



**Planning Statement
submitted on behalf of
Mr and Mrs Rope**

Retention of car port at
Tithe Barn,
Framingham Earl Road,
Yelverton

June 2021
EJWP299

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Introduction

This planning statement has been prepared on behalf of Mr and Mrs Rope in support of a retrospective application for the retention of a car port that links an existing garage to a home office at Tithe Barn, Framingham Earl Road, Yelverton.

Tithe Barn was converted to a residential dwelling in the late 1970s and planning permission was subsequently granted for the retention of an adjoining garage and land surrounding the barn as garden land in 1997.

The applicant moved to the property in 2007 at which time there was a large garage/storage building located on an area of hard standing to the north of the property.

This statement describes the application site and details of the car port, it provides a summary of the relevant planning history and the planning policies applicable to the determination of the application.

Site location and description

The application site is located to the north of Framingham Earl Road, on the edge of the village of Yelverton.

The car port is located to the north of Tithe Barn adjoining an existing garage with a home office. These buildings comprise the northern wing of Tithe Barn. The car port is of timber construction and is clad in horizontal boarding painted black with a clay pantile roof to match the garage to the south and the office to the north.

Yelverton is a rural settlement with a wide variety of residential properties mainly located west and east of Church Road. The pattern of development on Framingham Earl Road is more rural in nature with a more varied character and properties set in larger plots extending into the wider countryside.

Relevant planning history

Tithe Barn was converted to residential accommodation in the late 1970s under planning permission ref: 1976/0701. Retrospective permission was granted on 21 May 1997 for the retention of a garage and garden areas ref:1997/0550. The plan accompanying that permission indicates the garage as adjoining the north elevation of Tithe Barn and land to the west, east and south of the barn as garden land.

The photo at Appendix 1 shows a large storage building to the north of Tithe Barn. This building was demolished in July 2013 and construction of the office building subject of a separate application commenced in July 2013.

The car port subject of this application was constructed in September 2020 and links the existing garage to the office (See aerial photo at Appendix 2.

Planning assessment

The application seeks retrospective planning permission for the retention of a car port between an existing garage and a home office building. Tithe Barn is a converted barn constructed of red brick with a clay pantile roof. The garage and office buildings are clad in horizontal timber boarding painted black and have red clay pantile roofs to match the barn and the car port. The overall effect is that of a range of agricultural buildings of an L-shaped design that have evolved organically over time.

Policy DN3.6 of the South Norfolk Local Plan provides support for extensions to residential dwellings within the countryside. Policy 2 of the Joint Core Strategy, DM3.8 and DM3.13 of the Local Plan and the National Planning Policy Framework seek to ensure that all proposals are of a good design and do not adversely affect the residential amenity of neighbouring properties.

The car port provides a discrete extension between two existing buildings. It has been sympathetically designed to match the adjoining buildings and respect the character of Tithe Barn. Due to its scale and location between existing buildings it will not impact on any neighbouring properties or extend development into the open countryside.

The building therefore satisfies Policies D3.6, DM3.8 and DM3.13 of the South Norfolk Local Plan.

Conclusion

It is concluded that the car port adjoining the existing garage is of a good design and is sympathetic to the existing buildings on-site. Its discreet location between the garage and office mean that it is not visible from any neighbouring property and causes no harm to the overall character an appearance of the site or wider area. It is therefore considered acceptable and planning permission should be granted for its retention.



6th February 2007

Large storage building and hard-standing located north of Tithe Barn.



14th May 2021

Aerial view of Tithe Barn and adjoining buildings.



View of car port between garage and office.