

<b>Parish:</b>	<b>Feltwell</b>	
<b>Proposal:</b>	<b>Proposed Timber Cart Lodge to provide secure undercover parking</b>	
<b>Location:</b>	<b>Manor Farm 29 Short Beck Feltwell Thetford</b>	
<b>Applicant:</b>	<b>Mr Storey</b>	
<b>Case No:</b>	<b>21/00605/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 22 June 2021</b>

**Reason for Referral to Planning Committee** – The applicant is a direct relative of Cllr M. Storey

**Neighbourhood Plan:** No

**Case Summary**

The application is for the construction of a two-bay cart lodge adjacent to existing outbuildings to the front of Manor Farm, 29 Short Beck, Feltwell.

Manor Farm is located to the west of Short Beck, approximately 30m south of the junction of Short Beck with Hythe Road and Hill Street. The access to the application site is opposite Grade II Listed No. 14 Short Beck.

**Key Issues**

- Principle of development
- Impact on form and character
- Impact on neighbours
- Other material considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

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## **SUPPORTING CASE**

A supporting statement has been requested.

## **PLANNING HISTORY**

21/00669/AG: AG Prior Notification - NOT REQD: 29/04/21 - Agricultural Prior Notification:  
Proposed general purpose farm building - Manor Farm

## **RESPONSE TO CONSULTATION**

**Parish Council: NO OBJECTION**

**Highways Authority: NO OBJECTION** - the proposal will not impact on highway safety

**Historic Environment Service RECOMMENDED CONDITIONS** due to potential archaeological remains on site

## **REPRESENTATIONS**

A supporting statement has been requested.

## **LDF CORE STRATEGY POLICIES**

**CS08** - Sustainable Development

**CS11** – Transport

**CS12** - Environmental Assets

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

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The key issues are  
Principle of Development  
Impact on Form and Character  
Impact on Neighbours  
Other material considerations

## **Principle of Development**

The proposal is for the construction of a timber clad cart lodge adjacent to a dwelling known as Manor Farm, 29 Short Beck, Feltwell. As an incidental outbuilding on land which is immediately adjacent to existing outbuildings and which is closely related to the main dwelling, the principle of development on site is considered acceptable.

### **Impact on Form and Character:**

Manor Farm is a large detached dwelling set back from Short Beck behind existing boundary walls and vegetation. The proposed cart lodge is set back approximately 85m from the road frontage and will be largely obscured from view by existing boundary treatments and vegetation as well as the existing outbuildings to the east of the proposed structure.

A group of agricultural buildings, within the same ownership, are located to the north of the application site with an access onto Hythe Road and screen any viewpoint of the proposed structure from this direction.

The cart lodge measures 7.5m x 6.5m with a ridge height of approximately 4.4m and is proposed to be clad in timber boarding (stained black) with red clay pantiles and a central clock tower along the ridge. The cart lodge is proposed to be open sided on the south elevation with timber supports.

Overall, the proposed cart lodge is of limited scale and its position results in limited impact on the form and character of the wider street scene. Existing agricultural buildings to the north will screen the building from view on approach from Hythe Road.

The proposal is therefore considered to comply with Policies CS08 and DM15 of the Local Plan.

### **Impact on Neighbours**

The application site is well distanced from surrounding residential properties and the structure is therefore considered unlikely to lead to any adverse impacts in terms of overbearing, overshadowing or loss of privacy. As an incidental outbuilding the proposal will not lead to an increase in noise and disturbance or any increase in the use of the access to Short Beck.

The proposal is therefore considered to comply with Policies CS08 and DM15 of the Local Plan.

### **Other Material Considerations**

The access to the application site is directly opposite Grade II Listed No. 14 Short Beck. The proposal is considered to be sufficiently distanced and will not lead to harm to the significance of this heritage asset and is therefore in accordance with Policy CS12 of the Core Strategy.

The proposal has not drawn objections from the Local Highway Authority on highway safety grounds. As an incidental outbuilding providing parking spaces for two vehicles, the proposal is unlikely to lead to any adverse impact on highway safety and therefore complies with Policies CS08, CS11 and DM15 of the Local Plan.

The Historic Environment Service has recommended conditions due to the potential for heritage assets with archaeological interest (buried archaeological remains) on the site. As

their significance may be impacted as a result of the proposal, conditions are recommended to ensure that a scheme of investigation has been submitted to and approved in writing by the LPA prior to the commencement of development on site.

**Crime and Disorder** There are no known crime and disorder impacts associated with this proposal.

## CONCLUSION

The application is for a cart lodge of a scale and appearance which is unlikely to lead to any significant impact on the surrounding street scene or the amenity of adjoining properties.

The application is considered to comply with Policies CS08, CS11 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016) and is therefore recommended for approval subject to the following 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:  
  
Elevations - Sheet 1 of 1 dated 19/03/21  
Location Plan - received 21st April 2021  
Site Plan - received 21st April 2021
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 3 Reason: In the interests of protecting potential heritage assets in accordance with the National Planning Policy Framework (2018) paragraphs 188 and 199.
- 4 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition (3).

- 4 Reason: For the avoidance of doubt and in the interests of protecting potential heritage assets in accordance with the National Planning Policy Framework (2018) paragraphs 188 and 199.
- 5 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (3) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this instance the programme of archaeological mitigatory work will comprise the monitoring of groundworks for the development under archaeological supervision and control.

- 5 Reason: For the avoidance of doubt and in the interests of protecting potential heritage assets in accordance with the National Planning Policy Framework (2018) paragraphs 188 and 199.