

PLANNING STATEMENT

**RETROSPECTIVE
HOUSEHOLDER PLANNING
APPLICATION FOR THE
ERECTION OF A STORAGE
CONTAINER AS A DETACHED
OUTBUILDING IN THE REAR
GARDEN**

AT

**115 HOLKHAM GREEN
WEST RAYNHAM
FAKENHAM
NR21 7JW**



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Appendices

Appendix One: Photographs of the existing storage container dated 27/01/2022



1.0 INTRODUCTION

- 1.1 This planning statement has been prepared on behalf of the applicant in support of a retrospective householder planning application for the erection of a storage container as a detached outbuilding in the rear garden of 115 Holkham Green for domestic storage.
- 1.2 The application site is located 2km West of the village of West Raynham, approximately 8km Southwest of the town of Fakenham. The site comprises a single semi-detached dwellinghouse with a garden adjacent to the public highway on the corner of Holkham Green and Raynham Way.
- 1.3 The applicant erected a single storage container within the garden of the dwellinghouse on the 26th of January 2021, which has since been used as ancillary domestic storage to the dwellinghouse. The storage container is Standard ISO measuring 6.06m by 2.44m with a height of 2.59m. It is sited along the rear boundary fence and accessed by a door on its south facing front elevation.

2.0 PROPOSAL

- 2.1 This application proposes to regularise the positioning of the storage container as a detached outbuilding in the rear garden for ancillary domestic storage. In addition, the container is to be finished externally with untreated natural timber cladding to sit more sensitively within a residential setting as shown within the attached plans.

3.0 BACKGROUND

- 3.1 The storage container was erected in the garden of the dwellinghouse on the 26th of January 2021. The applicant was in need of secure storage for expensive items that are not possible to practically store within the house, such as cycles, fishing equipment etc.



- 3.2 The applicant was informed by correspondence with North Norfolk District Council on the 27th of May 2021 and subsequently the 16th of November 2021, following a site visit, that the sitting of the storage container maybe in breach of planning controls and so required planning permission.
- 3.3 Photographs of the storage container taken on the 27th of January 2022 are included at Appendix 1.

4.0 NATIONAL PLANNING POLICY

- 4.1 National planning policy is contained within the National Planning Policy Framework (NPPF) adopted in 2012 (as amended in July 2021) and is of material importance to the consideration of the application at hand.
- 4.2 The NPPF identifies at paragraph 7 that: *“the purpose of the planning system is to contribute to the achievement of sustainable development”* and identifies three overarching objectives, which are economic, social and environmental.
- 4.3 Paragraph 10 goes onto state: *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development.**”*
- 4.4 Government seeks to encourage local planning authorities (LPA) to be positive in their decision making by stipulating that they: *“... should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. (Par 38).*



5.0 LOCAL PLANNING POLICY

5.1 Local planning policy is contained with the North Norfolk Local Development Framework Core Strategy (incorporating Development Control Policies) Adopted 2008 and updated in 2012. Supplementary documents include, inter alia, 'The Landscape Character Assessment June 2009' and the 'North Norfolk Design Guide December 2008'. The proposal has also been considered in regard to the policies contained within the emerging First Draft Local Plan (Part 1) 2019.

5.2 The policies relevant to this application are therefore as follows:

- Policy SS 1 Spatial Strategy for North Norfolk
- Policy SS 2 Development in the Countryside
- Policy SS 4 Environment
- Policy HO 8 House Extensions and Replacement Dwellings in the Countryside
- Policy EN 2 Protection and Enhancement of Landscape and Settlement Character
- Policy EN 4 Design
- Policy EN 6 Sustainable Construction and Energy Efficiency
- Policy EN 9 Biodiversity & Geology

5.3 The relevant policies contained within the First Draft Local Plan (Part 1) 2019 are as follows:

- Policy SD 1 - Presumption in Favour of Sustainable Development.
- Policy SD 3 - Settlement Hierarchy.
- Policy SD 4 - Development in the Countryside.



6.0 MATERIAL CONSIDERATIONS

PRINCIPAL OF DEVELOPMENT

6.1 The site subject to this application is located outside of the defined settlement hierarchy within Policy SS 1 and emerging Policy SD 3 and is therefore designated as 'Countryside', whereby development is more restricted. It is stated in the supporting text at paragraph 2.4.12 that; *"The North Norfolk countryside, and the many small villages and hamlets that are not selected settlements, are designated as Countryside. This countryside area is a principal element in the rural character of North Norfolk and is enjoyed by residents and visitors. The quality and character of this area should be protected and where possible enhanced, whilst enabling those who earn a living from, and maintain and manage, the countryside to continue to do so."* Policy SS 2 and emerging Policy SD 4 go on to detail development that is permitted within a Countryside location, including *inter alia* extensions to residential dwellings as detailed by Policy HO 8. Several recent decisions and officer reports confirm that detached outbuildings within the rear garden of a dwellinghouse in the 'Countryside' are supported in principle and can be provided if necessary.

6.2 While this application is submitted as a retrospective householder planning application it, should be noted that outbuildings and containers within the curtilage of a dwellinghouse for domestic storage are supported by national planning policy by virtue of Schedule 2 Part 1 Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015. With the exception of E.1 subsection e) ii), as the container falls within 2m of the boundary therefore exceeding the permitted height of 2.5m, the proposal is in accordance with the remaining Permitted Development criteria.

Taken in turn:

- i. The dwellinghouse was not consented by virtue of the GPDO
- ii. The total ground area covered by the container and the dwellinghouse does not exceed 50% of the total area of the curtilage.



- iii. The container is situated in the rear garden therefore not situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
- iv. The storage container is single storey.
- v. The dwellinghouse is not a listed building
- vi. The proposal does not include the construction or provision of a veranda, balcony or raised platform
- vii. It does not relate to a dwelling or a microwave antenna.

6.3 With the above considered, the principal of development for the erection of a storage container as a detached outbuilding in the rear garden in the Countryside is supported by national and local planning policy.

DESIGN

6.4 The storage container measures 6.06m by 2.44m with a height of 2.59m and as such is of a scale and massing suitable of a residential garden setting.

6.5 The storage container is proposed to be finished externally with untreated natural timber cladding, which is considered to be suitable for the context in which it is set. Over time, the timber cladding will weather naturally and turn grey. The timber cladding will in turn enable the container to sit sensitively against the existing timber panelled fencing reducing its visual impact. Timber cladding is supported by the North Norfolk Design Guide at section 3.5 Curtilage Treatment Garages and Outbuildings and paragraph 11.2.6 in addition to the Material Choice and Selection Guide: Cladding in the emerging Design Guide. The choice of timber cladding also makes use of a sustainable building material and is thus in accordance with Policy EN 6.

6.6 No external lighting is proposed therefore a Lighting Impact Assessment and Strategy is not required.



6.7 The storage container is sited some 9.44m from the rear elevation of the dwellinghouse and some 10.7m from the rear elevation of the neighbouring dwellinghouse against the adjoining and rear boundary fences. It will be partially screened from view from the public highway by the timber boundary fencing. While it exceeds the height of the fencing, at 2.59m it is not an excessively high outbuilding. The proposed external materials are considered to significantly reduce the visual impact upon the neighbouring dwellings and within the context of its surroundings/streetscene. Likewise, it contains no windows that could lead to a loss of privacy. It is not anticipated that the storage container will have any other detrimental impacts on neighbour amenity in regard to *inter alia* noise, odour or vibration.

6.8 With the above considered the proposal is in accordance with Policy EN 4.

ECOLOGY

6.9 The proposal will not result in the loss of any mature trees or hedgerow nor will it impact upon any important landscaping and natural features and will therefore have a negligible impact on biodiversity. The proposal is therefore in accordance with Policies SS 4, EN 4, EN 9.

FLOOD RISK

6.10 The application site falls within 'Flood Zone 1' and is therefore at the lowest risk of fluvial and surface flooding. Given that the site falls within 'Flood Zone 1', a Flood Risk Assessment is not required.



7.0 CONCLUSIONS

- 7.1 The erection of a storage container as a detached outbuilding in the rear garden for domestic storage is considered to be appropriate to the location. The storage container is to be sensitively treated with natural timber cladding, which is suitable for the locality and will significantly reduce its visual impact, both within the context of its surroundings and within the street scene.
- 7.2 Accordingly, the proposal complies with both local and national policies and for the reasons as set out in this statement; the Council are respectfully requested to approve this application.



8.0 APPENDICES

Appendix 1. Photographs of the existing storage container dated 27/01/2022







