

Design and Access Statement + Flood Risk Assessment + Refuse and Waste Strategy + Planning Statement

for: **Conversion of existing Storage Building into single unit of Holiday accommodation, and Erection on site of a single storey unit of fully accessible Holiday accommodation**

at: **Wayside Farm, Felbrigg, Norfolk NR11 8PP**

Introduction

This application is submitted as a full application to convert an existing storage outbuilding into a self-contained Holiday let unit, with a further unit of detached Holiday accommodation located on the site, providing two self-contained Holiday let units on site.

This document should be read in conjunction with the submitted drawings and details forming the application. It also includes a Planning Statement, Flood Risk Assessment and Refuse and Waste Strategy as requested by NNDC during application processing.

The Site

Wayside Farm lies along the B146 Highway, set back from the junction with the A148 Holt Road. It comprises of a main Dwelling with attached indoor Swimming Pool building and a number of outbuildings. There is also a fully accessible attached annexe for a family member. The site itself is isolated along this part of the Public Highway, with no immediate neighbours to overlook, and the predominant boundary is close boarded fencing, aiding the shielded view of the site from the Highway. The site itself is surrounded on three sides by significant woodland, none of which is directly affected by the proposals contained in this application.

Planning History

A previous owner of the site made several applications to the site in recent years, with two being the erection of a replacement barn to house a Swimming Pool (approved in 2004) and then for conversion of the Outbuildings on the site into five units of Holiday Accommodation which was also approved. References for these two are PF/040505 and PF/14/0008 respectively. With the latter application, there is clear evidence that the principle of Holiday accommodation on the site is acceptable. The current owner, having purchased the site a number of years ago, proceeded with an application to convert an outbuilding to ancillary self-contained annexe for a disabled family member, together with a link extension and pitched roof addition to a further outbuilding. This application, ref: PF/14/1634, was approved in 2014 and undertaken shortly after.

Current Status

The works under planning approval ref: PF/14/1634 were undertaken and completed successfully between 2014 and 2015. As time has progressed, and with the addition of the current Covid situation, the applicant has looked at previous permissions granted on the site, with respect to Holiday accommodation, and would like to gain approval for two Holiday let units to assist with ongoing costs on the site and promote tourism in the area, particularly a market for fully-accessible Holiday accommodation for all guests.

Proposal

The proposal submitted in this application relates to one existing outbuilding used for storage, and the addition of another building, both of which are dedicated to Holiday let use, to generate income for the applicant and promote local tourism, particularly looking to a time where more people may choose to spend holiday time in the UK, and close to one of the primary settlements in the District, namely Cromer. The proposed Holiday units are intended solely for holiday accommodation purposes, and not as the sole or main residence of the occupiers.

Aims

The aim of the proposal is to offer a fully accessible Holiday let unit, together with a further let from a converted storage building, to offer short breaks to visitors to the area, being close to the local amenities in Cromer and the surrounding towns and village in the area, helping to promote tourism locally. A previous application for conversion of buildings into five units of holiday accommodation was approved in 2014, and the proposal herein proposes only two units in total, which will be located in a dedicated part of the site and provide suitable parking and turning facilities for visitors, to enable all to exit the site in forward gear onto the highway.

Use

The new detached building, and converted storage building, will be used for holiday accommodation purposes only. The accommodation can be made available for at least 140 days a year, with no individual let to exceed 31 days, as conditioned in the original approval granted in 2014. (ref: 14/0008) Likewise, a register of lettings, occupation and advertising can be maintained at all times to be available for inspection by the Local Authority Planning Section, upon request.

Amount

The details of the proposed conversion, together with the size, scale and location of the proposed detached holiday unit, are shown on the submitted drawings. The proposed block plan indicates the location of the both units, and they can be accessed via existing entrance from the public highway, and have dedicated parking areas allocated. As previously stated, the amount of development proposed here, for holiday accommodation, is less than that approved in the first application for holiday lets, approved in 2014. It is hoped in this sense, the principle and amount of development proposed can be viewed favourably.

Layout

The existing storage building to be converted is located towards the rear of the site, with views onto the surrounding woodland. The proposal seeks to also locate the proposed detached unit of holiday accommodation to also benefit from the woodland views beyond the site, and be shielded from the view and impact of the adjoining highway.

Scale

The scale of the proposed development is smaller than that already present on the site, and certainly less with regard to number of proposed holiday units to let. The building to be converted is not to have significant external works that would increase footprint, and the addition of rooflights to provide light into the upper areas reduces the need for dormer windows or similar, helping to keep the overall scale of this element in balance with the existing form.

The detached holiday unit proposed is single storey, to promote a fully accessible layout internally, so this can be marketed to those visitors requiring such accommodation, being fully wheelchair accessible in particular.

Given the existing constraints of ridge and eaves heights in particular which are present on the site, the proposed development does not significantly impact these particular elements of scale already present.

Design

The design route has been to balance the proposals in terms of enhancing the functional space, whilst also maintaining the design style present in the existing buildings within the affected areas of the site.

The building to be converted is currently faced with some dark stained timber cladding to gable ends, render to external walls and red pantiles to the roof. Aside from the addition of new doors and windows into walls and roof to allow natural light into the habitable areas, the materials will not change, and neither will the scale, form and massing of the accommodation. A small timber balcony and staircase is proposed from this building which allows unrestricted views across to the woodland, and new windows to the bedrooms, in particular, do not face back onto the existing residential parts of the site.

For the detached single storey holiday let, the location and positioning of this building ensures it's impact is not detrimental to the other built form on site, being shielded from the highway, and of relative low height to the surrounding buildings. Being fully accessible internally across all areas, the footprint is such that it allows for good internal circulation by all user types. Externally, and to ensure the building visually appears subservient to the other main built form, the proposal uses dark stained timber cladding as external facing material to walls (on a timber frame structure) with felt (or similar) shingles to the roof, giving the appearance of an ancillary building to the main form present.

All windows and doors are to be in timber, painted finish.

Landscaping

There is minimal landscaping on the site, and no changes to the existing are proposed within this development. All proposed building and conversion works occur within, and adjacent to, developed area. The site is surrounded by natural woodland on three sides, but no part of that is affected by the proposals contained in this application.

Access

There is no change to the existing access, parking or turning areas on the site, and all vehicles are able to be safely parked on the site, with ample room for turning and being able to exit in forward gear.

Specific parking areas for each holiday unit (at least one space each) can be provided on the existing hardstanding area adjacent to each of the proposed holiday units.

Constraints/Comments

Balancing the proposals as submitted against those approved for five holiday units in 2014, this proposal sees less intensification in use of the existing access point to the site from the Public Highway, which in turn will improve safety in this area over the long term, whilst still allowing the site to generate a small income and promote local tourism in the area in a quiet setting.

The existing site is served by septic tanks for all foul drainage, given its remote location from other residential and developed areas. The converted building will be connected to this existing system, with the detached holiday let potentially having its own dedicated collection tank. The site offers ample access and space for all collection vehicles to enter the site and be within 30m of any part of the site for access to the tanks present, together with sufficient turning area.

On the previous application, for the annexe and link extension, as well as the new roof to the storage building, a full bat survey was undertaken, which identified constraints associated with the site, and how the development needed to be conducted with due regard to the recommendations. This former document is attached at the end of this statement for reference, and all measures were undertaken. The storage building, with the replaced roof, has no current evidence of bats, and the new building has little impact on existing form. The applicant will be looking to install appropriate measures to encourage wildlife diversity, which could include bat boxes and similar. The applicant is willing to work proactively with the Local Authority, as may be required, to ensure the development can be successful in this matter.

This concludes the Design Statement. There now follows a set of photographs which show the existing dwelling and affected surrounding area. This is followed by a Refuse and Waste Strategy, Foul Drainage Assessment, Flood Risk Assessment and Planning Statement, required as supplementary information to the original submission.

Should you have any questions or require any further information upon reading this document or any of the submitted details, please contact Norfolk and Norwich Architecture Ltd.

Prepared by

No signature as sent direct from Computer

Simon Pegg

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Photographs







Refuse and Waste Strategy

The existing site comprises of a primary residence, together with an attached annexe building. Both units have areas for storage and collection of domestic refuse and recycling bins which form part of the regular collection.

Further residential refuse and recycling collection bins will be obtained for inclusion within the regular collection schedule. There is ample room on the site, adjacent to both the converted storage building (underneath the proposed balcony) and also the self-contained single-storey new holiday let (adjacent the building itself) to allow those staying to easily reach the facilities. The applicants, running the holiday lets, will then be able to take those bins to front of site for collection.

Although being holiday lets, there is no proposed additional commercial waste that is likely to be generated, although if this does occur, then appropriate commercial waste contracts would be sought. Given the separation of the holiday lets from each other, and the main areas of the site for dwelling and annexe, there is sufficient amenity left that is not impacted by the storage of all bins on site.

Should additional controls be required on the level of refuse and recycling facilities required, the applicant is willing to work proactively with the Local Authority to have suitable conditions imposed on any approval that may be considered.

Foul Drainage Assessment

The existing site has a two-stage septic tank system installed, due to the location away from mains drainage present in more built-up residential areas. It services the entire site at present.

The position of the tank system, secondary tank and the associated drainage field area are identified on the submitted site plan shown in Drawing PL-A101 Rev. A.

The converted Storage building is to be connected to the existing system, which is present from the attached annexe unit, and will connect through to the septic tank system.

There is sufficient area on the site for all vehicles to access the tanks on a hardstanding, and for all turning and manoeuvring areas as required to allow safe egress from the site in a forward gear.

For the proposed self-contained single-storey holiday let unit proposed, the distance and ground make-up (predominantly concrete) may not allow for direct connection to the existing system. To this end, it is proposed that this unit shall be served by a small, dedicated, package treatment plant, with any water run off to be connected to area at front of site for drainage. The applicant is currently in early discussions with specialists to advise, and full details of the preferred package treatment plant, and all requirements for installation and drainage, will be supplied to the Local Authority in due course.

If consideration of this application is favourable, it would be expected for a condition to be attached to supply all details to the Local Authority for formal written agreement prior to any installation on site. Should the consultation process require discussion, or guidance on preferred installation, please do contact the agent in the first instance.

Flood Risk Assessment.

The existing application site, inclusive of all buildings and hardstanding areas present, is not situated within an identified flood risk zone 2 or 3 using the current North Norfolk flood mapping system, available via the NNDC Planning website.

Risk of Flooding from Surface Water is identified at a low 0.1% AEP, meaning low probability of surface water flooding in the site.

The existing site has boundaries on three sides with extensive woodland, acting as a natural means of collection for surface water, and there is a pond located directly opposite the site which is identified by the applicant as an area where surface water also discharges to.

The existing buildings present discharge surface water to the surrounding area, with the only additional surface water coming from the roof to the new self-contained single-storey holiday let unit. There is, through addition, low risk or impact upon flooding in the area, given its location, and previously identified flood risk.

Internally, it is expected that all floor levels, fixtures and fittings, will be situated no lower than existing floor levels present.

Should the Local Authority, or consulted parties, require additional information, please contact the agent in the first instance.

Planning Statement

Through historical data, North Norfolk attracts around 8 million tourists each year, with a significant proportion of them requiring overnight accommodation, for short stays to the area. IN particular, access to coastal areas is in high demand, and it is expected in a post-Covid industry that UK-based holidays and general tourism-related establishments will see high demand from travellers staying within the United Kingdom.

With the attraction of Cromer, Sheringham and other nearby places of interest featuring high among reasons to visit North Norfolk, the location of the proposed holiday let units at the application site allows swift access to a good number of tourism-related features of this coastal area.

New tourism is generally permitted locally, and indeed encouraged, for primary and secondary settlements, coastal services, villages and overall countryside areas, linking back to Policy SS2 where new development is limited to a range of criteria including recreation and tourism.

Historically, the site has received planning approval for the conversion of outbuildings on the site to five units of holiday accommodation (approved in June 2014) so there is precedent for the type of proposal seeking approval here.

The site area is located within a part of the district designated as Countryside within the North Norfolk Core Strategy, so it is expected that conditions would be attached to any approval only allowing occupation of the two units, as put forward for consideration, for holiday let purposes only, to be in accordance with local plan policies SS2, EC9, EC10 and EC2 of the Core Strategy.

Likewise, it is expected that time constraints on the individual length of occupation shall also apply, and that neither building is used as a sole, or main, dwelling for an occupant. Again, this can be controlled via appropriate conditioning.

The site has good on-site parking that can meet appropriate Highways policy standards, to allow turning and parking and exit from the site in forward gear (CT5/CT6) and there is only a short distance for visitors to travel to reach local amenities and the coastal areas directly.

The buildings as proposed are also set well back into the site, and are designed to ensure that they do not take visual prominence away from the host dwelling or other buildings on site.

The conversion of the storage building, and addition of the single-storey self-contained accessible holiday let unit, will provide further overnight accommodation within the district to support local tourism as the country comes out of current Covid restrictions, and helping to support the local economy in the longer term. This proposal represents a smaller version of a previously approved principle for five units of holiday accommodation, and will be sustainable for the applicant to operate.