

Parish:	Methwold	
Proposal:	Change of use from garden room static caravan to holiday accommodation	
Location:	Hithe 2 Holders Lane Brookville Thetford	
Applicant:	Mr & Mrs Britcher	
Case No:	19/00617/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 18 June 2019 Extension of Time Expiry Date: 2 August 2019

Reason for Referral to Planning Committee – Planning authority recommendation contrary to Parish Council

Neighbourhood Plan: No

Case Summary

The application is for the change of use of a static caravan from a garden room, to holiday accommodation. The development is proposed to the side of 2 Holders Lane in Brookville, lying east of the B1112 (Main Road). Brookville does not have a development boundary, as it is designated as a smaller village or hamlet in the 2011 Core Strategy.

Key Issues

- Principle of development
- Impact on character and appearance of area
- Impact on neighbour amenity
- Highway safety
- Other material impacts

Recommendation

APPROVE

THE APPLICATION

The application is for the change of use of a static caravan from a domestic garden room to holiday accommodation. The static caravan will be let out initially for 16 weeks of the year, potentially growing to all year round. The development is proposed to the side (north-east) of No. 2 Holders Lane, in Brookville. Brookville doesn't have a development boundary, as it is classified as a smaller village or hamlet in the Core Strategy 2011.

SUPPORTING CASE

No supporting case provided.

PLANNING HISTORY

No relevant planning history

RESPONSE TO CONSULTATION

Methwold Parish Council: OBJECT

It was thought that this caravan and surrounding landscaping has only recently been installed. Concerns were raised regarding an increase in traffic on Holders Lane especially as the lane is narrow and there are no real passing places. Passing is only possible if you pull into a property's driveway or vehicles have to reverse out onto the main road if they meet a car along there. Also concerns raised regarding additional noise and will this set a precedent for others to have holiday accommodation in their gardens?

Highways Authority: NO OBJECTION

Given that the holiday use would be a low traffic generator and that the site accesses a track which is private, I believe that it would be difficult to substantiate an objection to the application on highway safety grounds and therefore I would not seek to restrict the grant of permission,

Natural England: No comments

REPRESENTATIONS

One letter of **objection** was received, and **one** letter in **support** was received.

The letter in support stated that as the site is the first driveway on the lane, it would cause very little additional traffic or damage to Holders lane. Also stated they had no concerns regarding the usage or potential noise of the holiday accommodation.

The one letter of objection raised the following points:

- There is already a holiday park at Fendick's Fisheries
- We have previously been advised that no more development would be permitted because of the volume of traffic and no passing places.
- The mobile home is sited obtrusively, not far from the lane.
- Unfair to put up with noise in the evening from music and bbqs etc.
- The objector speculates in their response that because of the amount of garden equipment provided, and because the application form states that 6 parking spaces are proposed, the intention of the applicant is to have a small holiday park.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

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.

PLANNING CONSIDERATIONS

The main considerations are:

The principle of development
Impact on the character and appearance of area
Impact on neighbour amenity
Highway safety
Other material impacts

The principle of development:

In accordance with Policy DM2 from the SADMP 2016, areas outside development boundaries will be treated as countryside where new development is more restricted and limited to that identified as suitable in other policies of the plan. Rural holiday accommodation is identified as suitable in rural areas by Policies CS10 from the Core Strategy 2011 and DM11 from the SADMP 2016. Paragraph 83 of the NPPF also supports sustainable tourism developments in rural areas which respect the character of the countryside.

CS10 states that the council will promote opportunities to improve and enhance the visitor economy. Small scale tourism opportunities will also be supported in rural areas to sustain the local economy. The policy requires that tourism accommodation in rural areas is located in or adjacent to existing settlements, and would not have detrimental impacts on the landscape. Policy DM11 sets out the criteria for holiday accommodation. It states that proposals must be supported by a business plan, have minimal adverse visual impact, can be safely accessed, is in accordance with flood risk policies, and does not lie within the Coastal Hazard Zone. It also states that in rural areas it is important that the tourism uses are genuine, therefore decisions will be conditioned to ensure as much.

A business plan was submitted, which sets out how the site will be managed and how it will support local tourism attractions. The accommodation is sited clearly within the settlement of Brookville, and the site is well screened from the west, south and east, visible only from Holders Lane on the north side, which is bounded by a 1.2m post and rail fence. As such, the accommodation will not have any detrimental impacts on the appearance of the landscape or wider countryside. The access for the site will be via Holders Lane. Although it is a private single lane track, it is already used by a number of residents and is fairly well maintained. The site is not subject to any risks of flooding.

For the reasons above, the proposal would be in accordance with the aims of Policy CS10 from the Core Strategy 2011 and with the requirements of Policy DM11 from the SADMP 2016. As such, the principle of the proposed development is considered acceptable.

Impact on the character and appearance of area:

As previously stated, the site is well screened from wider views, so the static caravan does not have any significant impacts on the character or appearance of the countryside. In any case, the static caravan was already on the site lawfully, being used as a garden room incidental to the dwelling. As the appearance of the static caravan and any impact it may have is already lawful, the change of use to holiday accommodation would have no significant impact on the character and appearance of the area. As such, the development would maintain the character of the area, in accordance with Policy CS06 from the Core Strategy 2011.

Impact on neighbour amenity:

It is considered that the use of the mobile home as holiday accommodation would have the potential to generate more regular noise, given its increased intensity of use. This additional noise would not go beyond reasonable domestic levels however. As such, the development would not have any significant adverse noise impacts on surrounding occupiers. There would also not be any significant overlooking impact arising from the use. It is considered the development would not adversely impact the residential amenity of its neighbours, in accordance with Policy DM15 from the SADMP 2016.

Highway safety:

One of the points made by the objecting representation stated that Holders Lane was unsuitable for additional traffic. The Norfolk County Council highways officer had no objection. Additionally, it is considered that as the site is near the front of the lane the impact of traffic from the site using the lane would be very minor, causing little or no disturbance to highway safety.

Other material impacts:

The objecting comment stated that there is a nearby caravan park, insinuating that the proposed holiday accommodation is not necessary. It is not a requirement of policy to demonstrate demand for holiday accommodation in its justification. Instead, it need only be shown that the proposed accommodation would support nearby tourism uses, which the submitted business case has done.

The objector also speculated that the intention may be to site more caravans in future. Any future caravans would need a planning application for their use as holiday accommodation, and such applications would be determined by their own merits. No additional mobile homes form part of the planning application currently proposed, hence the matter need not be considered.

CONCLUSION

Overall, the change of use to holiday accommodation is considered to be acceptable in principle, against the criteria contained in policies DM11 and CS10 from the SADMP 2016 and Core Strategy 2011. The development would maintain the character of the area and have no significant adverse impacts on residential amenity. It is therefore recommended that the application is approved.

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 (received 03/04/2019), and The Proposed Block Plan (received 23/04/2019).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development hereby permitted shall only be used as holiday accommodation and shall at no time be used as a person's sole or main place of residence.
- 3 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.
- 4 Condition: The accommodation hereby permitted shall only be used for short stay accommodation (no more than 28 days per single let) and shall not be occupied as a person's sole or main place of residence and the owners / operators shall maintain an up-to-date register of lettings / occupation and shall make this available at all reasonable times to the Local Planning Authority.
- 4 Reason: To define the terms of the permission in the interests of proper planning.