

<b>Parish:</b>	<b>Ringstead</b>	
<b>Proposal:</b>	<b>Single and half storey side extension</b>	
<b>Location:</b>	<b>The Gin Trap 6 High Street Ringstead Hunstanton</b>	
<b>Applicant:</b>	<b>Astley Period Homes Ltd</b>	
<b>Case No:</b>	<b>17/00144/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr C Fry</b>	<b>Date for Determination: 27 March 2017 Extension of Time Expiry Date: 7 July 2017</b>

**Reason for Referral to Planning Committee** – The views of the Parish Council are contrary to the Officer recommendation

**Case Summary**

The site is located within the village of Ringstead, which is classified as a Smaller Village and Hamlet according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The site is on the eastern side of High Street, within the Conservation Area and contains The Gin Trap Public House, which is Grade II listed and its associated holiday accommodation.

The proposal seeks consent for a single storey side extension and internal layout revisions.

**Key Issues**

- Principle of Development
- Impact upon the Grade II listed building and Conservation Area
- Highway Issues
- Impact upon Neighbour Amenity

**Recommendation**

**APPROVE**

**THE APPLICATION**

The site lies within the village of Ringstead, which is a Smaller Village and Hamlet according to Policy CS02 of the Local Development Framework Core Strategy.

Lying on the eastern side of High Street, the site comprises of a Grade II listed Public House and associated 1 ½ storey outbuilding which has its gable end hard onto the High Street.

The Public House is set back in the street scene providing parking to the front.

Parking is also available on the northern side of public house.

The application site has the benefit of an extant planning permission for the provision of holiday accommodation to the rear 16/01374/F, as granted by Planning Committee in November 2016.

The proposal seeks consent for a single storey side extension to the Public House. The single storey side extension will replace a lean to extension on the southern elevation of the Public house.

## **SUPPORTING CASE**

The application has been supported by a Heritage Statement, Arboricultural Report and Design and Access Statement. The Design and Access Statement is summarised as follows:-

- The proposal is to demolish the existing lean-to on the south gable and replace it with a single half storey extension with ridge running in line with existing.
- The proposal will provide a restaurant space, as compensation for the loss of a restaurant area for the provision of new reception/office area, plus a pub cellar at ground floor with storage above.
- The current cellar is cramped and there is no direct access for deliveries. The proposal will improve the delivery route with the proposed front double timber doors.
- The existing front restaurant will be converted into office and reception to provide a better experience for visitors.
- The proposed set back of the extension and the proposed matching materials will enhance the form and character of the existing building.
- The proposed restaurant area will provide approximately 34 covers, 24 covers will be moved from the existing restaurant at the front, 4 covers will be moved from the bar where the bar will be extended to incorporate the cellar door. 6 covers will be moved from the rear restaurant where the new opening will be formed.
- Further there will only be 3.27m<sup>2</sup> net increase to the internal restaurant area. Therefore do not believe this additional increase in area, which is less than 5m<sup>2</sup>, will result in any significant additional of traffic movement or parking requirements. We believe the parking requirement is one car space for every 5m<sup>2</sup>.
- Many visitors to the pub are local and in fact walk to the pub. The peak six weeks are in the summer when most people who visit are either walking or cycling. November to April is the quietest time of year when some lunchtimes and evenings the pub does as few as 10 covers.
- The Gin Trap provides secure and permanent employment to young and local people and supports the rural economy growth.

## **PLANNING HISTORY**

17/00145/LB: Listed building application for single and half storey side extension – Pending consideration

16/01973/F: Application Withdrawn: 22/12/16 - Single storey lean-to extension

16/01974/LB: Application Withdrawn: 22/12/16 - Listed Building Application: Single storey lean-to extension PE36 5JU

16/01374/F: Application Permitted: 09/11/16 - Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap

16/01375/LB: Application Permitted: 13/10/16 - LISTED BUILDING APPLICATION: Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap

16/00677/DISC\_A:  
Discharge of Condition final letter: 23/08/16 - Discharge of conditions 3, 4, 6, 7, 8 and 9 of planning consent 16/00677/LB: Listed Building Application: Change of use from former gallery and store to bed and breakfast accommodation with an extension forming new access to first floor

16/00677/LB: Application Permitted: 26/05/16 - Listed Building Application: Change of use from former gallery and store to bed and breakfast accommodation with an extension forming new access to first floor

16/00398/F: Application Permitted: 26/05/16 - Change of use from former gallery and store to Bed and Breakfast accommodation with an extension forming new access to first floor

10/00403/DISC\_A:  
Discharge of Condition final letter: 25/08/10 - DISCHARGE OF CONDITIONS 3 AND 4: Retrospective application to retain air intake and extract flues to kitchen

10/00403/F: Application Permitted: 26/04/10 - Retrospective application to retain air intake and extract flues to kitchen

10/00404/LB: Application Permitted: 06/05/10 - Listed Building application - Retrospective application to retain air intake and extract flues to kitchen

09/01039/LB: Application Withdrawn: 22/09/09 - Retrospective consent for the extraction flue and air inlet to be retained

09/01038/F: Application Withdrawn: 22/09/09 - Retrospective planning permission for the extraction flue and air inlet to be retained

04/01113/F: Application Permitted: 31/08/04 - Extension to public house and provision of detached wing of 7 letting

04/01286/LB: Application Permitted: 19/08/04 - Extensions and alterations to public house including demolition of outbuilding

2/03/0216/LB: Application Permitted: 28/03/03 - Store room extension new external rear doorway and refurbishment works/internal alterations

2/03/0215/F: Application Permitted: 28/03/03 - Store room new external rear doorway and refurbishment works/ internal alterations

2/97/0673/CA: Application Withdrawn: 24/03/98 - Incidental demolition in connection with insertion of rooflights

2/97/0358/CU: Application Permitted: 13/03/98 - Conversion of barn to self-contained residential accommodation

2/95/0630/F: Application Permitted: 14/07/95 - Construction of double garage

2/94/0485/A: Application Permitted: 16/05/94 - Non-illuminated projecting sign

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** Their comments can be summarised as follows:

- Although the suggested floor area gain is supposedly relatively small at 3.27 sq.m the Parish Council believe that it will still increase the covers available due to more effective use of the space available.
- We would reiterate our concerns on available parking as staff parking, and resident parking in the newly built and existing accommodation, would account for a considerable amount of the available space.
- The restaurant and casual bar users already cause problems in the village and we continue to receive complaints from villagers of inconsiderate parking on the High Street

17/00144/F

Planning Committee  
3 July 2017

as well as unauthorised parking in the nearby Village Hall Car Park (already being used for overflow of Holiday Homes in the Village).

- The Parish Council previously agreed for the Pub to use 6 spaces in the Village Hall Car Park for the Pub staff as a temporary measure during the building works to help alleviate the problem. However, from 14th June 2017 no staff from the Gin Trap, persons staying in accommodation at the Gin Trap or casual patrons of the public house have permission to park in the Village Hall car park as it is against the Leaseholders contractual obligations.
- It is felt that the proposed extension is too high and that the double doors do not improve the look of the Pub.
- We question why there appears to be a kink in the south facing wall and note that that the upstairs area labelled as a store has a gable window and 2 skylights and with a floor to ceiling measurement of 2.0 to 2.3m would lend itself to future development as this is effectively a two storey extension. We are forced to question the need for this extra area and would prefer to see a lower ridge line.
- Looking at the proposed first floor plan this extension would take the new builds on the Pub to a point where they would seem to considerably outweigh the original building and although we recognise the need to improve the cellar facilities we do question why the front small restaurant area which is quaint and in keeping with the bar area is being lost to office space and the replacement area will be of new build hence further losing the character of the original building.
- There is also still some concern that the proximity of the required foundations to the old boundary wall to the south of the property (which is described in the Conservation statement) may cause it to be undermined.
- The front car park measures approximately 25m and we believe that it does not adequately allow for 3 parking bays of 5m depth and 2 aisles of 6m (total 27m). There are benches to the front of Pub not shown on the plan further restricting the parking.
- The surface is gravelled and would be difficult to mark the bays. If the gravel were to be replaced it would have a detrimental effect to the appearance of the car park of such an old building.
- Recommend that a full and realistic survey of the parking area and the accurate requirement of spaces is carried out by either the Highways Agency or the Borough Council.
- The Pub website states “currently have 8 rooms available to book now” suggesting that more will be available in future. This would require a minimum of 8 spaces plus the 6 currently being used by the staff at the Village Hall. This makes it necessary to have at least 14 places permanently reserved at current room number. This leaves 16 available on the current proposal for diners and casual bar users.
- \*
- We also believe that there may be additional parking required for residential staff in accommodation passed in the past for the brew house.
- \*
- The Parish Council believes that although the new owners have done a good job in resurrecting the ailing pub, it has now gone as far as it can without becoming more a nuisance.

**Highways Authority: NO OBJECTION** subject to conditions

**Arboricultural Officer: NO OBJECTION** subject to condition in accordance with arboricultural survey.

**Environmental Health & Housing – Environmental Quality: NO OBJECTION**

**Conservation: NO OBJECTION** subject to conditions

## **REPRESENTATIONS**

None received

## **NATIONAL GUIDANCE**

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS11** – Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM3** - Infill development in the Smaller Villages and Hamlets

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **OTHER GUIDANCE**

Conservation Area Character Statement.

## **PLANNING CONSIDERATIONS**

The main planning considerations in regards to this proposal are:-

Principle of Development

Impact upon the Grade II Listed Building and Conservation Area

Highway Issues

Impact upon Neighbour Amenity

## **Principle of Development**

The proposal is for extensions and alterations to The Gin Trap Public House, which is Grade II, listed and is contained within the Conservation Area.

The Public House is a community facility and in line with Policies CS10 – The Economy and CS13 – Community and Culture, priority is to protect such facilities.

Furthermore the Development Management Plan Policy states in Policy DM3:-

“New development in the designated Smaller Villages and Hamlets will be limited to that suitable in rural areas; including (amongst others) small scale employment uses and community facilities.”

The proposal could therefore be acceptable in principle, subject to consideration of other material considerations, particularly impact on heritage assets and highway issues.

## **Impact upon the Grade II Listed Building and Conservation Area**

The site contains a Grade II listed building and lies within the Conservation Area. A listed building application for the extension will be considered separately.

The Town and Country (listed building and Conservation Areas Act) 1990 requires the Local Planning Authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possess (s.66) and in respect to any building or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area s.72).

Ringstead Conservation Area Character Statement refers to both the grade II listed building and the parking area at the front of the Gin Trap. The building dates back to c1700s, with chalk and brick dressing that has been whitewashed. In respect to the area in front of the Gin Trap it has been described as “left attractively simple, with the surface un-tarred, and a single fine mature tree”.

The application has been supported by a Heritage Statement which aids in the assessment of the proposal and its impact upon both the significance of the listed building and Conservation Area.

In regards to the listed building, the Gin Trap is of “high” significance, as it has evidential, historical, architectural and communal values and with the former stables to the north west of the inn and the cottage its eastern edge of the site are both curtilage buildings with uses ancillary to the public house. It is stated that the buildings as a group provide a positive contribution to the character and appear of the Conservation Area.

An earlier proposal to replace the existing lean-to with a new larger version (16/01973/F & 16/01974/LB) was considered unacceptable because of its height, the prominence of the roof when viewed from Pound Lane to the south and the large garage style doors in the front elevation. Following advice from Officers the applications were withdrawn and a revised proposal submitted.

The current scheme seeks to extend the building from the south elevation, following the demolition of a lean to extension. The proposed extension will project 6.6m (w) x 12.5m (d) – max x 5.6m (h) with an asymmetrical pitched roof with ridge line parallel to the High Street. The extension will have brick quoin detailing, pantiles to match the existing roof and a set of

17/00144/F

double timber doors. The extension has its ridge significantly lower than the ridge height of the main element of the public house and its eaves height at first floor window cill level.

The loss of the lean to extension which was constructed in 2004 does not harm the significance of the listed building nor the Conservation Area.

With regard to the Parish Councils comments, the height of the roof has been reduced from the original scheme and the eaves sit well below those of the original building. The proposal has been designed to be subservient, constructed from matching materials to the existing public house. The low pitched roof on the rear of the extension and asymmetrical pitched roof has enabled the massing of the extension as a whole to be accommodated in the Conservation Area.

The proposed extension therefore sustains the character of the Conservation Area and Listed Building and causes no harm to their significance.

The Conservation Officer has no objection to the proposed extensions. Details in regards to sample panels and other materials detailing will be imposed on the accompanying listed building application.

### **Highway Issues**

The Parish Council raises concerns about whether the site has an appropriate amount of parking on the site to cater for the existing operations and extant permission on the site. The Parish Council within their representation have submitted photographs that show on-street parking issues within the vicinity of the Public House.

In respect to the existing operations on the site there is a public house incorporating restaurant and 5 holiday accommodation units (3 in a converted outbuilding and 2 at first floor in the Gin Trap) and extant permissions, 04/01113/F and 16/01374/F for a 7 bedroom holiday unit block and 5 holiday unit block respectively on the same part of the application site.

This application can only concern itself with the implications of the proposed extensions and alterations, as the current operations and extant planning permissions have already been deemed to be acceptable through the granting of planning permission.

The proposed extensions will result in a rationalisation of the bar, office and restaurant areas of the public house. The restaurant area will be concentrated towards the rear of the public house, the bar area will be extended through revisions to the internal layout and the office will move to the front of the building, from the rear and occupy the former restaurant area. Through the extensions and revisions to the internal layout, the net useable floorspace area extends by only 3.27m<sup>2</sup> and this will be used for restaurant purposes. Only extending the useable floorspace by 3.27m<sup>2</sup> the proposal will not result in any additional covers being served in the restaurant area, which currently stands at 34 covers, according to the Design and Access Statement.

Based on the net increase of useable area being less than 5m<sup>2</sup> and no additional covers being proposed, there is no requirement to provide additional parking in accordance with the Norfolk Parking Standards. However, Norfolk County Highways initially raised concerns in relation to the ad-hoc parking arrangement within the site and existing shortfall in parking, which leads to increased on-street parking in the vicinity. Furthermore, no additional covers being served in the proposed restaurant area is reliant on the existing front restaurant (which currently accommodates 24 covers) being converted to an office. Implementation of this and

future enforceability would be difficult to control and could therefore lead to the net increase in floorspace being greater than 3.27m<sup>2</sup>.

Parking on-street in this particular area is dangerous by virtue of the 90 degree bends to the south of the site limiting the ability to both see the cars parked on-street and the distance to navigate past successfully. In order to allay these concerns the applicant provided a revised block plan (drawing no. 160658/10/10 rev C dated 10th May 2017) which identifies 30 no. parking spaces, 10 of which are towards the rear of the site and will serve the 3 no. holiday units to the front of the site, 2 no. at first floor in the Public House and the 5 no. holiday accommodation units to the rear. This leaves 20 no. spaces for the restaurant and bar area. However, if the extant 7 bedroom holiday unit block (04/01113/F) were to be built instead of the 5 no. holiday unit block (16/01374/F), this would leave 18 no. spaces for the restaurant and bar area.

Norfolk County Highways have responded stating they have no objection to the amended parking details subject to the imposition of a condition requiring the proposed on-site car parking being laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan prior to occupation and retained thereafter for that specific use. Demarcation of the existing car park in accordance with the revised block plan is considered reasonable as it would prevent patrons parking haphazardly and ensure an adequate number of car parking spaces are provided. However, it is not considered necessary or reasonable for the entire car park to be re-surfaced due to the limited scale of the proposal being considered, plus the likely impact on the character of the Conservation Area and Listed Building as well as the RPA of an existing Chestnut tree.

As a result, at the time of writing this report, the agent has been requested to provide a further revised block to show how the 30 no. parking spaces will be demarcated within the existing gravel car park, for example through the use of granite setts or similar. This revised drawing will be reported in late correspondence. It would then be possible to impose a condition that requires the proposed parking arrangement and demarcation to be carried out in accordance with such plan.

It is also recommended that given the potential for the net increase in floorspace to be greater than 3.27m<sup>2</sup> if the existing front restaurant is not converted to an office as proposed, a further condition should be imposed restricting the total bar and restaurant gross internal floorspace to 132m<sup>2</sup> in the interests of highway safety. This is because any further increase in bar / restaurant floorspace would require additional on-site car parking provision to be provided at a ratio of 1 space per 5m<sup>2</sup> and there is not currently space within the site to accommodate this.

### **Impact upon Neighbour Amenity**

The proposed extension will project towards the Village Hall which is to the south of the site. The rear element of the extension runs parallel with the grounds of the hall. The Village Hall will not experience detrimental overbearing or overshadowing issues given the scale and orientation of the proposed extension in relation to the Hall itself. The window in the first floor gable end will look directly towards the hall, but given that this neighbour is not a residential dwelling, it would not be deemed reasonable to refuse the application on this overlooking relationship.

### **Other Material Considerations**

Given the scale of the proposal and the site being within the built up area it is considered that the proposal does not cause any detrimental impact upon the AONB (the whole of Ringstead is within the AONB).



There is a chestnut tree on the front carpark, a sycamore tree and ash tree to the rear of the site. However, the application has been accompanied by an Arboricultural Survey and the Council's Tree Officer has confirmed he has no objection to the proposal subject to the development being carried out in accordance with it. In terms of the parking area, the Tree Officer has advised that this should remain permeable to allow the percolation of air and moisture.

## **CONCLUSION**

Overall it is considered that the proposed development sustains the character of the Conservation Area and Listed Building and would cause no harm to their significance. Furthermore, given the submission of a revised block plan which identifies 30 no. parking spaces, Norfolk County Highways have confirmed they have no objection to the proposal subject to the imposition of a condition requiring the proposed on-site car parking being laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan prior to occupation and retained thereafter for that specific use.

Demarcation of the existing car park in accordance with the revised block plan is considered reasonable as it would prevent patrons parking haphazardly and ensure an adequate number of car parking spaces are provided. This is particularly important given the potential for the net increase in floorspace to be greater if conversion of the existing front restaurant to office space fails to be implemented.

Thus subject to a condition that requires demarcation of the 30. no parking spaces shown on the revised block plan and a further condition that limits the total bar and restaurant gross internal floorspace to 132 square metres, it is your officer's opinion that the proposal would be acceptable in highway safety terms.

The application is therefore recommended for approval subject to the following conditions.

## **RECOMMENDATION:**

**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
  - Location Plan and Block Plan drawing no. 160658/10/10 Rev C.
  - Proposed Elevations and Sections drawing no.160658/10/12 Rev A.
  - Extensions Plans as Proposed drawing no. 160658/10/13 Rev A.
  - Floor Plan showing areas drawing no. 160658/10/14 Rev A.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first use of the development hereby approved, the 30 no. parking bays shown on drawing no. 160658-10 rev C dated 10th May 2017 shall be

demarcated in accordance with a scheme which shall first have been submitted to and approved in writing by the local planning authority. The 30 no. demarcated parking bays shall thereafter be retained in accordance with the approved details.

- 3 Reason: In the interests of highway safety and the character and appearance of the Conservation Area.
- 4 Condition: The development hereby permitted shall be carried out in strict accordance with the submitted Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement prepared by Richard Morrish Associates Ltd, dated August 2016.
- 4 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 5 Condition: The total bar and restaurant gross internal floorspace shall not exceed 132 square metres.
- 5 Reason: In the interests of highway safety as any further increase in bar / restaurant floorpace would require provision of additional on-site car parking spaces that cannot currently be accommodated within the site.