

AGENDA ITEM NO: 8/1(c)

Parish:	Gayton	
Proposal:	Conversion and extension of workshop outbuilding to dwelling house, addition of workshop/plant room and associated works	
Location:	Manor Farm Back Street Gayton King's Lynn	
Applicant:	Mr & Mrs A Beales	
Case No:	18/00125/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 19 March 2018 Extension of Time Expiry Date: 16 April 2018

Reason for Referral to Planning Committee – The applicant is Councillor Beales.

Neighbourhood Plan: No

Case Summary

The application site comprises a detached barn associated with Manor Farm House, situated on the northern side of Back Street, Gayton.

Full planning permission is sought for the conversion and extension of the outbuilding to a dwelling house and associated works.

Gayton is classified as a Key Rural Service Centre.

Key Issues

Principle of development;
Form and character;
Highway safety; and
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises a detached barn which is currently used as a workshop associated with Manor Farm House. It is situated on the northern side of Back Street, Gayton. The barn is constructed of red brick, chalk and flint walls with a red pantiled roof.

Redundant agricultural buildings lie directly to the west of the site which relate to Manor Farm; arable land to the north. This land has outline planning consent (15/01888/OM) for 40 dwellings and is an allocated site under Policy G41.1 of the SADMP.

There is a disused traditional cart shed bounding the road frontage to the west and part of it sits within the application site. This is proposed to be demolished under application 15/0188/OM.

This application proposes to extend and convert the outbuilding workshop to a residential dwelling house. The building will be extended to the front and eastern side comprising a flat roof design with timber cladding. The eastern flank elevation of the new dwelling will form the dividing boundary between that and the donor dwelling; Manor Farm House. The eastern elevation will be constructed of red brick with chalk and flint.

A 1.8m horizontal timber slatted fence is proposed along the western boundary. The existing low level brick wall to the front of the site and to the front of Manor Farm House is proposed to be demolished and re-built slightly further back to provide adequate visibility.

The existing access to the front of the site will be utilised to serve both the new dwelling and the donor property. The demolition of the existing cart shed will provide better visibility at the access and room for parking provision.

The application site forms an 'L-shape' as it wraps around the back of the donor dwelling. The area to the north behind Manor Farm House will comprise private amenity space for the proposed. A garden shed / plant room is proposed to the north-west of the site.

SUPPORTING CASE

A Design and Access Statement accompanies the application and makes the following case:-

"The proposed conversion of the barn at Manor Farmhouse has been carefully thought out to provide a new home from an existing building whilst not compromising the farmhouse.

The farmhouse will donate a modest area of outside space and the barn itself to the barn curtilage, but will still sit in a plot of just over one third of an acre which includes a densely planted and well maintained cottage garden, courtyard garden and parking for at least four cars with an ample turning area.

Agreement has been reached with the current neighbouring landowner to add a small area of the former farm yard to the barn curtilage mainly to the west of the barn and to square off the front garden, car parking area. Once developed, the barn will also sit on a plot of just over one third of an acre and will benefit from car parking for at least four cars, a turning area, good sized garden and amenity areas. A revised highway access will be constructed as part of the proposal which will serve both properties and will be a great improvement over the existing access. Visibility from the existing access will be improved by demolishing the garden wall to the east and a roadside cart shed building to the west.

The garden wall was damaged in recent years when a car crashed into it, and there is a significant lean towards the road which would mean rebuilding at some stage in the future. The intention under this proposal is to demolish the wall, retain and reuse all the original bricks and carefully re-site the wall closer to the house enabling a full vision splay to the east. Once finished, the garden wall will be rebuilt, steps to the front of the house will be added and the front gravel garden largely retained which will all serve to frame the view of the very pretty cottage front to the farmhouse.

The cart shed to the west is in very poor condition, is redundant in agricultural terms and has planning permission to be demolished under planning ref. 15/01888/OM granted 4th August

2016 for 40 dwellings on the Local Plan 2016 allocated site at adjacent Manor Farm. Separate agreement has been reached with the owner of the cart shed to demolish it to benefit this application (whilst respecting the conditions of 15/01888/OM), set aside the pantiles for the owners use and reuse all other materials within the development of the barn. This will allow a full vision splay to the west.

An important further benefit of moving the garden wall away from the road and demolishing the redundant cart shed is to allow space for future provision of a footpath. The proposed new school, if approved, requires the construction of a new footpath in the area of Back Street across the frontage of Manor Farm and stretching to Woods House that is currently without a footpath. If the garden wall remains in its current position, there is a very tight pinch point where the footpath is adjacent to it. The proposed visibility splay would enable a greatly enhanced footpath width whenever one is provided in future.

Boundaries with neighbouring properties have been carefully considered. The western boundary (adjacent to what is now a redundant farm yard and housing in future), will be a contemporary wooden slatted fence giving privacy up to circa 1.8 metres (6 foot) with circa 0.6M (2 foot) or so atop that which will provide light screening and habitat for climbing plants. The eastern boundary with the farmhouse will be a brick wall the same height as the existing north wall of the farmhouse courtyard garden and only the barn roof will be visible (as now) from the farmhouse. The new wall will be constructed of brick, flint and chalk lump (reclaimed from the demolished cart shed) to mirror the walls of the existing courtyard garden and the existing character and feel of the farmhouse will remain.

The barn conversion itself is a fusion of contemporary architecture and the traditional construction of the existing barn. The barn will benefit from an open plan living area, will be well insulated and as energy efficient as possible to provide a sustainable and very pleasant environment in which to live. The low roof lines of the proposed extensions mean there is very little visual impact upon the farmhouse or other future neighbours. Garden and amenity areas have been carefully thought out to allow planted areas to complement the built environment and create pleasant and attractive surroundings to both the barn and farmhouse.

The addition of modern elements to older buildings is a method recognised and often encouraged by Historic England to ensure older buildings remain in use and they remain in good repair, whilst providing a clear distinction between the original building and later additions.

In discussions with the owner of the neighbouring farm yard, it is likely that demolition of the redundant cart shed as part of this application (if approved) will lead to simultaneous demolition of the asbestos farm buildings (subject to conditions of planning ref. 15/01888/OM) adjacent to the traditional barn which is the subject of this application.

In summary, this is a carefully considered application which offers the following benefits:-

- Reuse of a traditional building.
- Creation of new housing.
- Provision of improved highways access for the existing farmhouse as well as proposed barn conversion.
- Demolition of redundant buildings in poor condition.
- Betterment of the public realm in facilitating extra space for future footpath provision”.

PLANNING HISTORY

15/01888/OM: Application Permitted: 04/08/16 - Outline application: Residential development for 40 dwellings, associated estate road access onto Back Street and demolition of existing farm buildings - Land At Manor Farm, Back Street, Gayton

12/01450/LDE: Would be Lawful: 19/11/12 - Certificate of Lawful Development: Evidence of use of land for garden land - Woods Farm House, Back Street, Gayton

04/01081/F: Application Permitted: 07/07/04 - Single and two storey extensions to dwelling - Manor Farmhouse, Back Street, Gayton

10/01893/F: Application Permitted: 19/01/11 - Single Storey extension and alterations to existing house and garage - Manor Farmhouse, Back Street, Gayton

2/03/1295/F: Application Permitted: 31/07/03 - Extension to dwelling - Manor Farm, Back Street, Gayton

2/00/0870/CU: Application Permitted: 18/07/00 - Change of use from agricultural building and land to residential including alterations - Manor Farm House, Back Street,

RESPONSE TO CONSULTATION

Parish Council: No comments received.

Highways Authority: **NO OBJECTION** conditionally.

Arboricultural Officer: **NO OBJECTION.**

Environmental Health & Housing – Environmental Quality: No Comments To Make.

Environmental Health & Housing –CSNN: No Comment To Make.

Environment Agency: No Comment To Make.

REPRESENTATIONS

No third party representations received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS06 - Development in Rural Areas

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

G41.1 Gayton - Land north of Back Street

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

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

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:-

- Principle of development;
- Form and character;
- Highway safety; and
- Other material considerations

Principle of Development

Gayton, together with Pott Row and Grimston, is classified as a Key Rural Service Centre within the settlement hierarchy of the Core Strategy. Such centres are considered to help sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs. Local scale development will be concentrated in identified Key Rural Service Centres.

The northern part of the application site (behind the donor dwelling) forms a small part of Gayton’s site allocation G41.1 within the SADMP Plan 2016. However, this part of the site allocation was not included within the Outline approval for 40 dwellings in 2016 (15/00444/OM).

Subsequently this section of land in question is technically available and is allocated for residential development, therefore the principle of the proposed development is considered acceptable subject to other policy and material considerations.

Form and Character

The proposed new dwelling involves part conversion and part extension, meaning that its impact on the form and character of the area will be minimal. The existing building, which was once a traditional farm building, has an established domestic use which is ancillary to

the donor dwelling. It is structurally sound to be converted into a dwellinghouse and its use as residential will be compatible with the character of the area.

The proposed extension to the front of the outbuilding has regard for the building line along Back Street. Whilst the physical alterations and extensions are modern in design and appearance, they are quite modest and complement the traditional fabric of the existing building. The eastern flank wall of the new dwelling, which forms part of the site boundary, will be constructed of traditional materials to match those on the western flank elevation.

Landscaping is proposed around the site to soften the appearance of the proposed development. The extension of the garden curtilage to the north will have no adverse impact upon the character and appearance of the countryside given that outline planning permission has been granted for 40 dwellings to the rear of the application site.

Highway Safety

Following the submission of amended plans altering the parking layout, the Local Highway Authority raises no objection to the proposed development on highway safety grounds, subject to standard conditions.

Other Material Considerations

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee will not have a material impact upon crime and disorder.

Drainage:

It is proposed to dispose of surface water by way of a Soakaway and the proposed dwelling will be connected to the Mains Sewer for foul sewage.

Amenity:

Other than the donor dwelling, there are no neighbouring properties currently that would be affected by the proposal in terms of overlooking or overshadowing. Notwithstanding the fact that it is the donor dwelling which neighbours the site, the proposed dwelling would cause no disamenity issues to the occupants of Manor Farm House.

CONCLUSION

It is your officer's opinion that the proposed conversion and extension to the outbuilding to form a new dwelling house is acceptable in terms of its location and relationship with neighbouring properties, design and appearance and its impact upon the street scene. There is no highway or residential amenity issues.

In light of national and local planning policy and other material considerations, it is recommended that this application be approved subject to 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 as amended; BEA01.01.02.A and BEA01.01.03.D.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition All landscaping works shall be carried out in accordance with the approved plans prior to the occupation of the development. Any trees or plants that die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 4 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition Prior to the first occupation of the development hereby permitted, the vehicular access (indicated for improvement on drawing Nos. BEA01.01.02A and BEA01.01.03D) shall be upgraded/ widened to a minimum width of 5 metres in accordance with the Norfolk County Council residential access construction specification for the first 2 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 5 Reason In the interest of highway safety and traffic movement.
- 6 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 7 Condition Prior to the first occupation of the development hereby permitted, a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

7 Reason In the interests of highway safety.