

# APPLICATION REFERENCE:

PF/20/1895

LOCATION: The Piggeries Honing Road Dilham  
North Walsham NR29 9PN

PROPOSAL: Change of use of part of building  
from agricultural to use for automotive repairs  
(Class B2).



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

11th February 2021

# SITE LOCATION PLAN



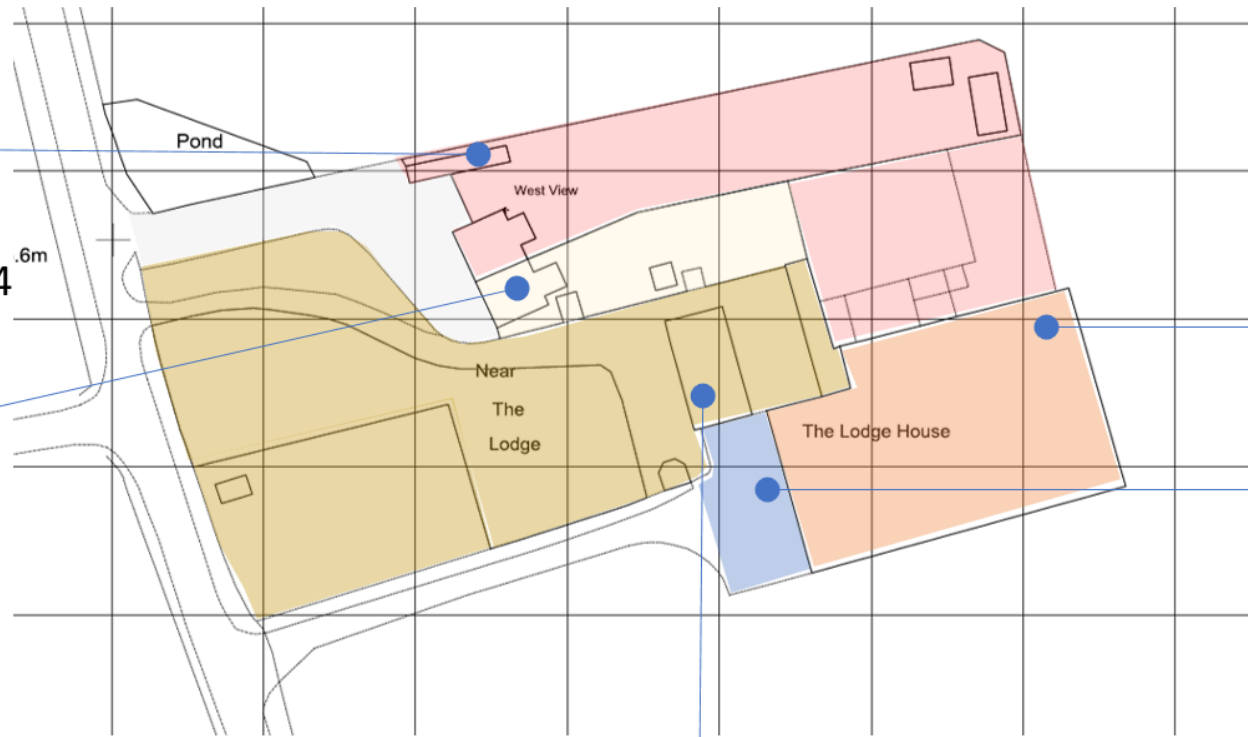
The Granary is located approximately 200m south-west of the application site.



Dwelling 2 (shaded pink) – ‘West View’

Shared driveway serving Dwellings 3 & 4

Dwelling 3 (shaded cream) – ‘Near The Lodge’



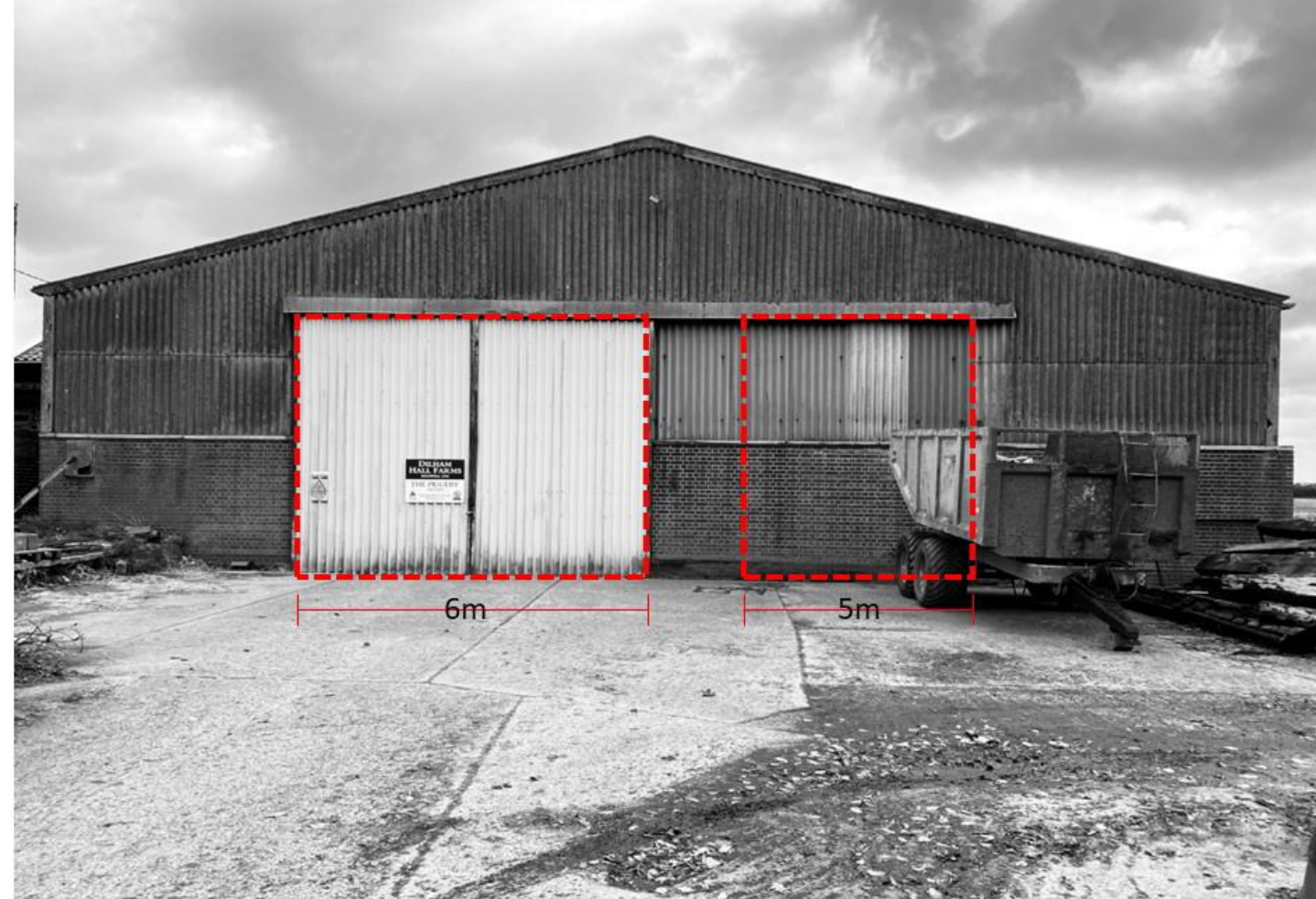
Piggery building (shaded orange) approx. 1105 sq. m.

Forecourt (shaded blue) approx. 250 sq. m.

Dwelling 1 (shaded gold) – ‘The Lodge’.

# PROPOSED SITE LAYOUT/BLOCK PLAN





**Proposed west elevation.**  
Note – new roller doors to be located within existing opening. Both doors to be agricultural metal roller doors colour and final design to be confirmed, but similar in appearance to that below



The Piggeries, Dilham – Proposed West (entrance) elevation

# Western Elevation



# Eastern Elevation





# Northern Elevation



# Southern Elevation

# KEY ISSUES

Principle of use

Residential Amenity

Environmental impact

Highway impact



# RECOMMENDATION

APPROVAL for the reasons specified below:

**This application proposes the change of use of part of an agricultural building to accommodate an existing automotive repairs business (Use Class B2). The application would provide a suitable new location for this popular and successful local business, enabling the retention of 5 jobs (2 full-time, 3 part-time) and continuing to provide the rural community with an essential service.**

**The application represents the effective reuse of an existing building, and it has been demonstrated that the proposal is represents sustainable development, delivering economic and social benefits’.**

**Accordingly, the application is considered to satisfy the provisions of Local Plan policies EC2, SS1, EN4 and paragraphs 83, 84 and 109 of the NPPF.**

# RECOMMENDATION

APPROVAL subject to conditions as follows:

- Time limit for implementation
- Approved plans
- Highways Conditions
- Environmental Health Conditions

Final wording of conditions to be delegated to  
Assistant Director of Planning