

## AGENDA ITEM NO: 8/2(d)

<b>Parish:</b>	Heacham	
<b>Proposal:</b>	Cart Shed, Summer house, Log Store & Revised Landscaping	
<b>Location:</b>	Orchard House 66 School Road Heacham Norfolk	
<b>Applicant:</b>	Mr & Mrs Bray	
<b>Case No:</b>	18/01013/F (Full Application)	
<b>Case Officer:</b>	Mr C Fry	<b>Date for Determination:</b> 6 August 2018

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

**Neighbourhood Plan:** No

### Case Summary

The application site lies on the eastern side of school road, Heacham within an area designated as Countryside according to the Site Allocation and Development Management Policies Plan.

The site has the benefit of permission for the construction of a detached dwelling with cartshed granted by Committee, 16/02023/RM on the 6th February 2017 with a condition that removed class A,B,D and E of the Town and Country Planning General Permitted Development Order 2015.

This application seeks consent for the erection of a further cartshed, log store and summerhouse in association with this house that is now currently under construction.

### Key Issues

Planning History  
Visual Amenity  
Neighbour Amenity  
Other Material Considerations

### Recommendation

**APPROVE**

## THE APPLICATION

The application site lies within an area designated as countryside according to local plan proposals maps for Heacham.

The site, a former orchard, has the benefit of permission for the construction of a detached dwelling with detached garage with gymnasium. Both the dwelling and garage/gym are substantially complete.

This application seeks consent for the erection of a cartshed, log store, and summerhouse in association with a detached dwelling that is currently under construction. Furthermore a landscaping scheme for the garden area of the property is proposed as part of this application, even though details of landscaping was not requested as a separate condition on the reserved matters approval and was merely annotated on the approved plans.

Permission is required for the cartshed and log store being to the front of the principle elevation. The summerhouse needs consent as the Committee imposed a condition removing permitted development rights for the erection of such buildings. The landscaping scheme is a revision to the landscaping scheme that already considered acceptable as annotated on the block plan that formed Condition 1 of 17/01618/RM.

The summerhouse scales 4m (h) x 6.06m (d) x 3.59m (w) constructed from brick in the north west corner of the site

The cartshed is in the south east corner of the site and scales 4m (h) x 6m (d) x 7.75m (w) constructed from timber boarding

The log store is incorporated into the cartshed.

The new landscaping scheme involves ornamental water features, natural sandstone paving terrace, vegetable garden, apple trees.

## **SUPPORTING CASE**

No supporting statement has accompanied the application.

## **PLANNING HISTORY**

18/00952/F: Application Withdrawn: 01/06/18 - Variation of Condition 8 attached to 16/02023/RM: Residential dwelling

16/02023/RM: Application Permitted: 08/02/17 - Reserved Matters Application: Residential dwelling

16/00964/RM: Application Withdrawn: 06/07/16 - Reserved Matters Application: construction of a dwelling

16/00074/O: Application Permitted: 15/03/16 - Outline application: Residential dwelling

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECTION** The Heacham Parish Council objects to the cart. Shed and log store. The plot already has a double garage, which the Parish Council objected to, saying that it could be converted into a dwelling.

This application is for ANOTHER style of garage in the form of a cart shed when they already have a large building which includes a garage accommodating a gym above.

It has also been noted that there has been delivery of TWO septic tanks to the site. I cannot find among the confusing simple search pages, a plan for this site, of underground pipe work so can only come to the conclusion that one is required for the main dwelling and the second for the garage/gym building.

Why the need for two separate septic tanks if the property and the garage/gym is exclusively for the personal use of the family as stated in section 4 of the Grant of Planning Permission 16/02023/RM, unless there was an ulterior motive regarding the garage/gym.

**NCC Highways: NO OBJECTION** subject to condition

**Arboricultural Officer: NO OBJECTION**

## **REPRESENTATIONS**

None received

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

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

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

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

The main planning considerations in regards to the application are:-

- Planning History
- Impact upon Visual Amenity
- Impact upon Neighbour Amenity
- Any other material considerations

## **Planning History**

The property that is currently under construction was approved by the Planning Committee on the 6th February 2018 planning reference no.16/02023/RM with a restrictive condition removing permitted development rights Class A,B,D,E of the Town and Country Planning General Permitted Development Order 2015. The classes relate to; the enlargement, improvement or other alteration of a dwellinghouse, the enlargement of a dwellinghouse consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house and the provision within the curtilage of the dwellinghouse any building or enclosure, swimming or other pool. The reason for the condition was to ensure that the Local Planning Authority had control over such development for visual amenity reasons.

Whilst this application seeks consent for the erection of a cart-shed and logstore to the front of the property, which would have required planning permission in its own right, being forward of the principal elevation, the erection of the summerhouse would have not required consent given their scale and siting and would have met the provisions of Class E.

The landscape scheme does not require consent, the dwelling is now substantially complete and such works are contained within the permitted curtilage, but the applicant has submitted such details as it is not their intention to carry out the landscape works which were detailed on the site plan that consisted of just lawn and the planting of a couple of apple trees.

## **Impact upon Visual Amenity**

The site lies within an area of countryside with outline permission granted for 1 dwelling when the council did not have a 5 year supply of deliverable sites.

As stated above the property benefits from a substantial detached garage with personal gym above, conditioned to not be used for business purposes and which is being used by the applicant for restoring their classic cars (hobby) and for woodwork purposes. Thus they now seek consent for a cartshed to keep their "everyday" cars under shelter.

The proposed cart-shed would be located to the front of the property adjacent to the southern boundary and opposite the detached garage with gym structure and scales 3.9m (h) x 6.55m (w) x 6.5m (d), and is clad in timber boarding. The log store is attached to the cart-shed.

The summerhouse scales 4m (h) x 6m (d) x 3.59m (w) and is constructed from brick.

At present, and conditioned accordingly on the reserved matters approval, the boundary treatments for the property are unknown, but the applicant's agent has intimated that the front hedge will be retained and 2m close boarded fencing shall be provided along the northern boundary.

It is considered that irrespective of what boundary treatment will be agreed between the LPA and the applicant that the scale and siting of the structures do not cause any detrimental visual amenity issues. The applicants have turned the garage 90 degrees in order to have the roof mass of the cartshed move away from the southern boundary and limit its presence in the wider views of the site. The summerhouse is seen in context with the existing house and is in the rear garden, and any form of boundary treatment would also mitigate against views of it.

## **Impact upon Neighbour Amenity**

There are no residential neighbours to the south, east or west of the site.

The nearest neighbour is the adjacent residential bungalow that is also currently under construction and also substantially complete. However given the scale and siting of the cartshed and logstore, pergolas, summerhouse there is no detrimental impact upon this neighbour's amenity.

## **Any other material considerations**

The Parish Council raise concerns that the outbuilding (current garage with gym above) might be converted to a dwelling as it's on its own septic tank. The Parish Council also question why there is a need for another garage. Fundamentally a planning permission will be required if the garage were to be converted to a dwelling and the rigours of such proposal would be the subject of public consultation. The applicant requires an additional garage for the reasons explained earlier on the report. In regards to the septic tank, 2 tanks were delivered to the site. One for the applicant and one for the newly constructed bungalow next door, at the time of ordering the tank, there was an offer on for 2 tanks so the neighbour order one at the same time.

## **CONCLUSION**

Members will need to consider if the proposed cartshed, log store, and summerhouse would cause any detrimental impact in terms of neighbour and visual amenity.

It is your officer's opinion that they would not cause any detrimental impact upon neighbour amenity or visual amenity, given their respective scale, appearance and siting.

## **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:-
  - Summerhouse - 262-18 received 25th June 2018
  - Landscaping plan 262-16D received 16th July 2018
  - Cartshed 262-17C received 16th July 2018
- 2 Reason For the avoidance of doubt and in the interests of proper planning.