

AGENDA ITEM NO: 8/3(g)

Parish:	Upwell	
Proposal:	Construction of porch, kennels, decking and shed	
Location:	Chestnut Stables 32 Green Road Upwell Norfolk	
Applicant:	Mr Anthony Shelton And Ms Marilyn Strand	
Case No:	16/01110/F (Full Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 22 August 2016

Reasons for Referral to Planning Committee – The views of Upwell Parish Council are contrary to the Officer recommendation.

Case Summary

This application is made for full planning permission (retrospective) for the retention of the existing porch and decking on the mobile home as well as a detached dog kennel and shed.

The mobile home on site was granted a certificate of lawful use in August 2016 (16/01097/LDE) and this application seeks to regularise the planning position on site by seeking retrospective permission for the existing porch and decking as well as the dog kennel and shed.

Key Issues

Because the existing mobile home is not a dwelling house within the scope of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015, it does not benefit from permitted development rights and consequently all alterations and extensions to the mobile home require planning permission as do outbuildings associated with it.

The porch and decking are not affixed to the mobile home but abut it as shown in the site photographs and as such the lawful status of the mobile home is not affected.

Recommendation

APPROVE

THE APPLICATION

The application is made retrospectively for the retention of decking, a porch, a shed and a dog kennel to a mobile home at 32 Green Road Upwell. The site lies in open countryside to the east of Green Road, some 240m south of its junction with Stonehouse Road. There is built development to the north of the site and open countryside to the east west and south.

SUPPORTING CASE Given the nature of the submission no supporting documentation other than plans were submitted.

PLANNING HISTORY A certificate of Lawful use for the siting of a residential caravan on the site was granted in August 2016 ref; 16/01097/LDE.

CONSULTATIONS

Upwell Parish Council: OBJECTION - questions if the mobile home is lawful.

Local Highway Authority (NCC): No Comment received

Environment Agency: No Comment received

Internal Drainage Board: No Comment received

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The planning application seeks to regularise the existing alterations and additions to the mobile home and its curtilage in terms of

- the porch (2.4m by 2.4m by 2.5m high),
- the decking to the south of the mobile home measuring 4.8m by 2.1m,
- a dog kennel (3.0m by 1.2m by 1.5m high) and
- a shed (2.1m by 2.4m by 2.2m high)

Ordinarily such extensions and alterations to a domestic property are usually permitted development by virtue of the General Permitted Development Order 2015 (GPDO), however because the mobile home is not a dwelling house within the provisions of the GPDO it does not benefit from permitted development rights. (Class A).

Principle of development

Now that the mobile home has been granted a certificate of lawful use it is considered appropriate to seek to regularise the development on site and this application was prompted through an enforcement investigation.

Adopted Policy DM15 - Environment, Design and Amenity is material to the consideration of the proposal and in particular the final bullet point in relation to visual impact.

Core strategy policies CS06 and CS08 are also material to the consideration of the proposal in respect to development within rural areas and wider sustainable development aims.

Visual impact;

Having regard to the location and character of the locality it is considered that the extensions and outbuildings within the submission are acceptable given the lawful status of the mobile home which confirms the domestic use of the site, and the policy provisions (especially visual impact) of DM15 and CS06 and CS08.

CONCLUSION

The development proposed within the application is considered to be of a nature and scale appropriate to the lawful use of the site and as such does not conflict with the strategic aims of Core Strategy Policies CS06 and CS08.

RECOMMENDATION:

APPROVAL