

# **SUPPORTING STATEMENT**

## **To Accompany a Planning Application for a Garden Building at The Old Methodist Chapel, The Loke, Great Snoring, Fakenham, NR21 0HQ**

**December 2022**

### **Introduction**

We would like to construct an outbuilding in the garden of the Old Methodist Chapel for use as storage and a garden room.

### **Planning History**

The property is shown edged red below. It is in the Conservation Area and benefits from 2 planning consents; PF/99/1475 for the original conversion to a dwelling and PF/18/2313 for the use of the area to the east of the Chapel as garden.



### **Pre-Application Enquiry**

The proposed outbuilding was the subject of a Pre-Application Enquiry (Reference: IS1/22/1460) registered on 14 June 2022.

The advice (dated 25 July 2022) confirmed that the principle under Policy SS 2.

The letter also confirmed that a Conservation Design Officer was consulted due to the site being located in the Conservation Area and there were no Conservation objections to the proposal. The materials were considered acceptable and the only reservation in design terms was the proposed asymmetric roof. We have therefore changed the roof design to incorporate a symmetrical duo-pitch roof to give a more balanced gable, as requested.

The proposal was also considered to be acceptable in terms of Residential Amenity and Highways (there are no proposed Highway changes).

Finally, the letter provided an opinion that if submitted as a planning application the proposal would be supported by officers.

## **Proposed Building Design & Materials**

The elevations below show the proposed building.

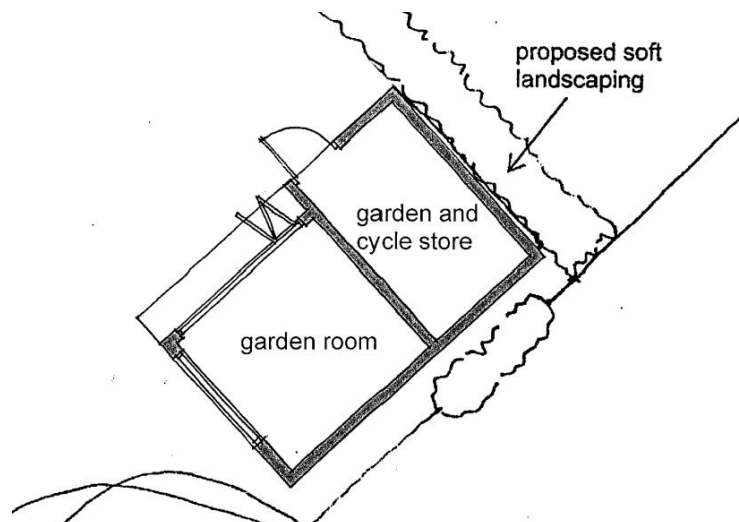


Materials proposed are very much in keeping with other outbuildings in the area; timber cladding and metal roof.

Since the Pre-Application advice, we have changed the design to incorporate a symmetrical roof, as requested. The pitch of the roof, at approximately 30 degrees, is modest and matches the Chapel. To keep the ridge height as low as possible to mitigate impact on neighbours and views from further afield, we have also made the building slightly narrower than the Pre-Application design.

As can be seen from the floor plan below, the proposed building will comprise garden and cycle storage together with a garden room.

For security reasons the side elevation facing the Fakenham Road and existing parking will only have higher level windows and will also be partially screened with soft landscaping.



## **Layout Constraints**

To be sympathetic to the setting of the Chapel and to mitigate the impact on views from the Knoll and further up the Street, we have located the proposed building close to the boundary with No. 7 (north east boundary). The photo below is a view of the Chapel from The Street and demonstrates that the proposed building would be largely hidden by the existing features of the north east boundary.

