

Parish:	Shouldham	
Proposal:	Construction of summer house	
Location:	Melrose Hall 10 Norwich Road Shouldham Norfolk	
Applicant:	Mr Geoffrey Hipperson	
Case No:	20/00381/F (Full Application)	
Case Officer:	Helena Su	Date for Determination: 14 September 2020

Reason for Referral to Planning Committee – Councillors Application

Neighbourhood Plan: No

Case Summary

The land is situated within the Shouldham Conservation Area, along the west side of Norwich Road and approximately 50m from the T-Junction of Lynn Road (to the west) and Eastgate Street (to the north).

The application seeks to construct a single storey summer house to the east of the detached garage of Melrose Hall.

Key Issues

- Principle of Development
- Form and Character and impact on the Conservation Area
- Impact on Neighbours

Recommendation

APPROVE

THE APPLICATION

The land is situated within the Shouldham Conservation Area, along the west side of Norwich Road and approximately 50m from the T-Junction of Lynn Road (to the west) and Eastgate Street (to the north).

The site comprises a two-storey barn conversion, finished in a mixture of gault and chalk with sandtoft arcadia clay roof pantiles and a detached garage, finished in red facing brick and pantiles to match the dwelling.

The existing boundary treatment include a 2.2m wall along the east boundary adjacent to Norwich Road and established trees along the north and south boundary.

The application seeks the construction of a summer house to the east of the detached garage of Melrose Hall. The summer house will be approximately 14m to the east of the garage and 11m to the west from the wall along the east boundary.

SUPPORTING CASE

None

PLANNING HISTORY

11/01066/NMA_3: Application Permitted: 01/06/2001 - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 11/01066/F: Conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

11/01066/NMA_2: Application Permitted: - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 11/01066/F: Conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

11/01066/NMA_1: Application Permitted: 17/04/2012 - NON-MATERIAL AMENDMENT TO PLANNING CONSENT 11/01066/F: Conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

11/01066/DISC_A: DISCHARGE OF CONDITIONS 4 and 6: conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

11/01066/F: Application Approved: 08/10/2011 - Conversion of barn into a two-storey dwelling and conversion of pig unit into garage (part demolition) (Delegated)

2/95/0922/F: Application Approved: 07/08/1995 - Retention of radio mast for farm communication security system (Delegated)

RESPONSE TO CONSULTATION

Parish Council: NO COMMENT made at the time of writing.

Conservation Team: NO OBJECTION, with the following comment:

"This will have a very limited impact on the street scene and will cause no harm to the character of the conservation area."

REPRESENTATIONS

NONE Received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS12 - Environmental Assets

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

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development

Form and Character

Impact on Neighbours

Principle of Development

The proposal is for the construction of a summer house to the east of the detached garage of Melrose Hall. The provision of such buildings is acceptable in principle in accordance with Policy CS06, CS08, CS12 and DM15 of the Development Plan.

Form and Character and Impact on the Conservation Area

The site is within the Shouldham Conservation Area where the Local Planning Authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Norwich Road comprises a mix of historic and contemporary dwellings along the east and west.

The existing dwelling is a two-storey barn conversion, comprised of a mixture of gault and chalk with sandtoft arcadia clay roof pantiles. The detached garage is comprised of red facing brick and pantiles to match the dwelling. To the south west of the dwelling there is a silo and agricultural building associated with Melrose Hall.

The summer house is proposed to sit 11m east of the detached garage and approximately 14m from the east boundary. The summer house will be 3.15m tall and 4.49m in length. It is of contemporary design, proposed to be finished in wood and Marley 'Eternit' composite tiles. Given the positioning of the summer house behind the high wall, it will not be visible on the street scene. Therefore, it will not impact on the form and character of the area or the Conservation Area as a whole.

The Conservation Team have commented that the proposed summer house will not have an impact on the Conservation Area. The proposal is therefore acceptable in design terms and complies with Policies CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Impact on Neighbours

The summer house will be approximately 70m south east of number 14 and approximately 45m to the north west of number 18. As the summer house is single storey (3.15m) it will not have an overshadowing or overbearing impact on the surrounding neighbours.

The existing boundary treatment of the site consists of a 2.2m wall along the east boundary and established hedges and trees along the south and west boundary. The detached garage is located to the west of the proposed summer house. The windows of the summer house, on the front and side elevations, will not overlook the private amenity space of the neighbours.

The proposal is therefore acceptable in terms of the impact on neighbours and complies with Policy CS08 and the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

CONCLUSION

It is considered that the proposed summer house will not have an adverse impact on the form and character of the Conservation Area and would not have an adverse impact upon neighbour amenity.

Overall, the proposal is in accordance with the requirements of the National Planning Policy Framework 2019 and other relevant Policies of the Development Plan. It is recommended that this application be 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:

* Location Plan. Received 09 July 2020

* Proposed Summer House Elevations. Received 09 July 2020

2 Reason: For the avoidance of doubt and in the interests of proper planning.