

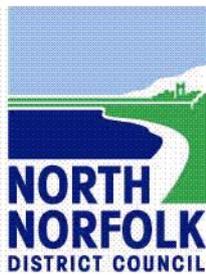
Planning Section

North Norfolk District Council

Holt Road, Cromer, Norfolk NR27 9EN

Telephone: 01263 516150 / 516151 / 516143

email: planning@north-norfolk.gov.uk



Application for a Lawful Development Certificate for a Proposed use or development.
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="NR11 7AG"/>
Are you an agent acting on behalf of the applicant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations? Yes No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The design of the proposal takes the form of a detached 3 bay garage and workshop. The detached cart lodge will be used to garage 3 cars and provide additional storage/ workshop. This triple garage and workshop will be 40ft wide and 20ft deep (74.5 sqm). Clad in shiplap with a shingle or slate roof. 3 sets of 2440mm wide standard double doors edged and braced with standard fittings plus a personal door and standard garage window under the eaves. Roof pitch 20 degrees. Eaves height 2.4 metre and ridge height 3.6metre for doors under eaves. Guttering from and back with 300mm overhang. Soak away size 1.6 cubic metres (1600 Litres) comprising of 7 rainsmart Elipse double soak away crates for disposing of surface water from guttering to be sited 5 metres from shed and at least 2.5 metre away from boundary
Shed to be erected onto a prepared base of 150mm hardcore, 100mm concrete
The established hedge will be maintained on the western boundary, and the existing 'gappy' planting on the southern boundary has already been supplemented by planting hedging comprising a native mix of hawthorn, field maple, dog rose and hazel

Does the proposal consist of, or include, a change of use of the land or building(s)? Yes No

Has the proposal been started? Yes No

5. Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Alice walker Planning officer advised in Pre application enquiry response that I may wish to pursue erection of this structure under permitted development and should this be the case i can then apply for a Certificate of Lawfulness to confirm it.
She summarised the following points
It is therefore considered that the proposed scheme is acceptable in principle under Policy SS 2 of the adopted Core Strategy.
The proposal is therefore considered to accord with the requirements of EN 4 of the adopted Core Strategy and Section 12 of the NPPF in terms of protecting residential amenity.
In regards to highways It would therefore accord with policies CT 5 and CT 6.
Full response added with additional documents

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Pre Application advice response dated 15th June 2021 from planning officer Alice Walker

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

5. Grounds for Application

Proposal to erect a 3 bay garage and workshop in rear garden of residential dwelling

Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Other

Other

Proposal to erect a 3 bay garage and workshop

Is the proposed operation or use

Permanent Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I believe this structure can be built under permitted development however it would sit in a conservation area and I would like reassurance that it could be erected without encountering any objection

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

OFFICER ASSESSMENT:

Principle

The principle of the proposal is to erect a single storey detached garage. The proposal is situated in the conservation area of Little Barningham which is also designated as a Countryside Policy Area by policy SS 2 of the Core Strategy. The proposed garage will be single storey and of appropriate size and scale and would be in keeping with the character and appearance of this rural location. It is therefore considered that the proposed scheme is acceptable in principle under Policy SS 2 of the adopted Core Strategy.

Design and Impact

The design of the proposal takes the form of a detached 3 bay garage and workshop. The detached cart lodge will be used to garage 3 cars and provide additional storage/ workshop area, it will measure c. 74.5 sqm with a pitched the roof reaching 3.6m in height and an eaves height of 2.5m. The proposed materials of shiplap cladding with light weight roof tiles or shingles are considered suitable for the structure and its rural location. Although the footprint of the proposal is very large, it is not be considered to be over development due to the generous size of the plot, its scale and single storey design are also considered appropriate for its intended use.

The property lies within a conservation area and the conservation and Design Officer was consulted. The officer was of the opinion that although the proposed outbuilding is unlikely to have a positive impact upon the appearance and character of the surrounding area, providing the existing established hedge is maintained on the western boundary, and the existing 'gappy' planting on the southern boundary. Area due to its relatively low ridge line and the main properties location within the conservation area. For these reasons, and because the proposed materials are considered appropriate and would mellow into

7. Pre-application Advice

their setting, Conservation & Design are not likely to object to this proposal in the event of it being submitted as a formal application. Given the above information, it is considered the scheme would likely be in accordance with the requirements of Policies EN 4 of the adopted Core Strategy and section 12 of the NPPF.

Amenity

It is not considered the proposed development would result in overshadowing, overlooking, over bearing or loss of light to neighbouring properties. The proposal is therefore considered to accord with the requirements of EN 4 of the adopted Core Strategy and Section 12 of the NPPF in terms of protecting residential amenity.

Alice walker advised I may wish to pursue erection of this structure under permitted development and should this be the case i can then apply for a Certificate of Lawfulness to confirm it.

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

28/11/2021