

APPLICATION REFERENCE: PF/23/1717

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

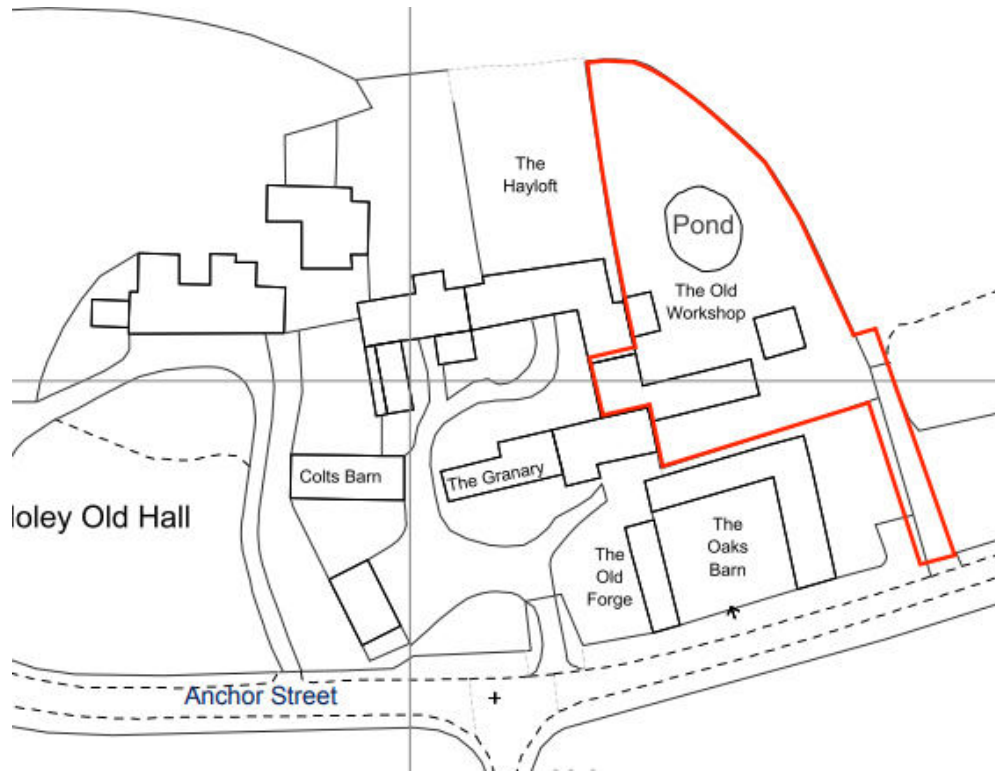
PROPOSAL: Retention of unauthorised garden
room and fence



NORTH
NORFOLK
DISTRICT
COUNCIL

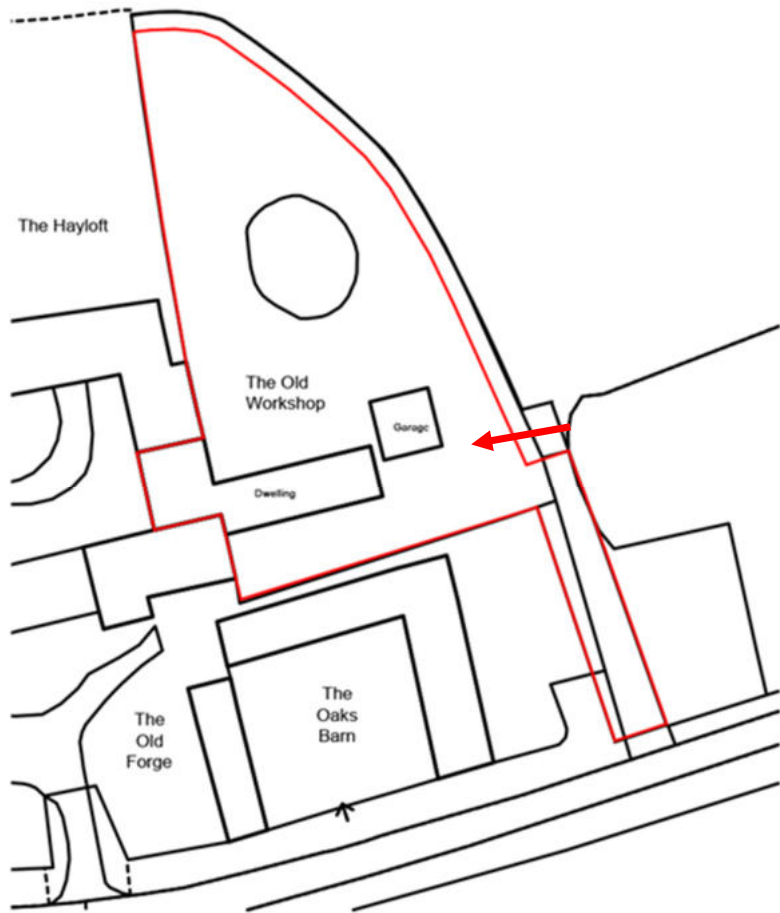
north-norfolk.gov.uk

Site Location Plan



Garage previously discussed under PF/23/0929

Photograph of garage as constructed from east at site entrance

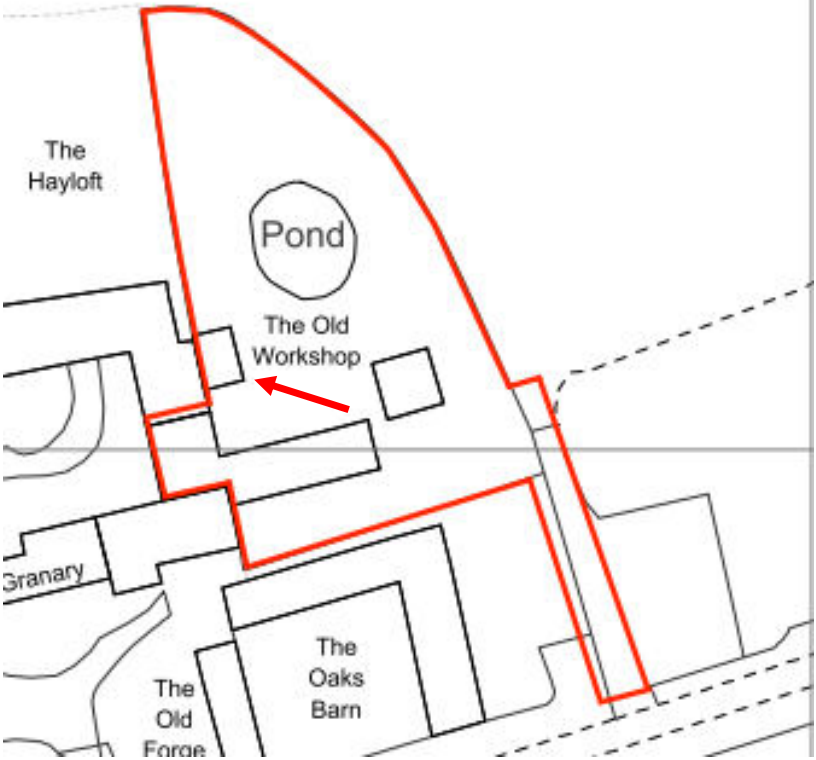


Location Plan 1:1250



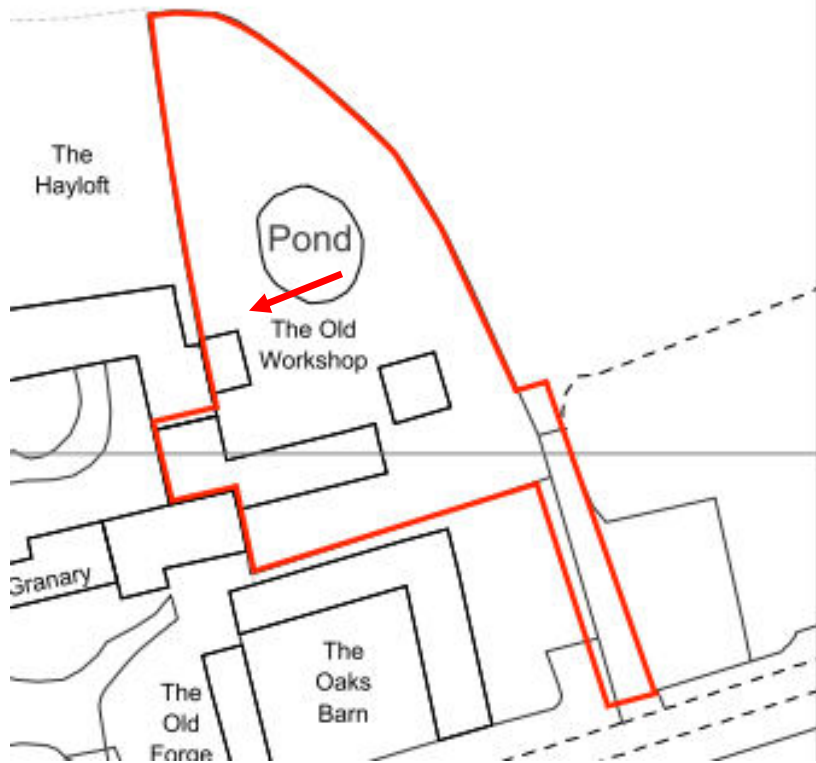
Garden Room

Photograph of garage as constructed from southeast



Fence

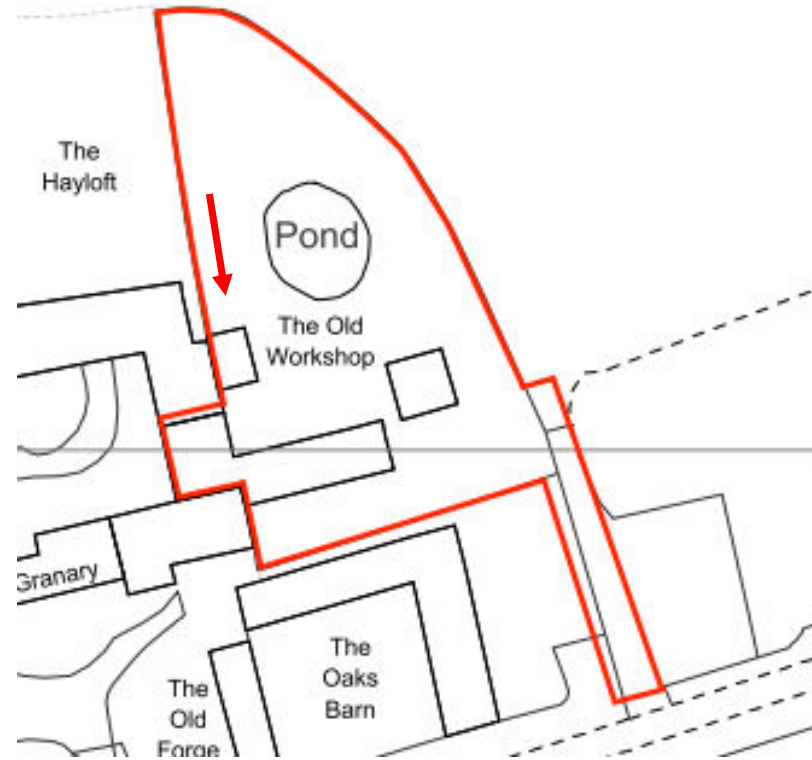
Photograph of garage as constructed from east



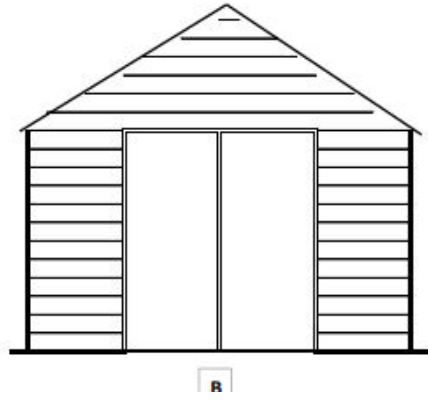


Fence

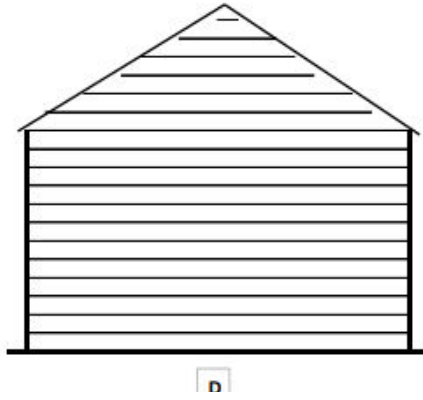
Photograph of garage as constructed from north



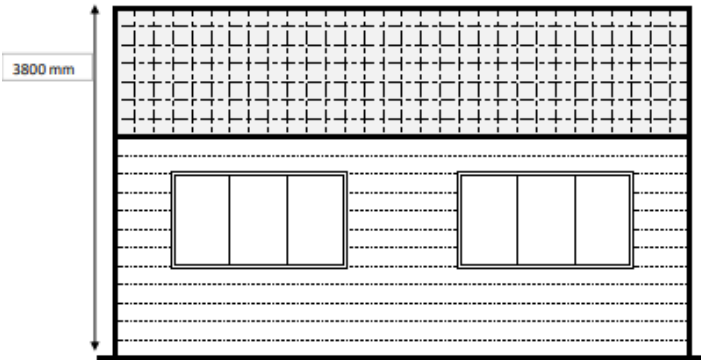
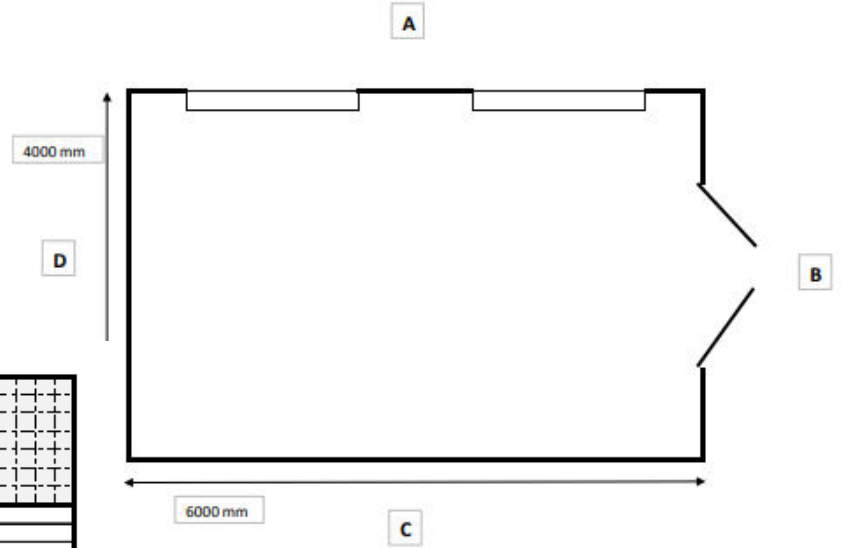
South Elevation



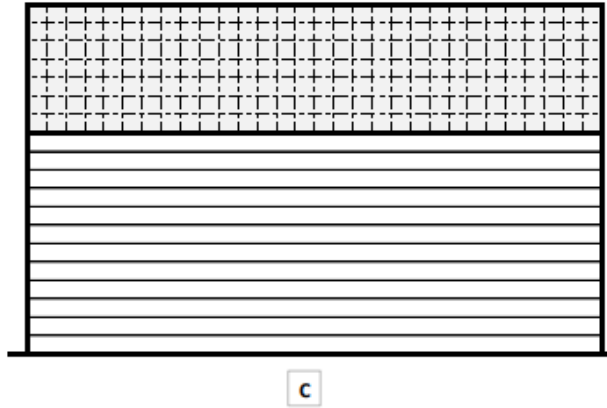
North Elevation



Plan of the as built structure.



East Elevation

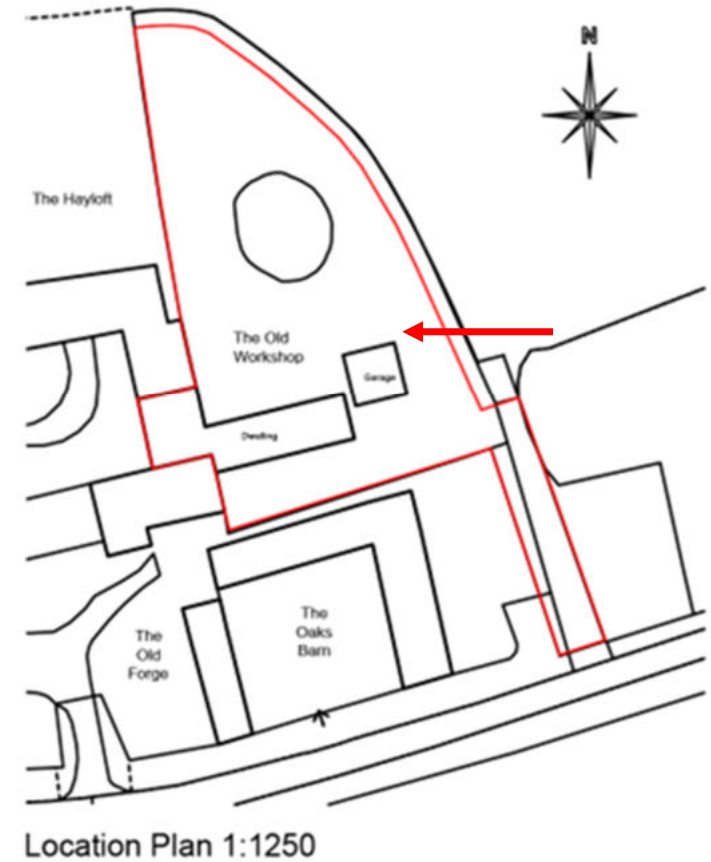


West Elevation



Photos of as built structure

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



Main Issues

1. Principle of Development
2. Design and impact upon heritage assets
3. Design and Impact on the Wider Landscape
4. Amenity
5. 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.