

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2008/0526/F	
LOCATION:	HOCKHAM Land adjacent North Farm Shropham Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: N CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr Trappes-Lomax c/o agent	
AGENT:	Brown & Scarlett Chartered Architects Old School Studios	
PROPOSAL:	Demolition of barn/shed and erection of 4 no. dwellings and garages	

KEY ISSUES

1. Impact upon the character and appearance of the locality
2. Consideration of existing clay lump barn
3. Impact upon neighbour amenity
4. Impact upon highway safety

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of a terrace of four two storey dwellings with two detached double garages at the rear of the site. The proposal necessitates the removal of an existing clay lump barn from the site.

SITE AND LOCATION

The application site consists of a square shaped parcel of land which currently contains a large clay lump barn. This barn is sited immediately adjacent to the Shropham Road carriageway which lies to the west of the site and provides a vehicular access to it. To the east is open land, to the north and south are existing residential dwellings.

RELEVANT SITE HISTORY

3PL/2007/1585 - Demolition of barn/shed and erection of 4 no. dwellings and garages -
Withdrawn - 28.11.07.

3PL/2006/1232 - Demolition of outbuilding, erection of 5 new houses with garages and associated works, new garage for existing cottage - Withdrawn - 28.09.06.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Sustainable Development
PPS3: Housing
HOU4: Development in villages

CONSULTATIONS

GREAT HOCKHAM P C

Strongly object, please see letter on file.

FURTHER COMMENTS RECEIVED 23RD DECEMBER 2008.

Objection:

See letter on file.

HIGHWAY AUTHORITY - No objection subject to conditions.

ENVIRONMENT AGENCY - No objection.

NORFOLK LANDSCAPE ARCHAEOLOGY - No objection.

NATURAL ENGLAND - No objection.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - Appropriate bat roost is to be incorporated and a further survey is required before demolition.

COUNCIL'S HISTORIC BUILDINGS OFFICER - Does not support the loss of the clay lump barn.

REPRESENTATIONS

A significant number of objections have been received, a summary of these is as follows: Detrimental to the streetscene; the development would cause a loss of view; it would result in the loss of the last remaining clay lump barn in the village; noise and disturbance; footpath is unnecessary; extra vehicle movements is a concern; bats are present; concern re foul and surface water; insufficient parking; would not wish to see windows in north side elevation or they must be obscure glazed.

ASSESSMENT NOTES

- * The application is referred to Development Control Committee as it is locally sensitive.
- * The site is within the Settlement Boundary for Great Hockham and, as such, the principle of residential development is acceptable in accordance with PPS3 and HOU4. In terms of the specific details of the proposal, an assessment is as follows:
- * The existing clay lump barn which occupies the site is in good repair and significant objection to its demolition, given that it is the final example of such a building in the village, has been received. Officers have attempted to negotiate a scheme which involves the conversion of the building as opposed to a demolition and re-development but negotiations have been unsuccessful.
- * Enquiries have been made to determine whether the building is of listable quality and the Local Planning Authority are in receipt of a letter from English Heritage dated April 2008 which confirms that the barn "is not of sufficient special architectural or historic interest to merit listing". In light of this it would be unreasonable to object to the application on the grounds of the loss of the building. The barn does not lie within the village Conservation Area.
- * It is considered that the proposed dwellings are acceptable in terms of their design, size, height, mass and external materials. Furthermore, the siting of the dwellings in close proximity to the adjacent carriageway is consistent with the existing adjacent dwelling.
- * In terms of highway safety, the Highway Authority is satisfied that the proposal is acceptable in terms of visibility and on-site parking and turning provision. Furthermore, footpath provision is to be secured by the development.
- * In terms of neighbour amenity, the position of the proposed dwellings in relation to neighbours, given the degree of separation, is adequate to safeguard neighbour outlook and light, and the windows are positioned so as to prevent overlooking. A condition will ensure that no further windows are added without separate planning permission in order to safeguard long-term privacy.
- * A protected species survey has been submitted and subsequently assessed by both Natural England and the Council's Tree & Countryside Officer. Natural England have confirmed that they have no objections and the applicant has agreed to provide a bat roost within one of the proposed garage roofs to the satisfaction of the Council's aforementioned Tree & Countryside Officer.
- * In conclusion, it is regrettable to see the loss of the barn. There are no mechanisms in place to require its ultimate retention and it is, therefore, considered that the proposal meets with the relevant planning policy requirements and, as such, is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 16-02-2009

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3740** Highway condition: Access to NCC spec
- 3740** Highway condition: Access etc. constructed/retained
- 3740** Highway condition: Imp. works/footway
- 3740** Highway condition: Imp. works completed
- 3920** No new openings/windows
- 3802** Precise details of surface water disposal
- 3804** Precise details of foul water disposal
- 3920** Survey to determined presence of bats
- 3994** Non-standard note re bats
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans