

Planning Statement

Full planning application for Conversion and Alterations to Barn (Amended Scheme) to provide a dwelling, garage and home office



parker
planning
services



REPORT INFORMATION



Date of Application	April 2022
Local Planning Authority	North Norfolk District Council
Applicant	Mr J Lowry
Development Description	Full planning application for Conversion and Alterations to Barn (Amended Scheme) to provide a dwelling, garage and home office.
Site Address	The Grain Store, Swanton Abbott Road, Skeyton, Norwich. NR10 5AU.
Our Reference	3011
Report Revision	V1

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1 Introduction

- 1.1 This 'Planning Statement' has been prepared by Parker Planning Services Ltd on behalf of Mr J Lowry (The Applicant) to accompany a full planning application for the conversion and alterations to a barn.
- 1.2 This is an amended application, following a previously approved application under North Norfolk Planning Application Reference: PF/21/2004. This was approved on 14th October 2021.
- 1.3 The approved application related to the 'Change of use of land from agriculture to garden land for dwelling approved under PU/20/2117 and full planning permission for the addition a porch, flue and two additional windows in the south elevation'.
- 1.4 The amendments take form of alterations to the design of the proposal, together with a garage and a home office space at The Grain Store, Swanton Abbott Road, Skeyton, NR10 5AU.
- 1.5 This statement should be read in conjunction with the plans submitted alongside the planning application.



Figure 1 – Google Map showing site location in relation to the surrounding area

2 Development Description

Site and Context

- 2.1 The proposal is for a full planning application for a few modest changes to a previously approved application under application ref: PF/21/2004. It should be noted that the full planning permission previously granted, included the change of use of land to residential and the conversion of the agricultural building to a dwelling, including a number of design changes.
- 2.2 As part of the approval, permitted development rights were removed for fences as well as outbuildings. However, permitted development rights were not removed for extensions to the property. Extensions amounting to a similar scale to the office that is now proposed, could have been potentially achieved under permitted development rights for extensions if the previously approved application was implemented and this is a material planning consideration. As such we believe that the proposal including an office is reasonable. The size of the plot should mean that the increase in size of the dwelling would not cause harm to the impact upon the character of the area anyway.
- 2.3 Prior to the approved full planning application, Class Q prior approval was secured under application reference PU/20/2117 to make it suitable as a family home.
- 2.4 The site lies to the south of Swanton Abbot Road with another old barn building to its west; garden amenity area to its south and fields further south; farm buildings to its east; and Swanton Abbot Road to its north and agricultural fields further north.



Figure 2 – Excerpt from Location Plan, drawing number PL01 by Howes Designs (from the previously approved scheme)

2.5 The plans that are now proposed are very similar to the previously approved scheme



Figure 3 – Excerpt from Block Plan, drawing number 02 G by Vertex Architecture

Planning History

Planning Application Reference	Description	Decision
PF/21/2004	Change of use of land from agricultural to garden land for dwelling approval under PU/20/2117 and full planning permission for the addition of a porch, flue and two additional windows in the south elevation	Approval
PU/20/2117	Change of use of agricultural building to a dwelling house (Class C3) and building operations reasonably necessary for the conversion	Prior Approval Granted
IS1/19/0586	Meeting only re refusal PU/17/1160 & Appeal dismissed	Pre-app Advice
DE21/17/0084	Proposed change of use of an agricultural building to a dwellinghouse (Class C3)	Pre-app Advice
PU/17/1160	Notification for prior approval for a proposed change of use of agricultural building to dwellinghouse (Class C3) & for associated operational development	Prior Notification Refusal
DE21/14/0149	Conversion and extension of barns to provide large dwelling than that permitted under planning permissions PF/12/0938 and PF/13/0679	Pre-app Advice
NMA1/13/0180	Non-material amendment request to remove the proposed first floor windows and rooflights on the west elevation	Approved
PF/13/0180	Erection of two-storey and single-storey rear extensions	Approved
PF/13/0679	Removal of conditions 6 and 7 of planning permission reference 12/0938 to permit permanent residential occupation	Approved
PF/12/0938	Conversion of four bay cart shed to holiday dwelling or ancillary accommodation	Approved
PF/05/0365	Erection of grain store	Approved
PO/91/0257	Erection of a single dwelling	Permission

3 Policy Appraisal

Introduction

- 3.1 In making this application, consideration has been made of relevant local and national planning policy and guidance.
- 3.2 The previous approval is also a strong material consideration to take into account as part of the determination of this latest proposal.

Local Policies

- 3.3 The site is located within North Norfolk District. As such, any development must account for the development strategies and plans in place locally. The Council has in place a Local Planning framework incorporating:
 - North Norfolk Core Strategy incorporating Development Control Policies (adopted September 2008)
- 3.4 The following policies are of particular relevance in the determination of this proposal:
 - SS2 – Development in the Countryside
 - HO9 – Conversion and Re-use of Rural Buildings as Dwellings

Site Designations

- 3.5 Whilst the site is situated outside of a settlement boundary, a full planning application for the conversion and alterations of the barn to a dwelling has been permitted. Whilst outbuilding permitted development rights were removed, this does not prevent outbuildings being considered as part of a planning application. As noted in the description, the rights for extensions to a dwelling were not previously removed. Prior to the full planning permission, a Class Q approval was secured on site for the barn – see Planning History. The Class Q approval and the full planning permission demonstrates a ‘fall back’ position recognised in case law and this application makes modest changes which would improve the site layout and enable the dwelling to become more of a family home for the applicant. The site lies in flood zone 1, the lowest risk of flooding and there are no listed buildings nearby that could restrict development potential. The building already has planning approval as a Class Q dwelling and full planning permission and therefore the principle of development has already been established and the policy relating to the conversion and re-use of rural buildings as dwellings – policy HO9 – applies in the assessment of this application. There are no factors that would mean that development of this site would be difficult or unacceptable.

National Planning Policies

- 3.6 The National Planning Policy Framework (NPPF) 2019 and National Planning Practice Guidance are both material planning considerations. The NPPF sets out the Government's planning policies for England and how these are expected to be applied while the NPPG sets out Government guidance in relation to planning related issues in England.
- 3.7 The relevant sections from the National Planning Policy Framework include:
- NPPF 04: Decision-making
 - NPPF 11: Making effective use of land
 - NPPF 12: Achieving well-designed places

National Planning Policy Guidance

- 3.8 The relevant guidance from the National Planning Policy Guidance includes:
- Design

4 Assessment of Planning Policy

National Planning Policy Framework

- 4.1 Paragraph 10 of the NPPF states 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'. Paragraph 8 of the NPPF sets out three dimensions to sustainable development:
- Economic – helping to build a strong, responsive and competitive economy
 - Social - supporting strong, vibrant and healthy communities.
 - Environmental - contributing to protecting and enhancing our natural, built and historic environment.
- 4.2 These objectives are interdependent and need to be pursued in mutually supportive ways so opportunities can be taken to secure net gains across each. Paragraph 9 states that these are not criteria against which every decision can or should be judged; policies and decisions should play an active role in guiding development to sustainable solutions but should also take into account local circumstances to reflect the character, needs and opportunities of each area. At paragraph 38, it is highlighted that local planning authorities should approach decisions in a positive and creative way; working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area is recommended.
- 4.3 Paragraph 117 of the NPPF requires planning policies and decisions to promote the effective use of land in meeting the need for homes whilst safeguarding and improving the environment which this proposed scheme certainly would as it provides the same suitable amount of garden/amenity space as previously approved by the previous scheme. The design alterations of the current proposal compared to the previously approved proposal are modest in their difference and appropriate in our view. The changes would make the property more liveable and flexible for future use for the applicant and his family.
- 4.4 Paragraph 124 establishes that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Planning should contribute to the protection and enhancement of valued landscapes and the design of new development should be sympathetic to local character and history whilst establishing a strong sense of place. It should also create places that are safe, inclusive and accessible. The proposed window to the south, which was also approved as part of the previous scheme, would open up the views to the

south which are outstanding; these landscape views are immensely valued by the applicant and his family.

- 4.5 The previously approved alterations of the porch and chimney would have improved the quality of the dwelling and the latest design proposals would result in improvement also to the quality of proposal and provide more flexible accommodation for future needs. It would also mean that cars are housed within a garage. The quality of the dwelling and the boundary fence, which was previously approved, would also improve the layout of the site without impeding on the landscape views in any way as it would stop short of where the views begin and the post and rail fence would be left as it is further south. The post and rail fence has been implemented as well as the 1.8m fence already.
- 4.6 Good design is considered a pertinent factor in sustainable development and accordingly, we believe the proposal to be sustainable in line with the NPPF which should be considered a material consideration in determining applications.

National Planning Policy Guidance

- 4.7 In relation to design, the NPPG states that good design has the following characteristics:
- context
 - identity
 - built form
 - movement
 - nature
 - public spaces
 - uses
 - homes and buildings
 - resources
 - lifespan
- 4.8 It goes on to state that well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process.
- 4.9 The proposed scheme improves the design considerably and is considered to be in conformity with National Planning Policy Guidance.

Local Plan Policy

- 4.10 SS2 – Development in the Countryside: This policy considers acceptable the re-use and adaptation of buildings for appropriate purposes in the countryside and whilst the Class Q approval and the previously

approved full planning application has not yet been built out, the modest changes subject to this application in terms of the design changes of the dwelling, the slight increase in space (which could be achieved by extensions under Permitted development rights) and a garage are not so significant that permission ought to be refused. The alterations will mean that the proposal is future proof for modern life. This is considered acceptable in line with policy SS2.

HO9 - Conversion and Re-use of Rural Buildings as Dwellings: This policy was updated in 2012 so it is more in line with the National Planning Policy Framework (NPPF). It allows for the conversion of buildings so long as they are structurally sound and subject to there being no substantial rebuilding or extensions. The proposed alterations should also protect and enhance the character of its setting. The barn already has a Class Q approval which was granted when evidence of it being structurally sound was provided in the 2020 application under PU/20/2117 as well as the later full planning permission. The proposed changes are minor and certainly would not constitute a substantial rebuild.

Figure 4, shows the proposed ground floor plan, including the home-office, which is separated from the dwelling by a covered walkway. If the home-office was attached to the house, then a room of this size (or larger) would be achievable under permitted development rights if the previously approved scheme was undertaken. We believe that this is an attractive and modest extension to the building.

Figure 4 also shows the elevations of the garage, which is modest in scale and would house cars and therefore result in a visual improvement to the landscape.

Extract of proposed ground floor plan & First Floor Plan



Figure 4 – Proposed Planning Drawing Plans and Elevations, drawing number 21440, 02 G, by Vertex Architecture

East Elevation which is now proposed

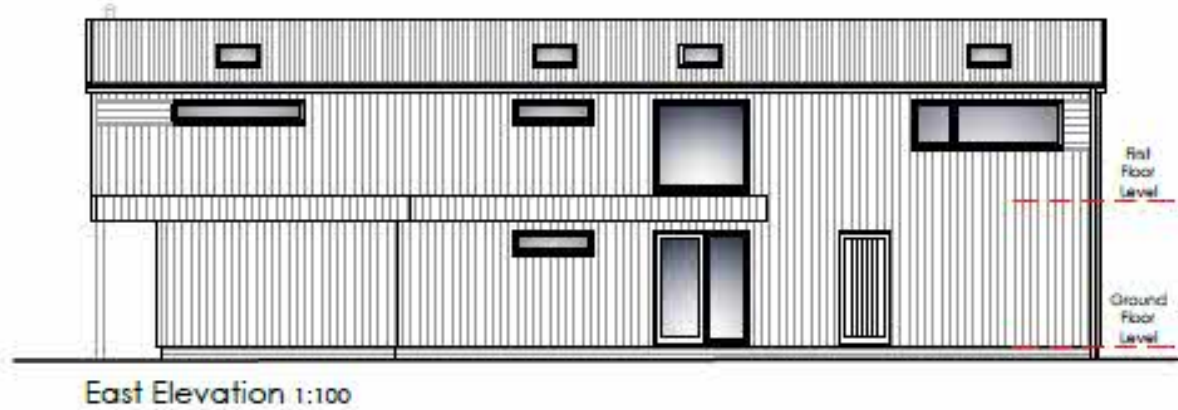


Figure 5 – Excerpt from currently Proposed Planning Drawing Plans and Elevations, drawing number 21440, 02 G, by Vertex Architecture

Plans Previously approved by way of the full planning application



Figure 6 – Excerpt from Proposed Planning Drawing Plans and Elevations, drawing number 21.0458 PL01 by Howes Designs

North Elevation which is now proposed

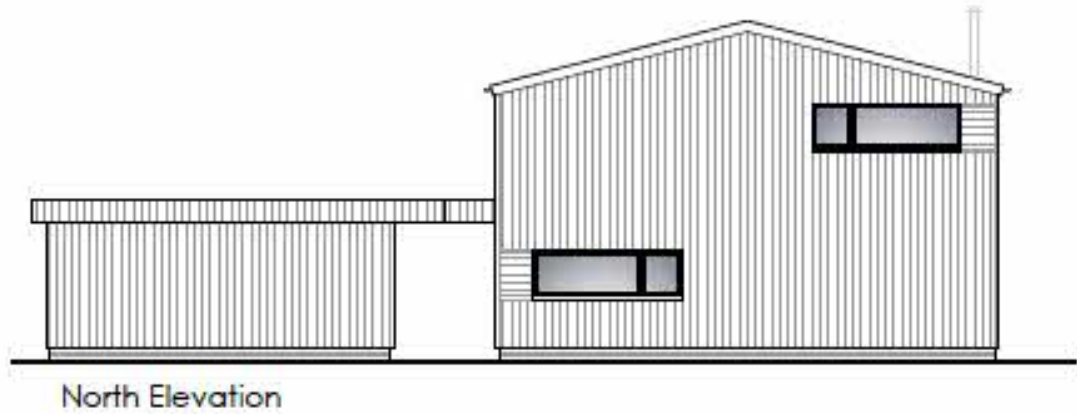


Figure 7 – Excerpt from currently Proposed Planning Drawing Plans and Elevations, drawing number 21440, 02 G, by Vertex Architecture

North Elevation previously approved

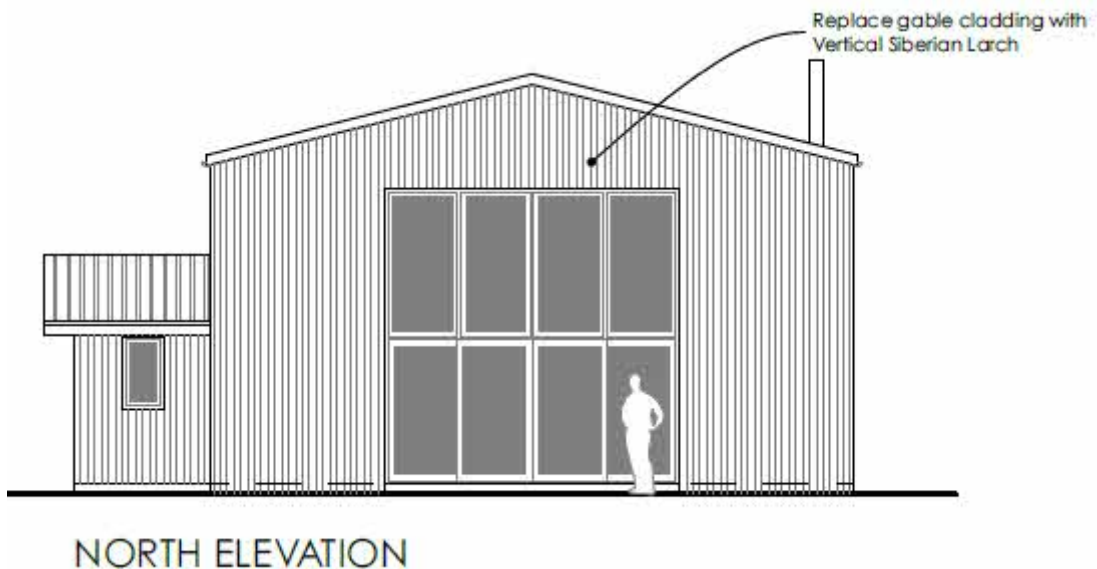


Figure 8 – Excerpt from Proposed Planning Drawing Plans and Elevations, drawing number 21.0458 PL01 by Howes Designs

South Elevation now proposed

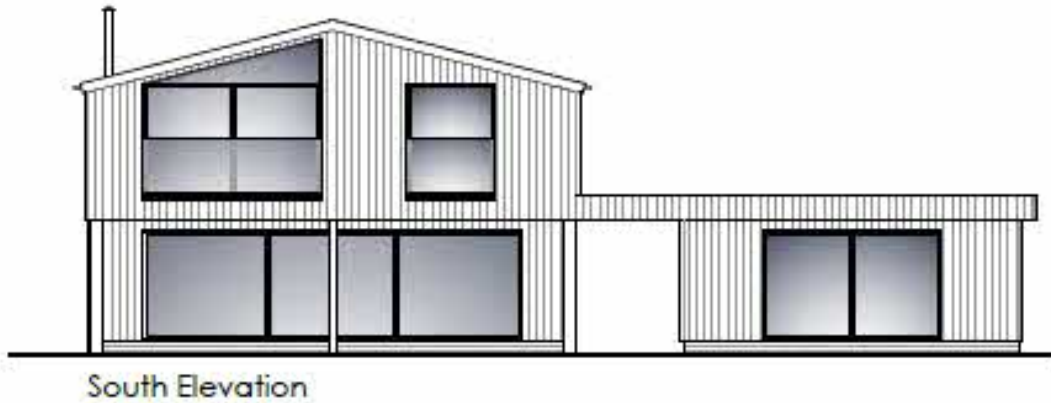


Figure 9 – Excerpt from currently Proposed Planning Drawing Plans and Elevations, drawing number 21440, 02 G, by Vertex Architecture

South Elevation previously approved

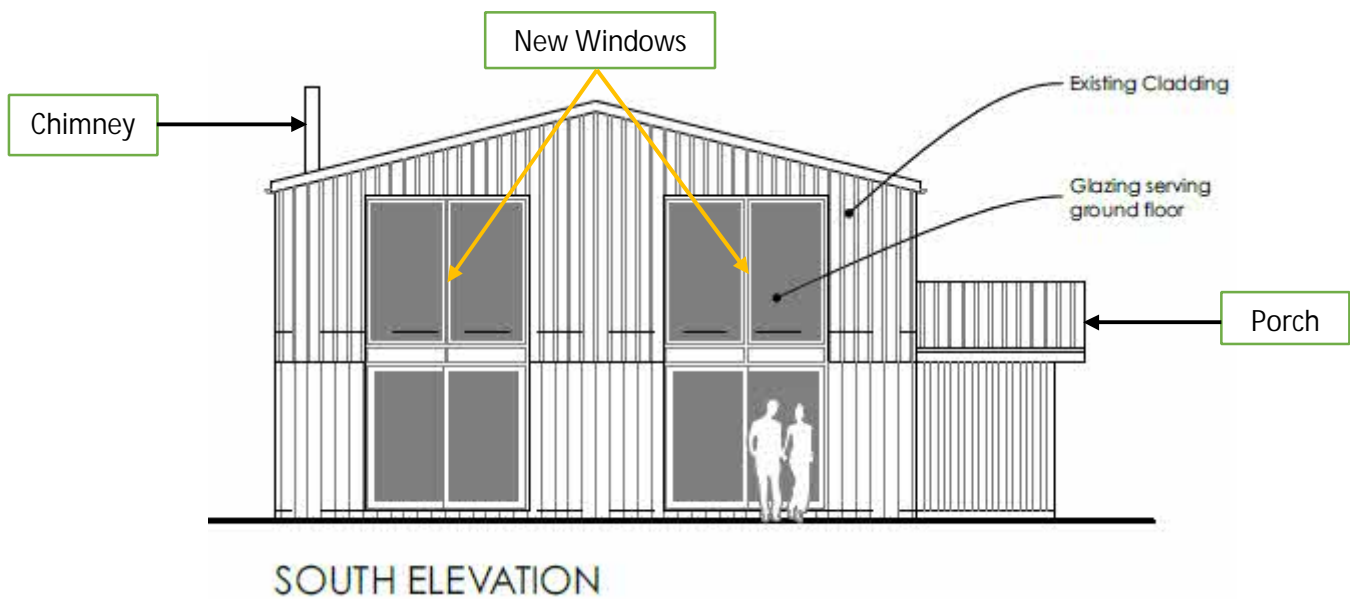


Figure 10 – Excerpt from Proposed Planning Drawing Plans and Elevations, drawing number 21.0458 PL01 by Howes Designs

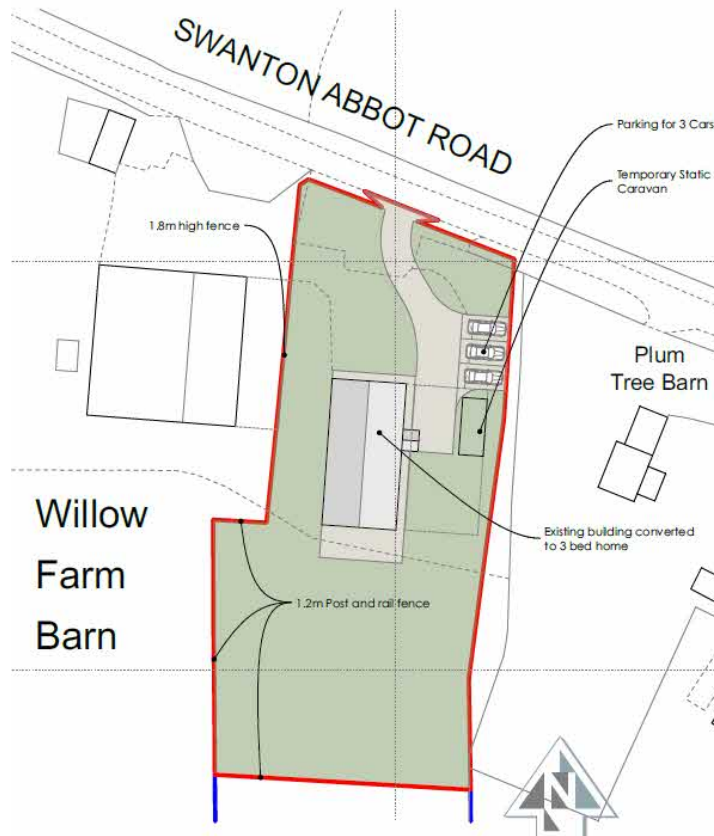


Figure 12 – Excerpt from Proposed Planning Drawing Plans and Elevations, drawing number 21.0458 PL01 by Howes Designs, which was previously approved

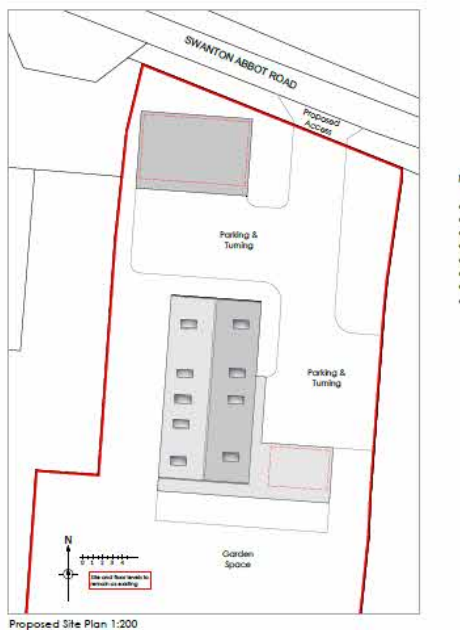


Figure 13 – Excerpt from currently Proposed Planning Drawing Plans and Elevations, drawing number 21440, 02 G, by Vertex Architecture

4.11 The changes shown when comparing the plans approved under PU/20/2117 and the proposed plans subject to this application in Figures 5 to 13 above demonstrate that the changes proposed are modest and do not in any way constitute significant or substantial changes structurally or in terms of rebuilding. Also, we would note that the scale of the office proposed, could be achieved by way of permitted development rights in relation to an extension. The garage proposed would provide accommodation for vehicles and make the frontage more attractive and screened. The modest height of the garage also would mean that the impact of this building is reduced. It is therefore considered that the proposal complies with policy HO9.

5 Conclusions

- 5.1 To conclude, this proposal is for full planning permission and is an effect an amended scheme relating to a previously approved full planning permission. Prior to the previously approved planning application a Class Q application was also approved.
- 5.2 Planning permission for a Class Q conversion was secured under planning application reference PU/20/2117 on 19th January 2021 and its completion must take place by 19th January 2024. The Class Q permission is in itself a 'fall back' position recognised in case law and the proposed changes within this application would undoubtedly improve the quality of the proposed dwelling and how it appears within its setting.
- 5.3 Proceeding the above application was a full planning application for the conversion of the existing building together with alterations and additions to it, as well as the change of use of the land. The current application is an amendment to that previous application. Permitted development rights were not removed for extensions and therefore the scale of the office room could be achieved by way of permitted development rights, as well as further extensions to the side and rear of the property. The garage is modest in scale and will create screening of the vehicles and provide accommodation for vehicles also.
- 5.4 The conversion is yet to take place and the applicant who has bought the barn would like to make modest changes so it is more appropriate and suitable to provide a home for him and his wife and children as well as future needs. The amendments to the previously approved application have been carefully thought out taking into account future family needs.
- 5.5 To conclude, we would emphasise that there is a very strong argument in favour of this proposal. All planning applications should be considered on their own individual merits with the basic assessment process being whether the positives outweigh the negatives. As such, we highlight that the proposal takes account of all relevant Local Planning Authority and National Planning policies. We conclude that the benefits of the proposal are not outweighed by any harm.
- 5.6 It is considered therefore, that the principle of the proposed development is in accordance with the NPPF and should be approved.

6 Appendix 1 – Decision Notice under PU/20/2117



North Norfolk District Council
Holt Road, Cromer, Norfolk, NR27 9EN
Tel: 01263 513 811
www.north-norfolk.gov.uk
E-mail planning@north-norfolk.gov.uk

NNDC Ref. PU/20/2117
Date: 19th January 2021

Registered: 16th November 2020

Mr Steven Howes
Howes Designs Ltd
The Granary
Park Farm
Aylmerton
Norwich
NR11 8PT

DECISION NOTICE

The Town and Country Planning (General Permitted Development) (England) Order 2015

Proposal: Change of use of agricultural building to a dwelling house (Class C3) and building operations reasonably necessary for the conversion
Location: Barn At Willow Farm, Swanton Abbott Road, Skeyton, Norwich, NR10 5AU
Applicant: Mr P Medlar

North Norfolk District Council, in pursuance of powers under the above mentioned Act hereby confirm that **prior approval is given** and the development may proceed as proposed.

- 1) The development hereby approved must be completed within a period of 3 years starting with the date of this prior approval.

Reason:

To comply with Condition Q.2-(3) of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

- 2) The development shall be carried out in accordance with the following approved plans: drawing no. PL01 Rev B.

Reason:

For the avoidance of doubt.

- 3) The dwelling shall not be occupied until the adjacent farm building to the east (edged yellow in the Design & Access Statement by Howes Designs (ref 19.0282) and the lean-to section of the adjacent farm building to the west (edged purple in the Design & Access Statement) have been demolished and any resulting materials removed from the site.

Reason:

(In the interests of the living conditions of the future occupiers of the dwelling, and in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 4) The adjacent farm building to the west (edged orange in the Design & Access Statement shall not be used for the accommodation of livestock, any intensive agricultural operation or use, including intensive poultry farming or the storage of silage, or chemicals or slurry or sewage sludge.

Reason

In the interests of the living conditions of the future occupiers of the dwelling and in accordance with Policies EN 4 and EN 13 of the adopted North Norfolk Core Strategy.

- 5) The development shall be carried out in accordance with the mitigation and ecological enhancement measures specified in the Ecological Survey by JP Ecology dated 20 July 2017.

Reason

To protect and enhance the biodiversity of the site, in accordance with Policy EN 9 of the adopted North Norfolk Core Strategy.

- 6) Prior to their first use on site, a samples of the cladding to be used in the construction of the external surfaces of the new wall to the north elevation and details of the proposed colour of the window frames shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure the appearance of the development is satisfactory, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 7) Prior to the first occupation of dwelling hereby permitted, details of the boundary treatment for the curtilage the each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall be erected prior to the first occupation of the dwelling and retained thereafter.

Reason:

To ensure an appropriate boundary treatment in the interests of the character and appearance of the countryside, in accordance with Policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy.

- 8) No external lighting shall be installed within the site or on the building other than in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority

Reason:

To ensure that excessive light spill in the countryside is avoided and to avoid any adverse impacts on protected species in accordance with Policies EN 9 and EN 13 of the adopted North Norfolk Core Strategy.

Notes and Informatives to Applicant:

- 1) The applicant/developer is advised that in view of the history of the site it could potentially be "contaminated" (as defined in Part IIA of the Environmental Act 1990).

As a consequence, there is a residual risk from extended occupation of the site from unmediated contaminants if further ground works are undertaken, i.e. extensions or garden cultivation.

Consideration should be given towards any potential risks to building materials and services, and during construction the risks to workers and the general public should be considered. In the event of potential contaminants being found, it is advised that construction work should cease and the District Council's Environmental Protection Team should be contacted (telephone 01263 513811).

- 2) The applicant/agent is advised that any removal of asbestos from the site should be in accordance with the Control of Asbestos Regulations 2006, under which the applicant/agent has a duty of care. Holders of this duty must prevent escape of the waste whilst it is under their control. For further help and advice in respect of asbestos removal the applicant/agent is advised to contact the Health and Safety Executive (HSE) on 0845 345 0055 (www.hse.gov.uk/asbestos).

Decision Date: 19 January 2021



Mr Phillip
Head of Planning

Acting under Delegated Authority
On Behalf of the Council.

7 Appendix 2 – Decision Notice under PF/21/2004



North Norfolk District Council
Hall Road, Cromer, Norfolk, NR27 0EN
Tel: 01263 513 811
www.north-norfolk.gov.uk
E-mail: planning@north-norfolk.gov.uk

NNDC Ref: PF/21/2004
Date: 14th October 2021

Registered: 26th July 2021

Ms J Dean
Parker Planning Services Ltd
Spire House
13-15 Cathedral Street
Norwich
NR1 1LU

DECISION NOTICE

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Proposal: Change of use of land from agriculture to garden land for dwelling approved under PU/20/2117 and full planning permission for the addition a porch, flue and two additional windows in the south elevation.
Location: Willow Farm, Swanton Abbott Road, Skeyton, Norfolk, NR10 5AU
Applicant: Mr J Lowry

NORTH NORFOLK DISTRICT COUNCIL, in pursuance of powers under the above mentioned Act hereby **PERMIT** the above mentioned development in accordance with the accompanying plans and subject to the conditions specified hereunder:

- 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents, except as may be required by specific condition(s):

Drawing no. PL01

Reason:

For the avoidance of doubt.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the area of land subject to this permission, unless planning permission has first been granted by the Local Planning Authority.

Reason:

In order to safeguard the character of the countryside in accordance with Policy EN 2 of the adopted North Norfolk Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order with or without modification) no garden shed, greenhouse, summerhouse, garage or similar domestic outbuilding shall be erected within the area of land subject to this permission.

Reason:

In order to safeguard the character of the countryside in accordance with Policy EN 2 of the adopted North Norfolk Core Strategy.

- 5) Within one month of the first occupation of the former agricultural building as a dwelling approved under ref. no PU/20/2117, the static caravan hereby permitted shall have been removed from the site.

Reason:

In the interests of the character and appearance of the area and to avoid a further dwelling being established which would be contrary to Policies SS 1 and SS 2 of the adopted North Norfolk Core Strategy.

- 6) The materials to be used on the external surfaces of the development hereby permitted shall be constructed in accordance with the details listed on the application form.

Reason:

To ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

This Decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.



