confirmed it is for personal use only for the maintenance of their own personal car collection and there will be no commercial use. The principle of development is acceptable.

3.0 Design & Appearance

3.1 Policies COM01, GEN02 and HOU11 of the Breckland Local Plan (2019) seeks to ensure high quality standard for new developments and to help with protecting the character of the wider area.

3.2. The existing garage is situated in front of the principle elevation for the main dwelling, the existing garage is 2 bay and there is a summer house situated adjacent to the garage to the south. The proposed development seeks to remove the existing summer house in order to create room for the proposed garage extension, the extension will double the garage in size with the dimensions being 6.412m x 6.265m with a pitched roof extension.

3.3. The proposed size, scale and height of the extension to the garage is acceptable and it does not constitute overdevelopment of the site. The layout of the site will not materially alter given development is existing and where the proposed extension is planned, due to the existing summerhouse.

3.4. The proposed materials will match the existing garage including bricks, roofing tiles, garage doors, gravel and guttering.

3.5. Overall, the proposed development is acceptable regarding design and appearance, according with policies COM01, GEN02 and HOU11 of the Breckland Local Plan, as well the NPPF (2021).

4.0 Impact on Amenities

4.1 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.

4.2. The proposed extension proposes one new door on the rear elevation and two new garage doors on the front elevation. Both are considered acceptable and have no impact on existing residential amenity to neighbouring dwellings.

4.3 Environmental Health have assessed the potential noise impact arising from the pit vehicle maintenance facility in the garage on neighbouring properties. The applicant has confirmed the pit vehicle maintenance facility within the garage would be for personal use only and not for any commercial purposes. Environmental health have raised no objection subject to a noise standard condition which can be imposed.

4.4 Overall the proposal is considered acceptable in terms of amenity having regard to Policy COM03 of Breckland Local Plan (2019). No objections have been received from neighbours or the Parish Council

subject to it being for personal use and not any commercial purposes, which can be conditioned.

5.0 Impact on Highways

5.1 No objections have been raised by the Highway Authority provided the garage is for personal use of the applicant and is not used for any commercial purposes, which can be appropriately conditioned. On this basis the proposal is considered acceptable having regard to highways safety and impact on the highways. Sufficient manoeuvring/turning area would also be provided on site.

5.2 Overall the proposal is considered to accord with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

6.0 Conclusion

Overall, the proposed development seeks an extension to the existing garage at Larkrise to incorporate a pit to facilitate vehicle maintenance. The application is acceptable having regard to the principle of development, design & appearance, impact on amenities and impact on highways. The proposal therefore is considered to accord with the Breckland Local Plan (2019), as well as the NPPF (2021) and is recommended for approval, subject to conditions.

RECOMMENDATION

On the basis of the above assessment, the application is recommended for APPROVAL, subject to conditions.

CONDITIONS

- 1 Full permission 3 year time limit**
The development hereby permitted shall be begun before the expiration of THREE 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, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 3 External materials as approved**
The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.
Reason for condition:-
To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by Policies COM03, GEN02 and COM01 of the Breckland Local Plan (adopted 2019).
- 4 Vehicle pit Maintenance Ancillary to Main Dwelling Only**

The pit vehicle maintenance in the garage hereby approved shall be for the personal use of the applicant only and shall not be use for any business or commercial purposes.

Reason for condition:-

In the interests of highway safety, and in order to retain control over the future use of the site which could become detrimental to the residential amenity and highway safety in accordance with Policies COM01, COM03, TR01 and TR02 of the Breckland Local Plan (adopted 2019).

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Noise limit condition

Noise from the development measured as an LAEQ (or equivalent continuous sound level) shall not exceed the background noise level measured as an LA90 (level exceeded 90% of the time) on the boundary with the nearest affected residential properties. The LA90 and LAEQ shall be measured using the principles contained in BS 4142:2014+A1:2019 and shall be measured over 1 hour between the hours of 7:00 and 23:00 and over 15 minute periods between the hours of 23:00 and 07:00. All measurements to be taken with a sound level meter of IEC 651 Type 1, or BS EN 61672 Class 1, standard (or the equivalent relevant UK adopted standard in force at the time of the measurements) set to measure using a fast time weighted response. This shall be calibrated in accordance with the procedure specified in BS 4142:2014+A1:2019 (or the equivalent relevant UK adopted standard in force at the time of the measurements).

Reason for condition:-

In the interest of the amenities of nearby residents, in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

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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.