

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

<b>Parish:</b>	<b>Hilgay</b>	
<b>Proposal:</b>	<b>Erection of an ancillary granny annexe</b>	
<b>Location:</b>	<b>Orchard House Church Road Ten Mile Bank Norfolk</b>	
<b>Applicant:</b>	<b>Mrs Seddon</b>	
<b>Case No:</b>	<b>19/00239/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 30 April 2019</b>

**Reason for Referral to Planning Committee** – Called in by former Councillor White.

**Neighbourhood Plan:** No

### **Case Summary**

The development is proposed to the rear of the dwelling known as "Orchard House" in Ten Mile Bank, lying on the west side of Church Road, running along the River Great Ouse. The site lies outside the development boundary for Ten Mile Bank, so it is deemed as being in the countryside. The application is for the erection of a detached single-storey annexe in the curtilage of the dwelling.

### **Key Issues**

Principle of development  
Impact on neighbour amenity  
Flood risk  
Impact on character and appearance of area  
Other material impacts or issues

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The application is for the erection of a detached single-storey one bedroom annexe in the curtilage of the dwelling. The development is proposed to the rear of the dwelling known as "Orchard House" in Ten Mile Bank, lying on the west side of Church Road, running along the River Great Ouse. The site lies outside the development boundary for Ten Mile Bank, so it is deemed as being in the countryside. Church Road is largely rural in character with some limited ribbon development breaking up views of the open countryside to the west.

## **SUPPORTING CASE**

I am writing to you in support of my planning application to build a granny annexe in the rear garden of my property. The initial plan when we were building our home was to have my parents move in with us, as we knew a time would come they would need additional care and we didn't want them to go into a nursing home.

My father suffers from several debilitating health conditions, which are unfortunately affecting him more and more as he gets closer to the age of 80. My mother also has several health conditions as well as dealing with the after effects of cancer treatment and the care she gives to my father is starting to affect her own health further. This added to the fact that they are dealing with general old age as my mum is 77 and father 79. Unfortunately, due to my Dad's health conditions he is unable to climb stairs safely and most likely this will deteriorate to where he will be reliant on a wheelchair or mobility scooter.

Currently when they are with us, they sleep on a sofa bed in the study, which isn't a practical or permanent solution. The layout of our home is such that we cannot install a lift to enable my parents to move in with us as planned; also, this is a difficult enough decision for my parents to come to terms with, getting old and needing care. We do not want to take their last bit of self-respect away and make them feel that they cannot have their own home and privacy and their own independence.

The suggestion of an Annexe seemed to give my parents some hope of having a home of their own, their own space and will enable them to feel they still have their own decision-making processes. We will be able to provide the support and care needed as they get older, ensure they are safe and most importantly they will still be the figureheads of the family as they enter their later years. Family will be able to visit and spend time with them creating memories that will last forever, instead of seeing them moved into a nursing home away from the family.

The position of the Annexe will mean that my parents have lovely views over the fields and into the garden, where they will be able to look at the wildlife and birds, which they love. The Annexe design takes into consideration wheelchair access for my father and disability needs for both my parents. We hope that having the Annexe built will provide an exciting new chapter in their life and give them something to look forward to, as their health unfortunately lets them down. We feel this would be a wonderful solution to enable us to meet the long term care needs of my parents and we hope you look favourably upon our application.

## **PLANNING HISTORY**

14/01542/F: Application Permitted: 06/05/15 - Retention of air source heat pump - Orchard House, Church Road, Ten Mile Bank, PE38 0EJ

05/01228/F: Application Permitted: 15/08/05 - Construction of dwelling - Church Road, Ten Mile Bank, PE38 0EJ

05/00753/F: Application Withdrawn: 23/05/05 - Construction of detached dwelling and integral garage - Land At Church Road, Ten Mile Bank, PE38 0EJ

2/03/0556/F: Application Permitted: 23/09/03 - Construction of 2 houses - Land North of Broadwater, Church Road, Ten Mile Bank, PE38 0EJ

## **RESPONSE TO CONSULTATION**

### **Hilgay Parish Council: OBJECT**

Annexe is outside development boundary. It would cause overshadowing, loss of sunlight, loss of privacy and loss of outlook. It would also be too large and be out of character with surrounding properties.

### **Highways Authority: NO OBJECTION**

Recommends a condition to ensure the annexe stays ancillary to the main dwelling.

### **Environment Agency: NO OBJECTION**

Recommend condition to ensure annexe stays ancillary to dwelling.

### **Internal Drainage Board: NO OBJECTION**

### **Environmental Health & Housing - Environmental Quality: NO OBJECTION**

### **Emergency Planning:**

The occupiers should sign up to the Environment Agency flood warning system (0345 988 1188 or [www.gov.uk/flood](http://www.gov.uk/flood)).

A flood evacuation plan should be prepared (more details at [www.gov.uk/flood](http://www.gov.uk/flood)):

- This will include actions to take on receipt of the different warning levels.
- Evacuation procedures e.g. isolating services and taking valuables etc.
- Evacuation routes.

## **REPRESENTATIONS**

3 letters were received from one party (2 in objection, 1 in support following amendments), and 1 letter was received from another party, objecting to the application.

The summary of objections is as follows:

The views southwards from neighbouring properties will be seriously impacted by the positioning of the annexe.

The annexe would overshadow the garden of and restrict light into the dwelling Windrush.

Sale value of Windrush will be affected.

Concerns that annexe will be used as a separate residential unit, to be sold off or rented as holiday accommodation.

The one letter in support stated that they had no objection, following amendments to the design.

## **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

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

**DM15** – Environment, Design and Amenity

**DM7** - Residential Annexes

### **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

### **PLANNING CONSIDERATIONS**

#### **The main considerations area:**

- The principle of development.
- Impact on neighbour amenity.
- Flood Risk.
- Impact on character and appearance of area.
- Other material impacts or issues

#### **The principle of development:**

The site lies outside the development boundary for Ten Mile Bank, but this does not mean that the provision of an annexe is prohibited. In order that the countryside is protected from adverse development, stricter design criteria apply to annexes in the countryside. As currently proposed, the annexe will be in the same ownership as the principal dwelling, be subordinate in scale, and will share its access, parking and garden with the main dwelling. In any case, the decision would be conditioned to ensure that the annexe stays within the ownership of the dwelling and is only used as ancillary accommodation. Overall, it is considered the principle of development is acceptable.

#### **Impact on neighbour amenity:**

The annexe would lie 2 metres from the boundary with No.4 to the north. As the building will be single-storey it is not considered that it would have any significant impacts in terms of overbearing or overshadowing. This is especially the case when considering the detached garage on the neighbour's plot, which would screen most of the development from the neighbour. Additionally, there are no windows proposed on the north-west elevation of the annexe. Overall, it is considered the annexe would not have any significant impacts on the amenity of the neighbour to the north.

The annexe would be sited sufficiently far from the neighbour to the south such that it would not have any significant impacts. Regarding the public representation, concerns regarding views and the sale value of a property are not material planning considerations. It is considered those concerns which do raise material planning issues have been addressed.

#### **Impact on character and appearance of area:**

The proposed annexe is single storey with a flat roof. The proposed materials for the proposed annexe are timber cladding and render. As the annexe would lie to the rear of the dwelling, it would not have any significant impact on the character and appearance of the

street scene. Due to the small scale and sensitive materials, the annexe would also have no significant impact on the intrinsic character and beauty of the countryside.

**Flood risk:**

Based on the breach analysis data and flood risk mitigation measures proposed, it is considered the development would be safe for its lifetime, taking into account a breach of the nearby flood defences. Additionally, the occupants have signed up to the Environment Agency Flood Warning system and safe refuge is provided by the main dwelling. The Environment Agency has no objection to the application.

**Other material impacts or issues:**

The concerns raised by the Parish Council were made in relation to a previous design. It is considered that those concerns raised were sufficiently addressed in the revised design for the annexe.

**CONCLUSION:**

The proposed annexe would accord with all relevant criteria contained in Policy DM76 of the SADMPP 2016. Additionally, it would have no significant impact on the residential amenity of neighbouring occupiers, and would preserve the character of the area. Lastly, it is considered the development will be safe from risks of flooding for its lifetime. For the above reasons, the recommendation is to approve the application.

**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. The Location Plan (dated 09/04/2019), The Proposed Site Plan (dated 09/04/2019), Proposed Floor Plan (dated 09/04/2019) and Proposed Elevations (dated 09/04/2019).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The additional residential accommodation hereby approved shall only be used as ancillary accommodation to the main dwelling and shall at no time be used as an independent unit of residential accommodation.
- 3 Reason For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.