

# APPLICATION REFERENCE:

PF/20/0002

LOCATION: Granary Works, Honing Road,  
Dilham

PROPOSAL: Change of use from B1 Light  
industrial to car repairs (retrospective);

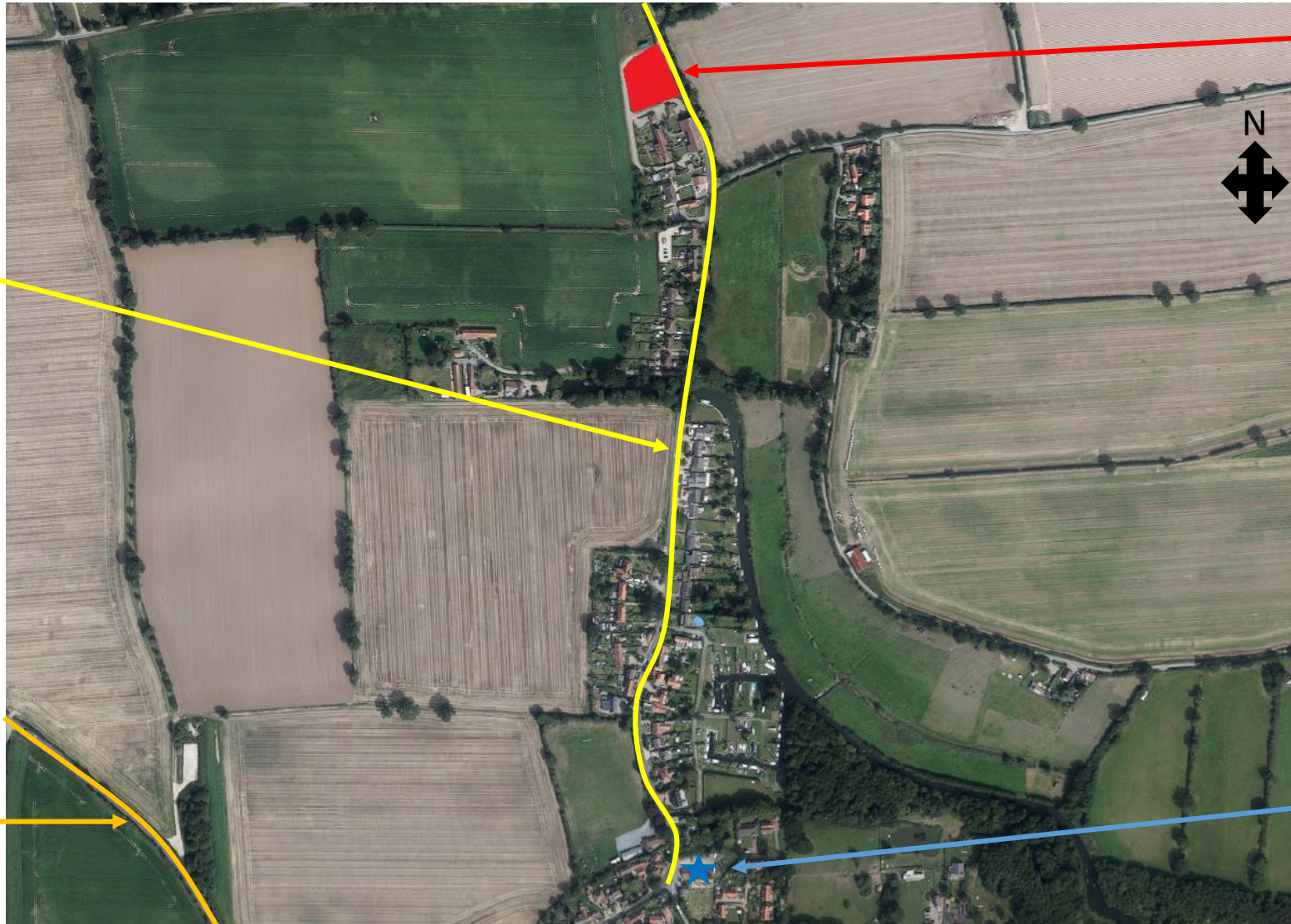


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

11th February 2021

# SITE LOCATION PLAN

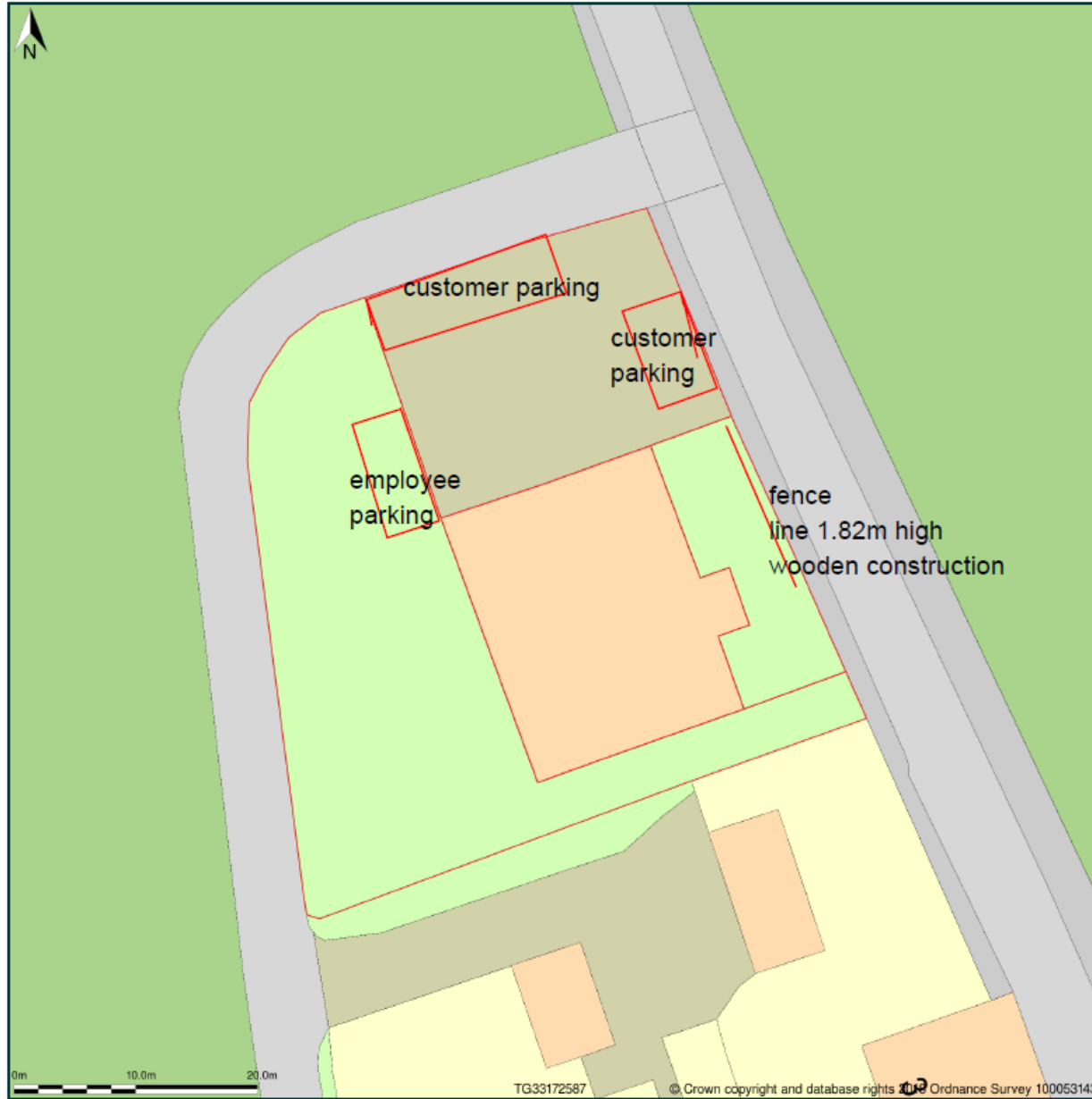


Application site

The Street /  
Honing Road

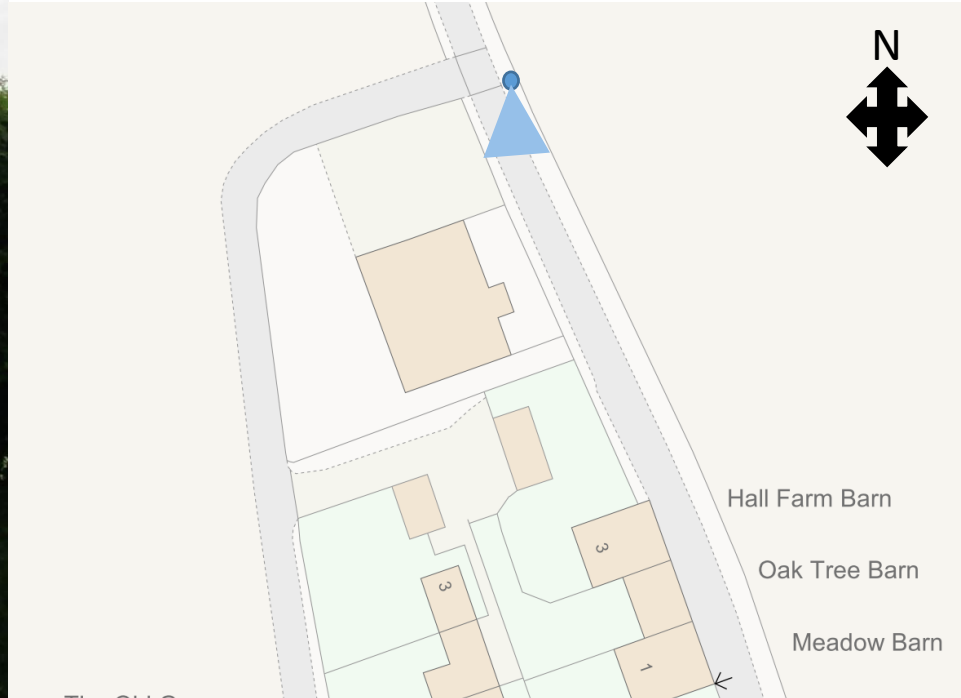
Yarmouth Road  
(A149)

Cross Keys Inn PH

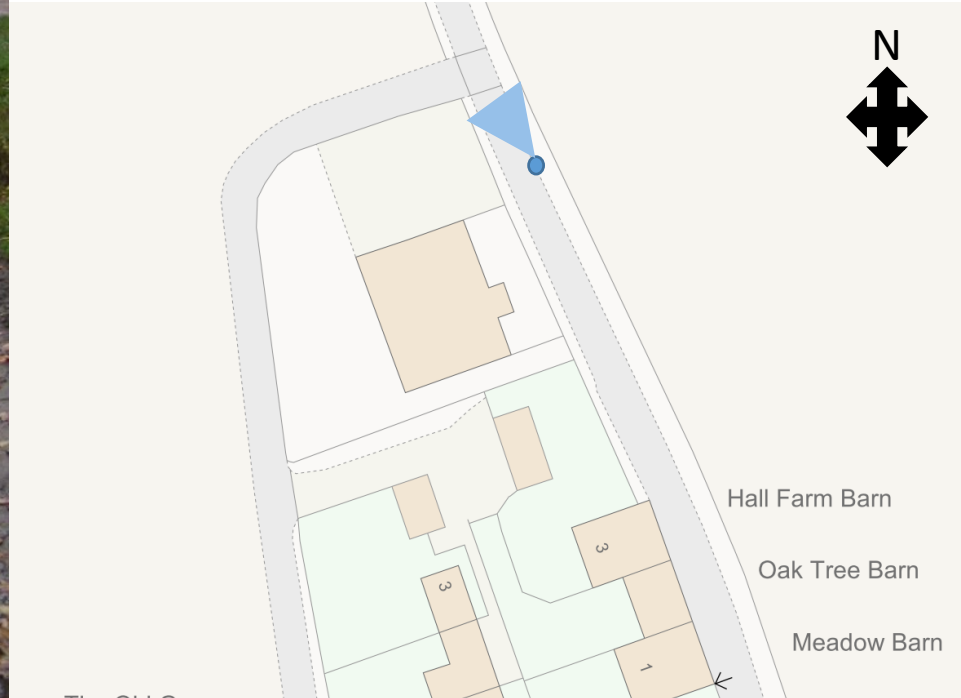


# PROPOSED SITE LAYOUT/BLOCK PLAN

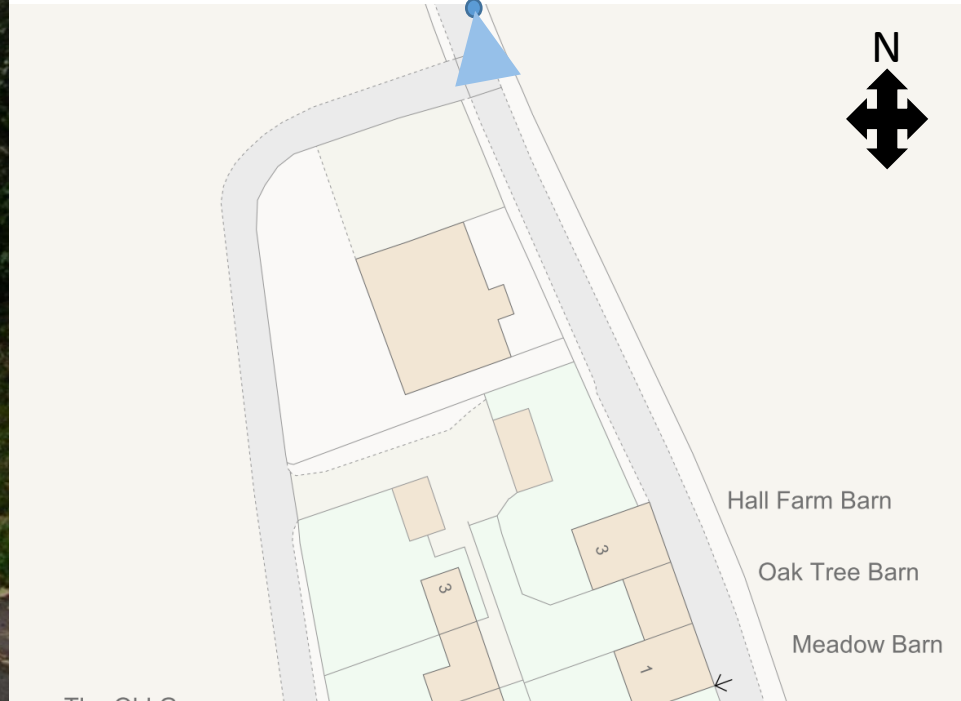
# Eastern site boundary (roadside) looking south



# Shared access point looking north

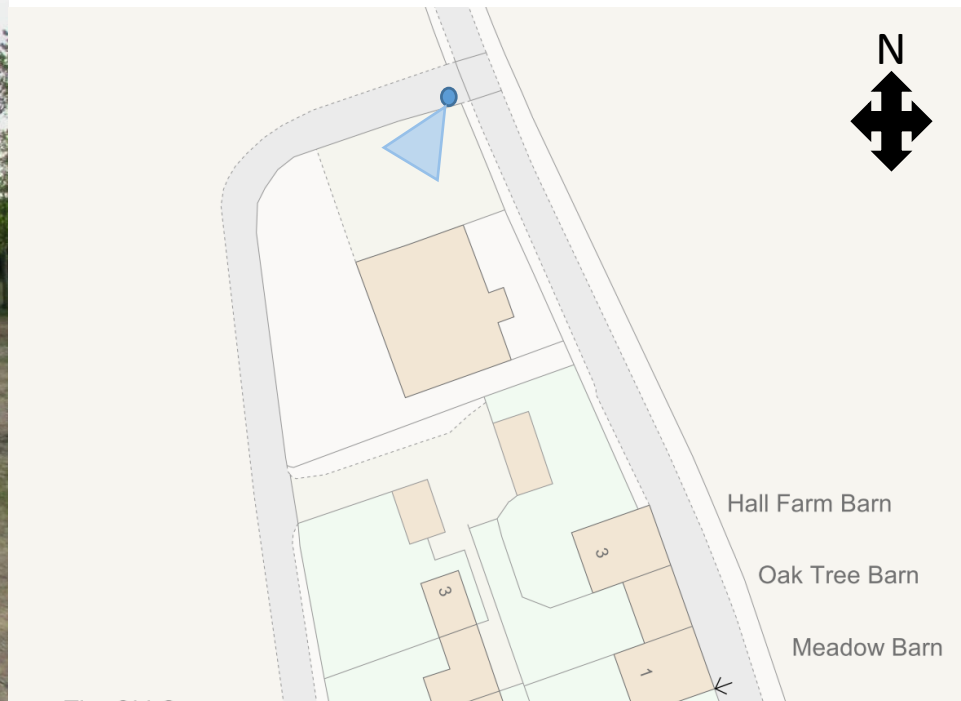


# Shared access point looking south

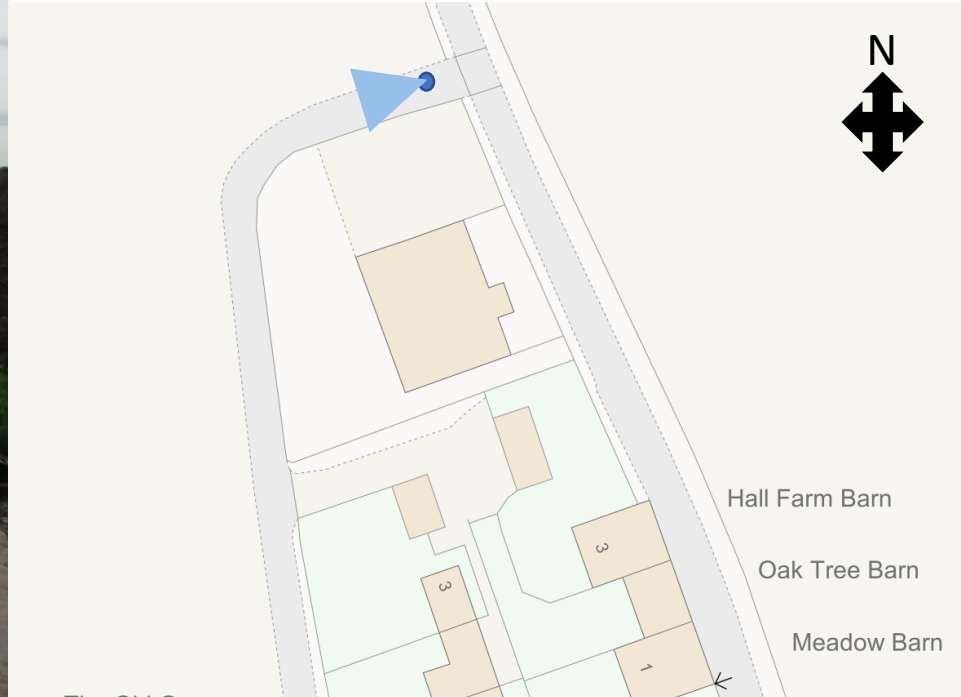




# Front of building (north elevation)



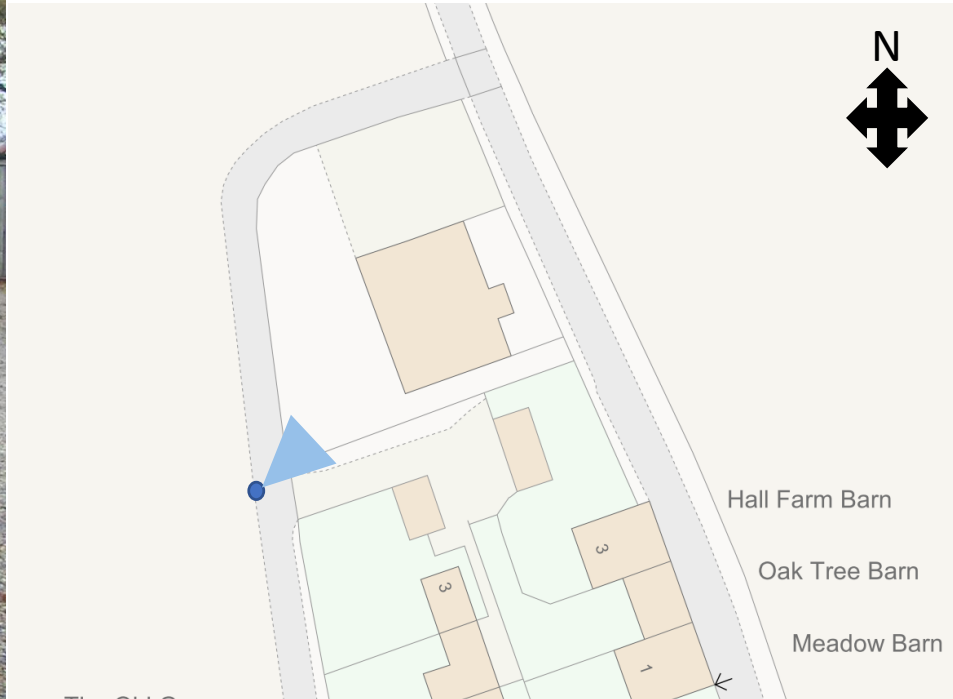
# Business/ residential shared access





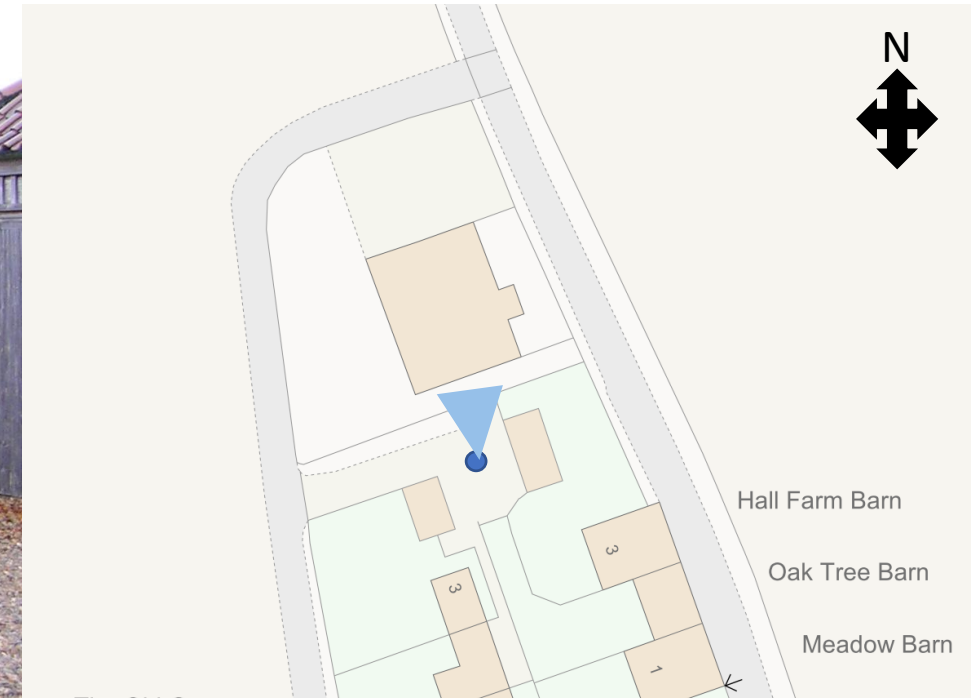


# West and south elevations of building



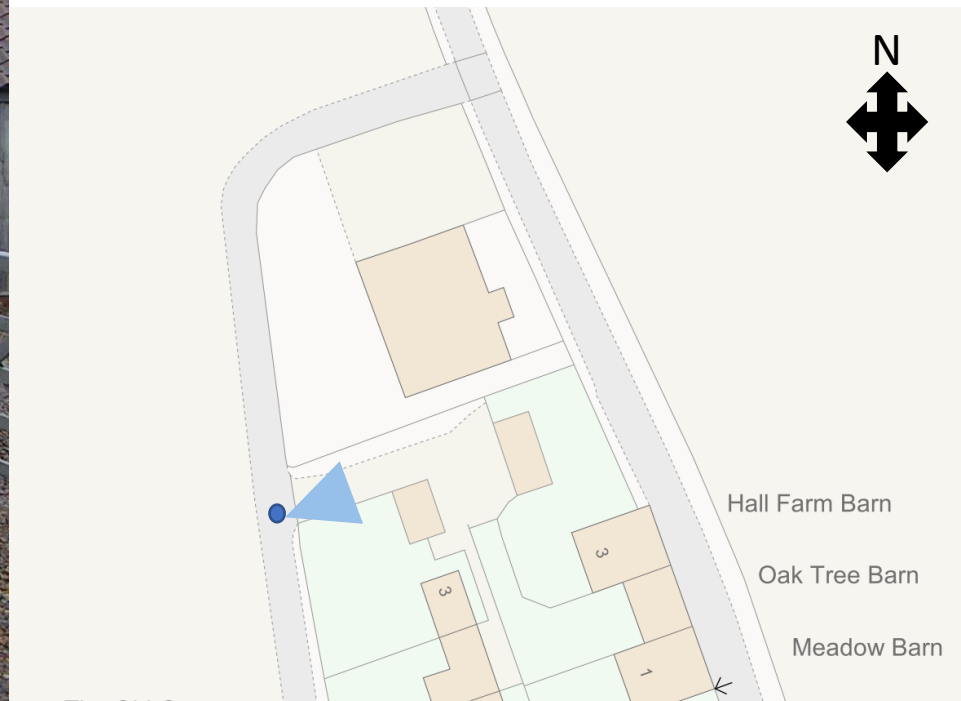


# South elevation of building

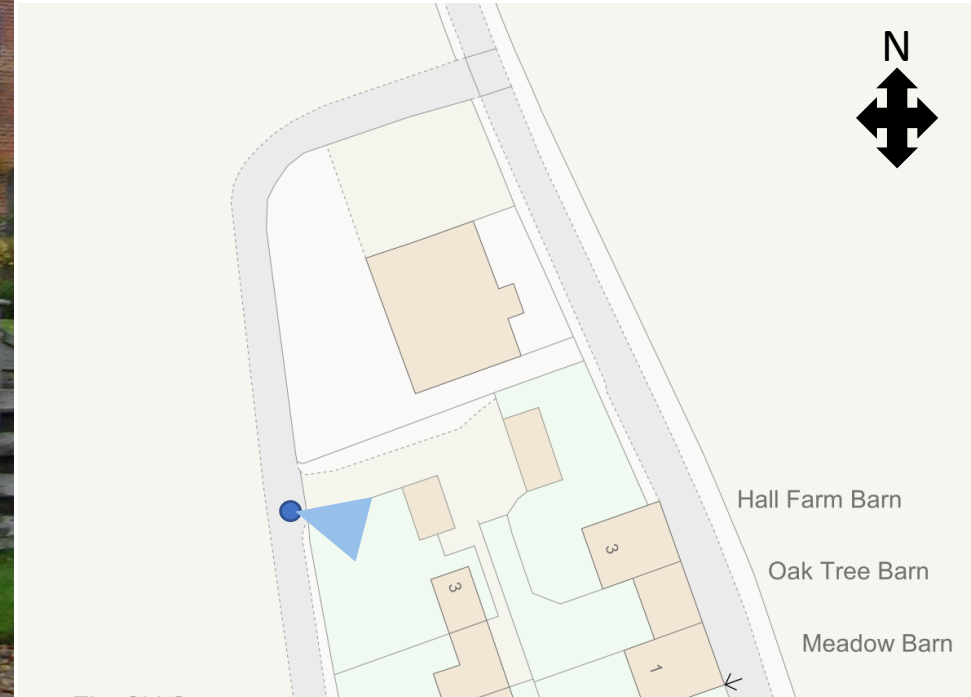




## Proximity of industrial unit (left) to residential properties (right)



# Looking towards neighbouring properties from private track



# KEY ISSUES

Principle of use/Enforcement History

Residential Amenity

Environmental impact

Highway impact

# ENFORCEMENT HISTORY

The site has an outstanding planning enforcement notice which has been upheld by the planning inspectorate under Appeal Ref: APP/Y2620/C/19/3223988.

- The planning inspectorate supported the Councils case to remove the business from the site under Enforcement notice ENF/18/0046.
- The applicant's case was dismissed.
- The varied notice was served on the 13/03/2020.
- The six months for compliance therefore lapsed on the 13/09/2020. The notice period has ceased and the applicant is therefore liable for prosecution for unlawful operation of the business.

# RECOMMENDATION

REFUSAL for the reasons specified below:

The District Council adopted the North Norfolk Core Strategy on 24 September 2008, and subsequently adopted Policy HO 9 on 23 February 2011, for all planning purposes. The following policy statements are considered relevant to the proposed development:

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

EC 2 - The re-use of buildings in the Countryside

The National Planning Policy Framework (NPPF) (published 27 March 2012) is also material to the determination of the application. The following sections are considered relevant:

Section 6 – Building a strong, competitive economy (paragraph 84)

# RECOMMENDATION

In the opinion of the Local Planning Authority the proposal constitutes an unacceptable form of development in the Countryside policy area where development is limited to that which requires a rural location. It is considered that the applicant has failed to demonstrate satisfactorily that there are material considerations to justify a departure from Development Plan policy in this case.

Furthermore, it is not considered that the proposed use is appropriate in scale and nature to the rural location, nor represents the sustainable growth or expansion of a business in a rural area, with no evidence provided of a specific need for such a business in the locality, contrary to Policy EC 2 and Paragraph 84 of the National Planning Policy Framework.