

APPLICATION REFERENCE: PF/23/0929

LOCATION: The Old Workshop, Sloley Road,
Sloley, NR12 8HA

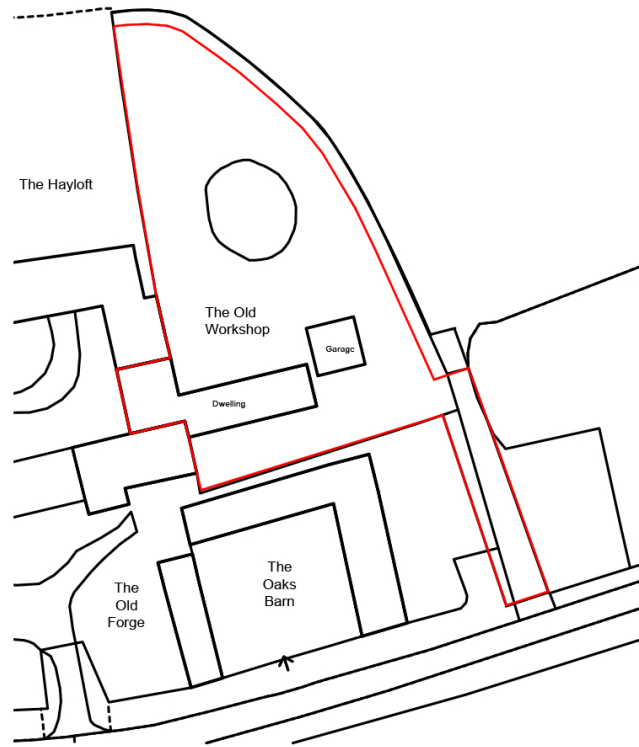
PROPOSAL: Retention of unauthorised garage
with alterations proposed to existing.



NORTH
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DISTRICT
COUNCIL

north-norfolk.gov.uk

Site Location Plan

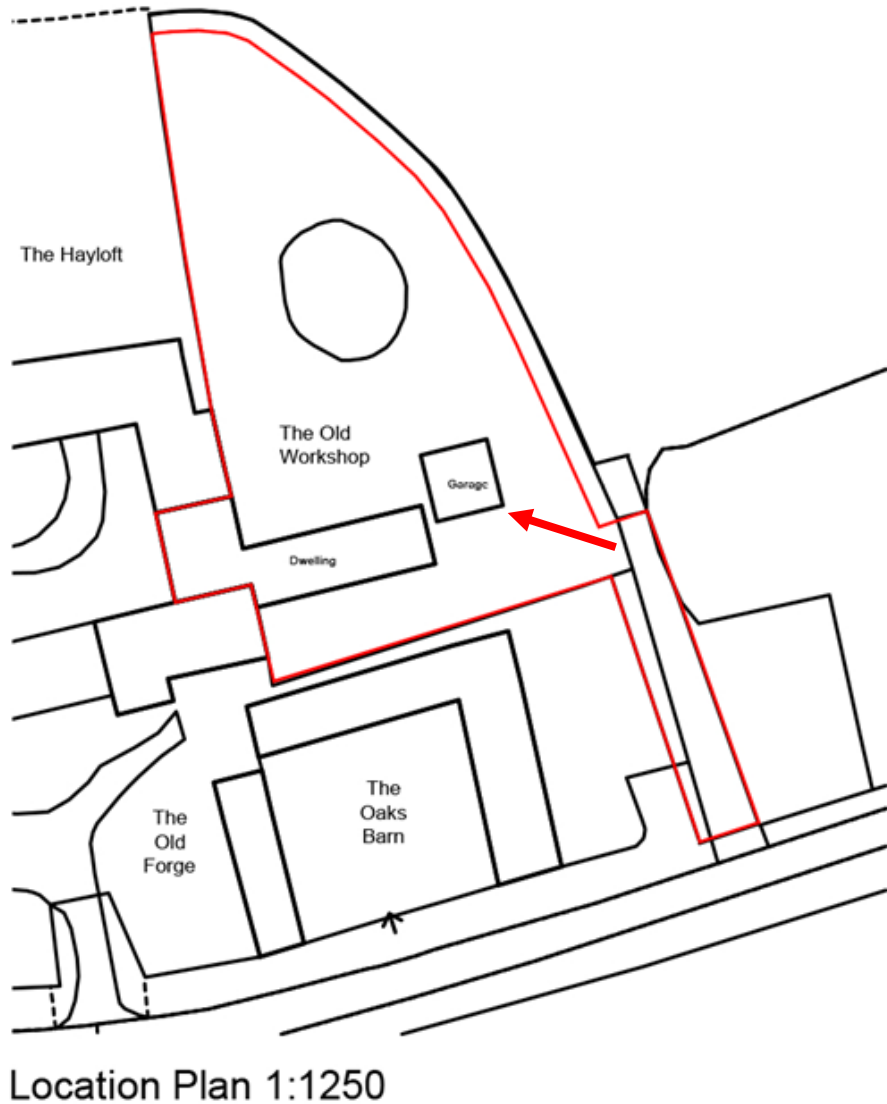


Location Plan 1:1250



Garage as constructed on site without planning permission.

Photograph of garage as constructed from southeast at site entrance



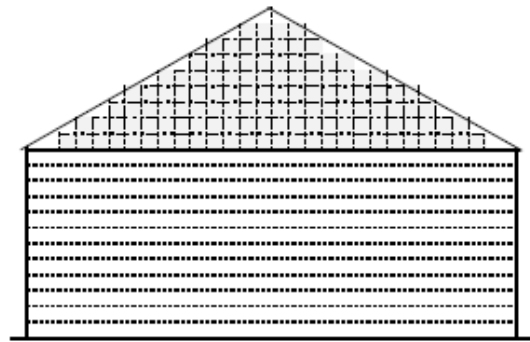
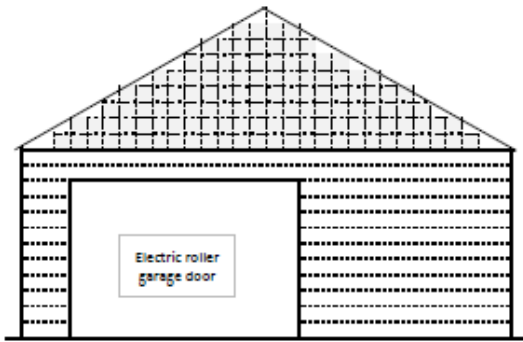
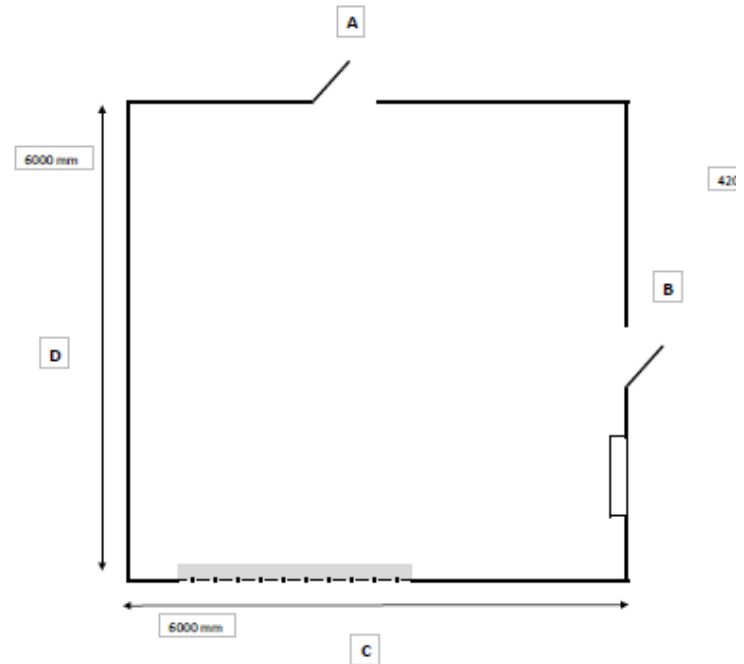
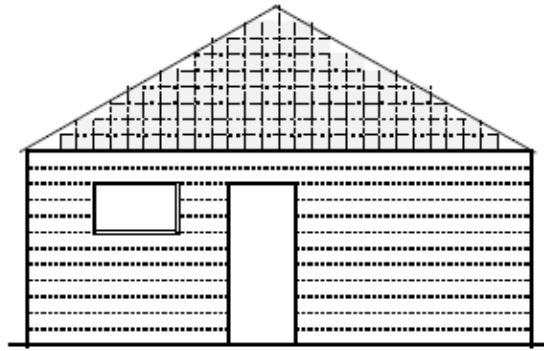
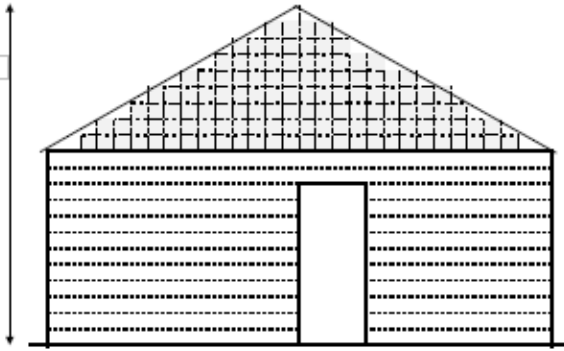
Location Plan 1:1250



West Elevation

North Elevation

Garage as constructed on site without planning permission.



East Elevation

South Elevation

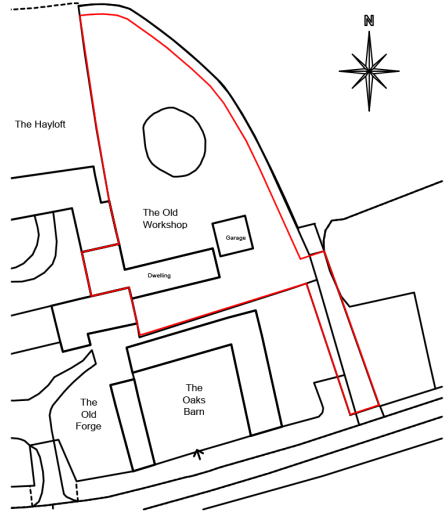
Proposed changes as part of this planning application



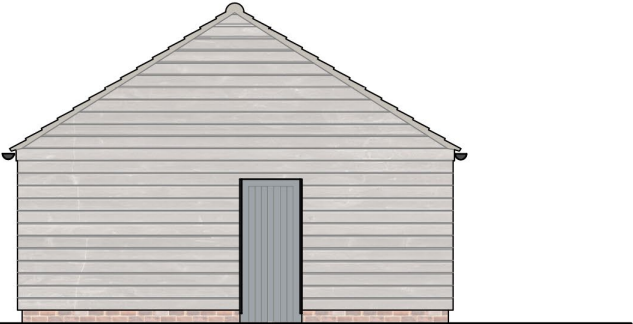
East Elevation



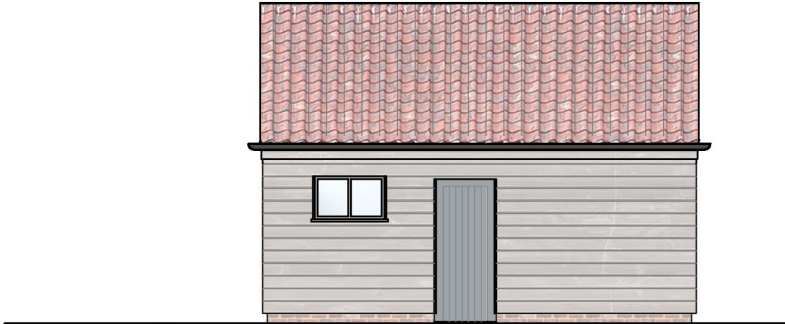
South Elevation



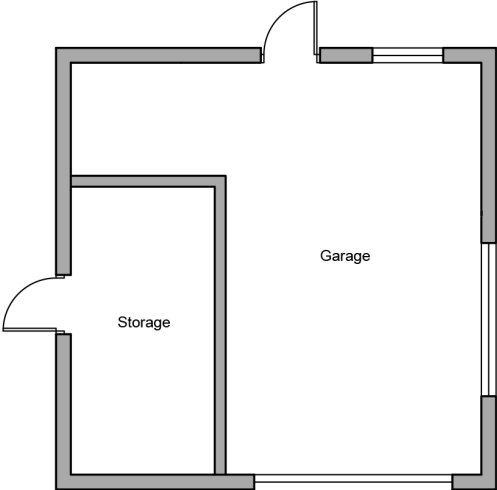
Location Plan 1:1250



West Elevation



North Elevation



Floor Plan

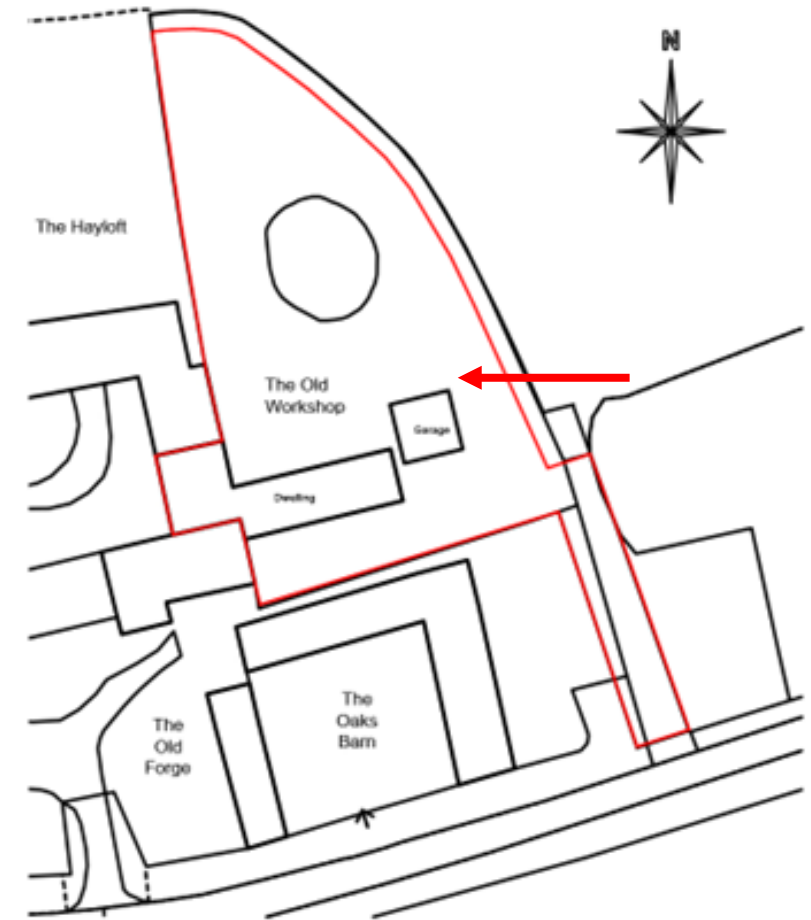
Garage with approved 2020 (20/0537) converted barn elevation added to give scale to garage as now proposed with south facing vehicular access door

Garage proposal at The Old Workshop , Sloley



South Elevation 1:200

Looking west, past the garage on the left and across rear garden to the old workshop showing shed and other converted barns in the group



Location Plan 1:1250

Main Issues

1. Principle of Development
2. Present unauthorised form and proposed alterations
3. Design and impact upon heritage assets
4. Amenity
5. Ecology, Parking and Highways
6. GI RAMS and Nutrient Neutrality
7. Conclusion

Recommendation:

REFUSE due to the following:

The development comprising alterations to an unauthorised structure and proposed brick garden wall are considered to be urbanising in character and to extend development into the undeveloped countryside and should be refused on grounds of landscape impact and impact on the setting and appreciation of the heritage asset and is considered contrary to Core Strategy Policies EN 2, EN 4 and EN 8, the advice in the design guide and Sections 12 and 16 of the NPPF.

Where Policy EN2 requires special quality and local distinctness to be preserved

Policy EN4 requires reference to the design guide and suitable design for context

Policy EN8 requires development proposals, to preserve or enhance the character and appearance of designated assets, landscapes, and their settings.

The design guide advises against domestic paraphernalia in the curtilage of converted agricultural buildings (para 7.2.4)

And where paragraph 202 of the NPPF sets a test of harms weighed against public benefit, and where in this instance as the building is in domestic use at present there is no counterweighing public benefit to allowing a harmful additional building.