

# APPLICATION REFERENCE: PF/24/2705

LOCATION: Old Scarfe Brothers Workshop, Church Road, Lower Bodham, NR25 6PS

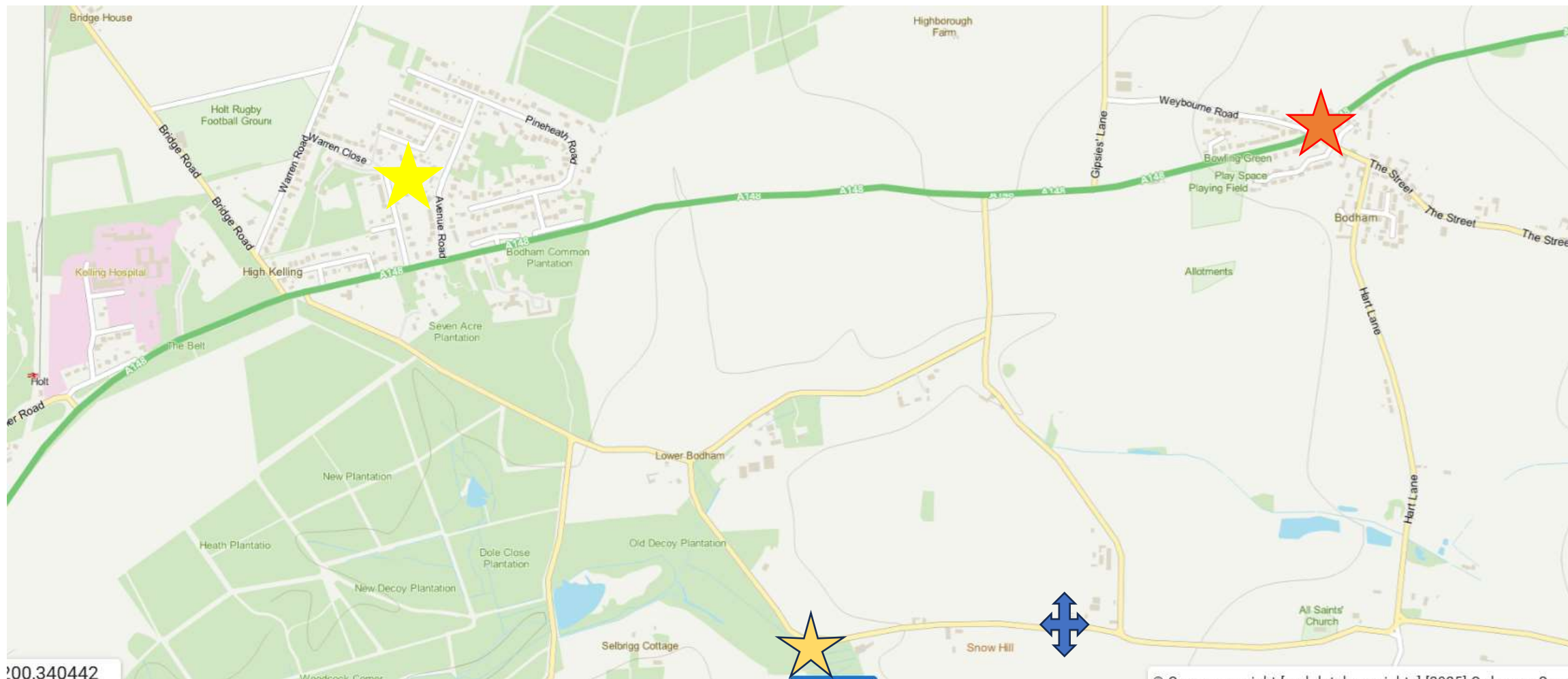
PROPOSAL: Demolition of workshop building and erection of building for use as a live/work unit, recladding of retained storage building, demolition of other storage buildings and erection of cart shed



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

## Wider Site Location



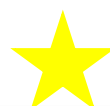
00.340442



Application Site



Bodham



High Kelling




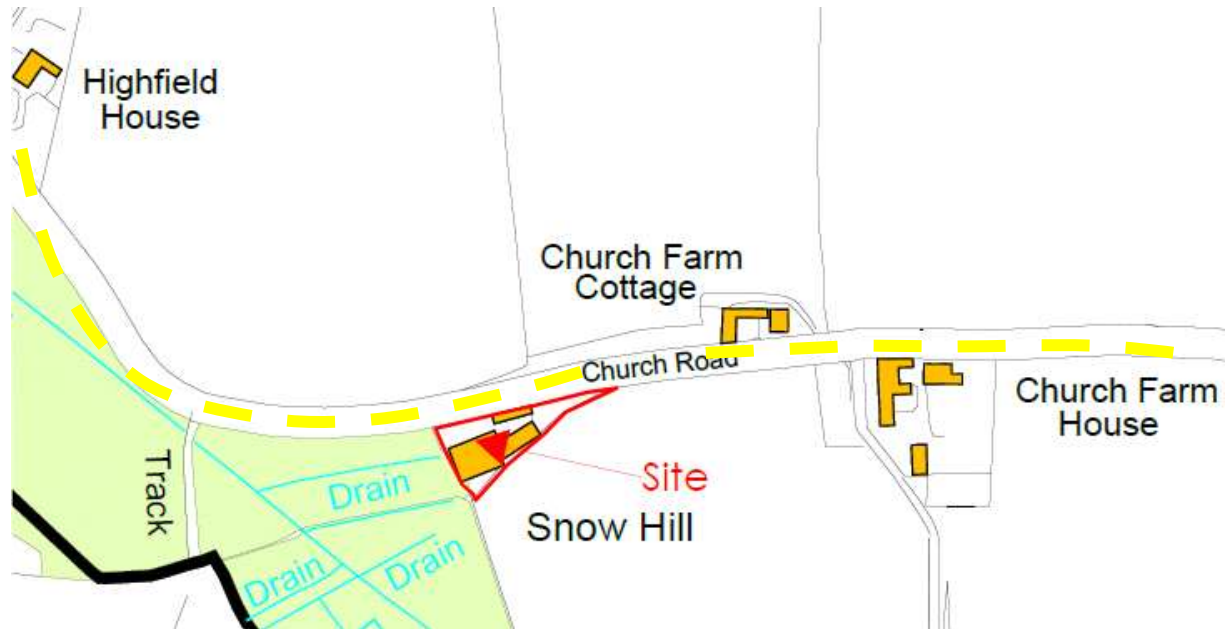
Bodham Church

## Site Location

Application

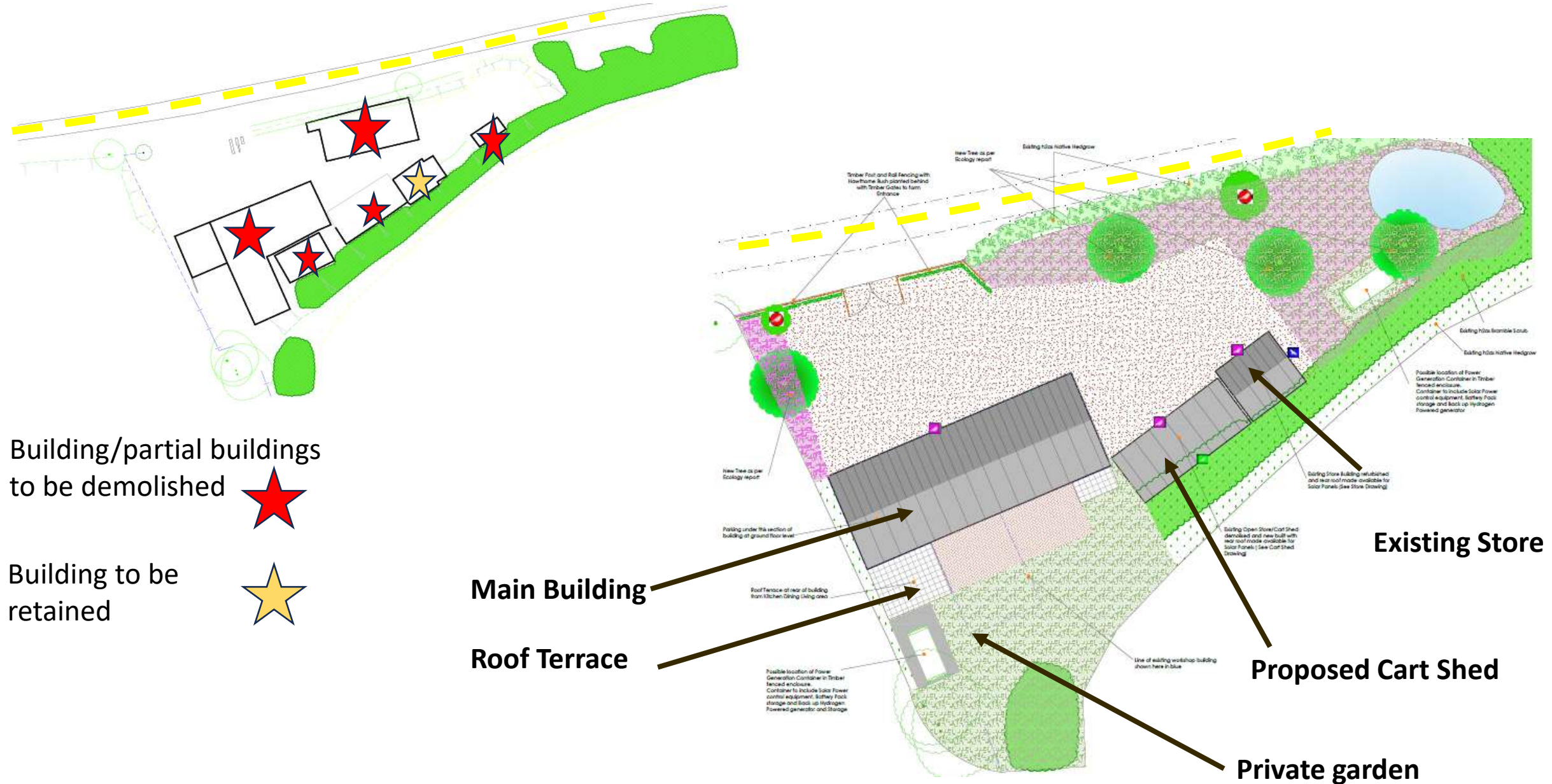
Site 

Church  
Road 





# Existing and Proposed Site Plan



## Updated Site Plan

## Main Building change in ridge position and colour of shingle drive

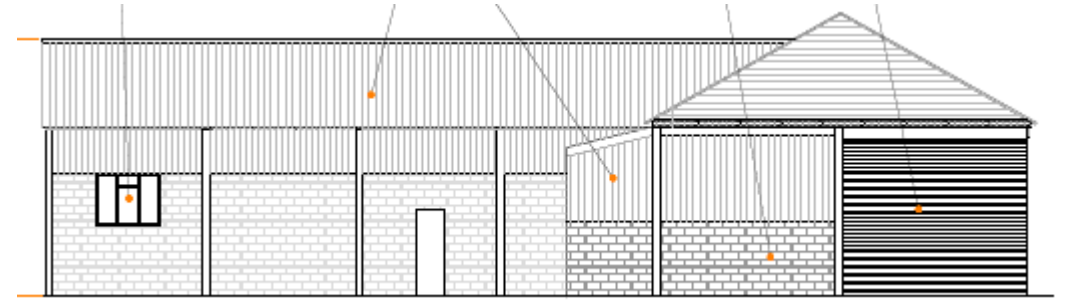


## Existing Elevations and Floor Plans



**North (facing Church Road)**

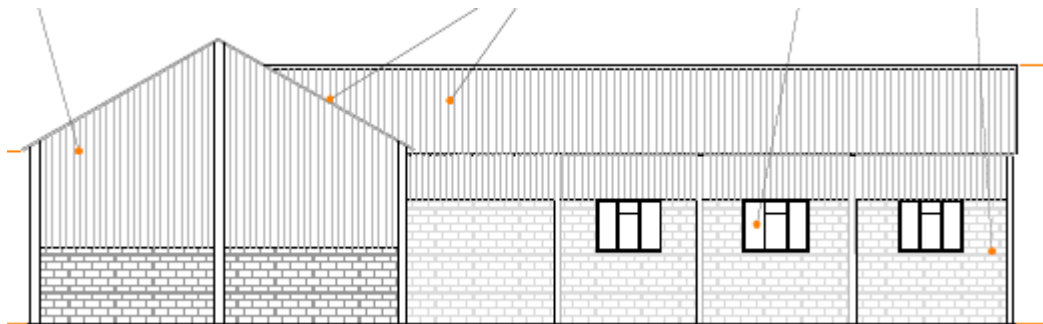
5.9 m in height



**East Elevation**



**South Elevation**



**West Elevation**



EXISTING PLAN Main Workshop

**Ground Floor**

Not to scale



# Proposed North and South Elevation

As originally submitted



North (facing Church Road)

9.9 m in height

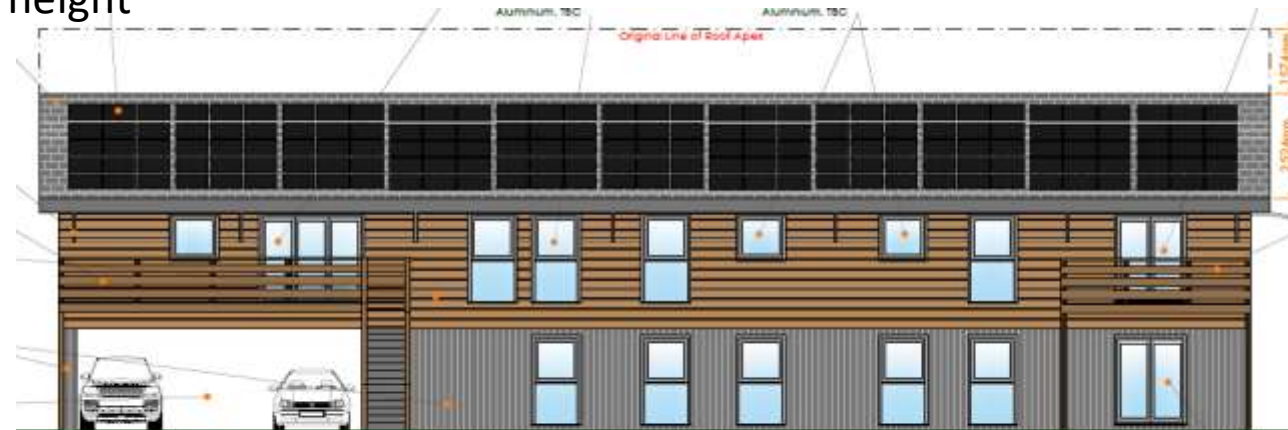


South (facing Church Road)

As amended



8.2 m height



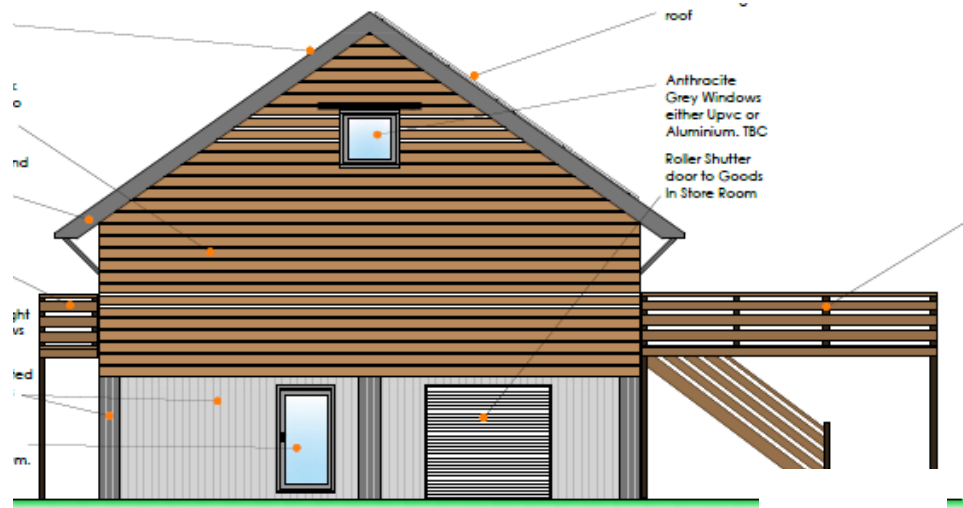
SOUTH ELEVATION

Approach Grey double doors on to external showroom area either Upvc or Aluminium, TBC

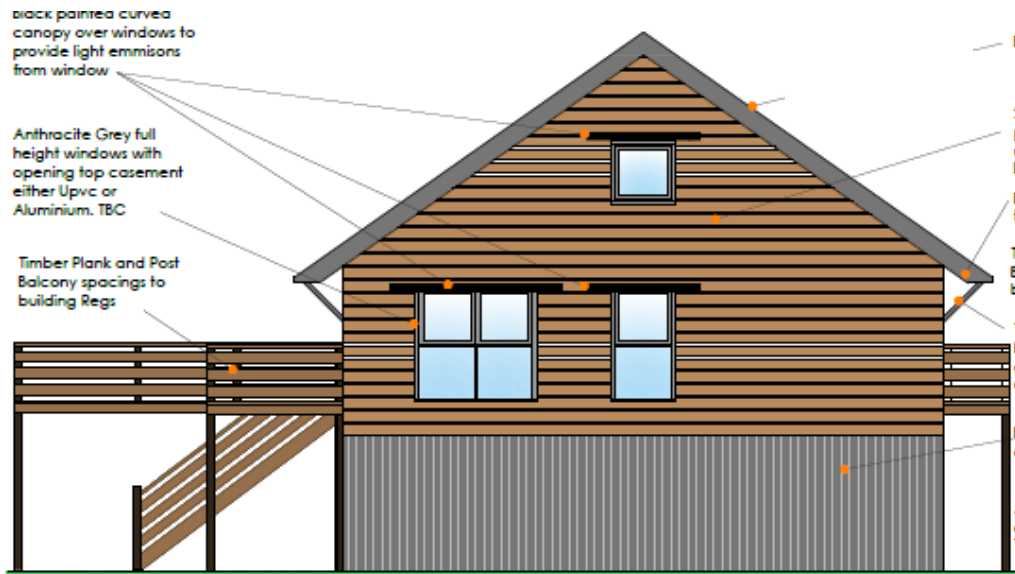
Not to scale

# Proposed East and West Elevations

As originally submitted

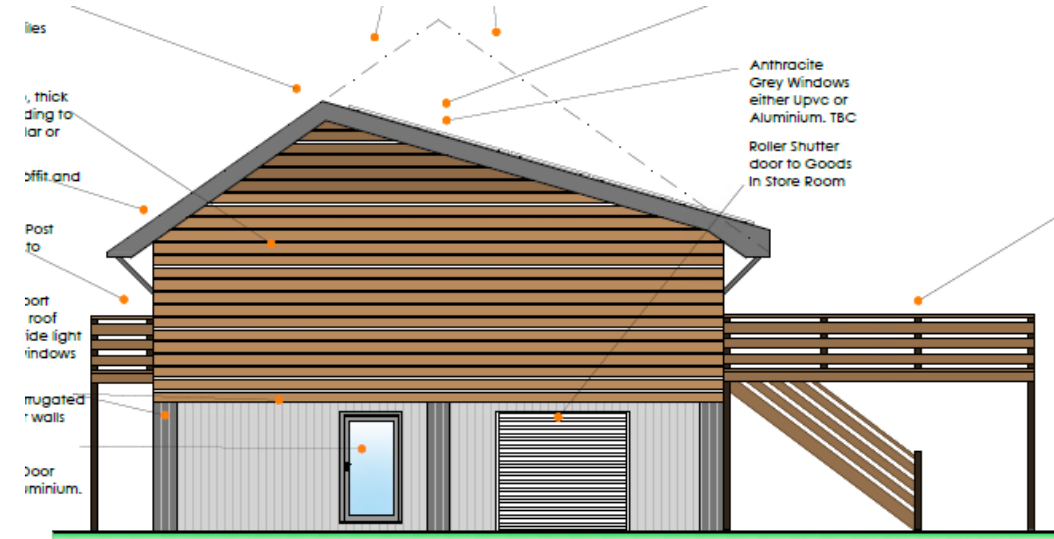


West Elevation

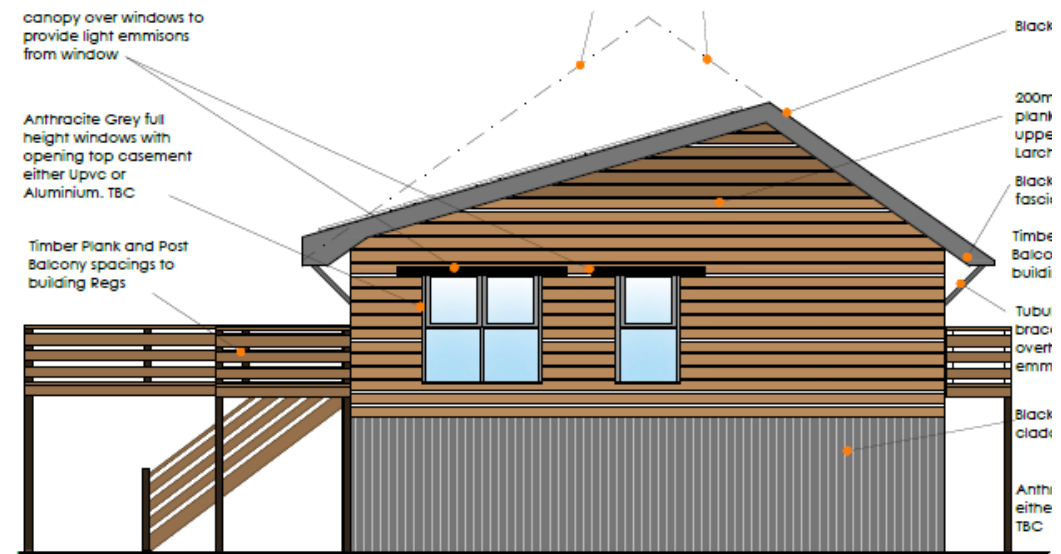


East Elevation

As amended



WEST ELEVATION



EAST ELEVATION



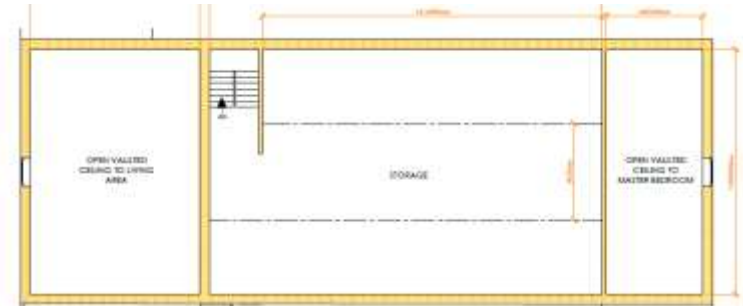
As originally submitted



Ground Floor



First Floor



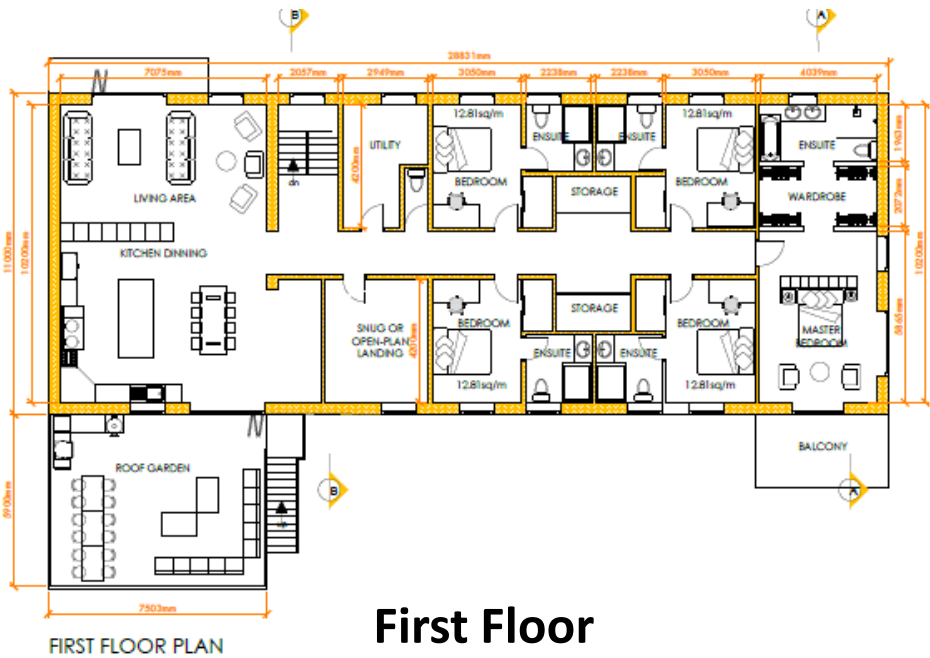
Roof Space

Proposed Floor Plans

As amended

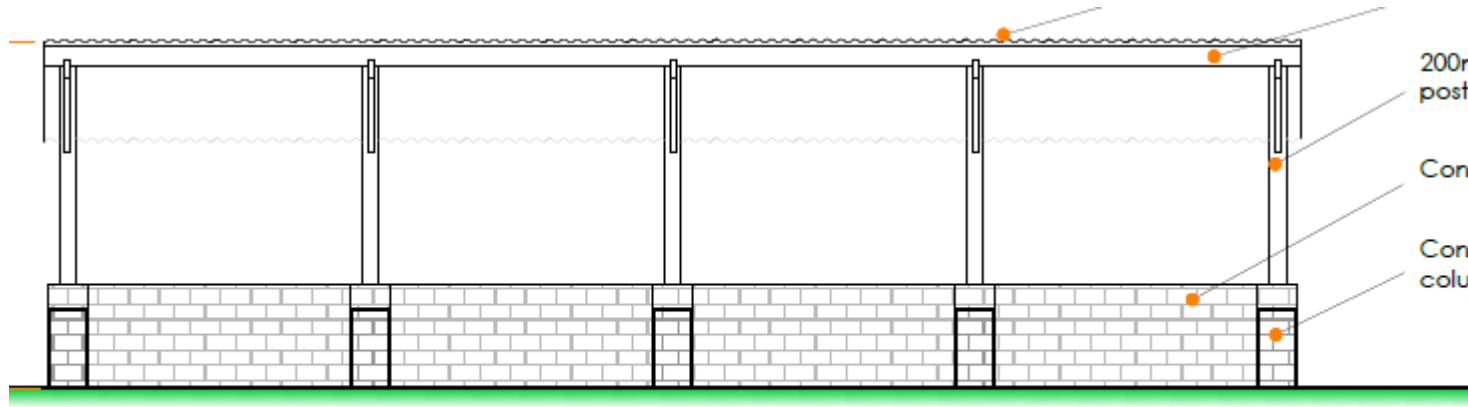


Ground Floor



First Floor

## Proposed Cart Shed

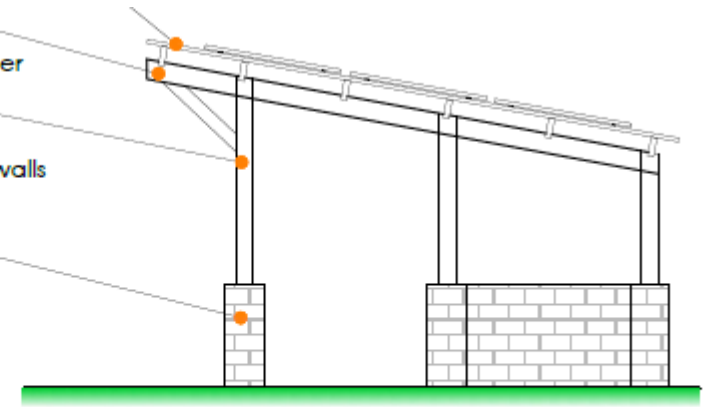


FRONT NORTH ELEVATION SCALE 1:100

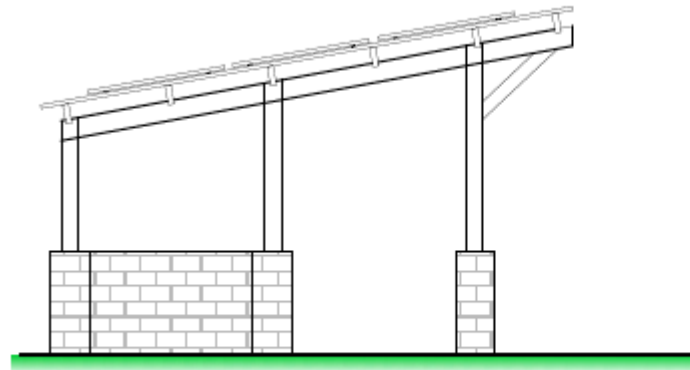
200mm x 200mm timber  
post supports

Concrete blockwork walls

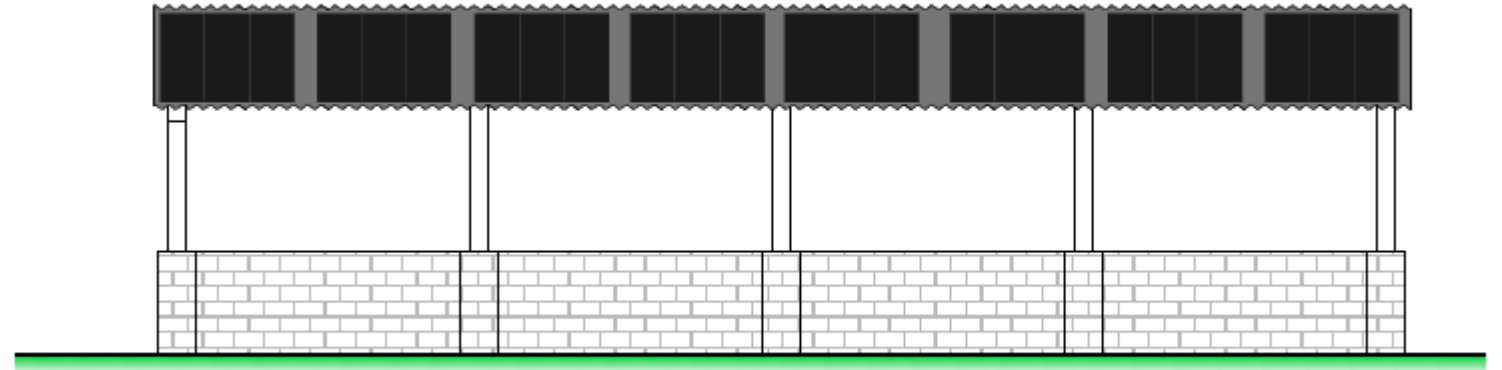
Concrete blockwork  
columns



SIDE ELEVATION SCALE 1:100

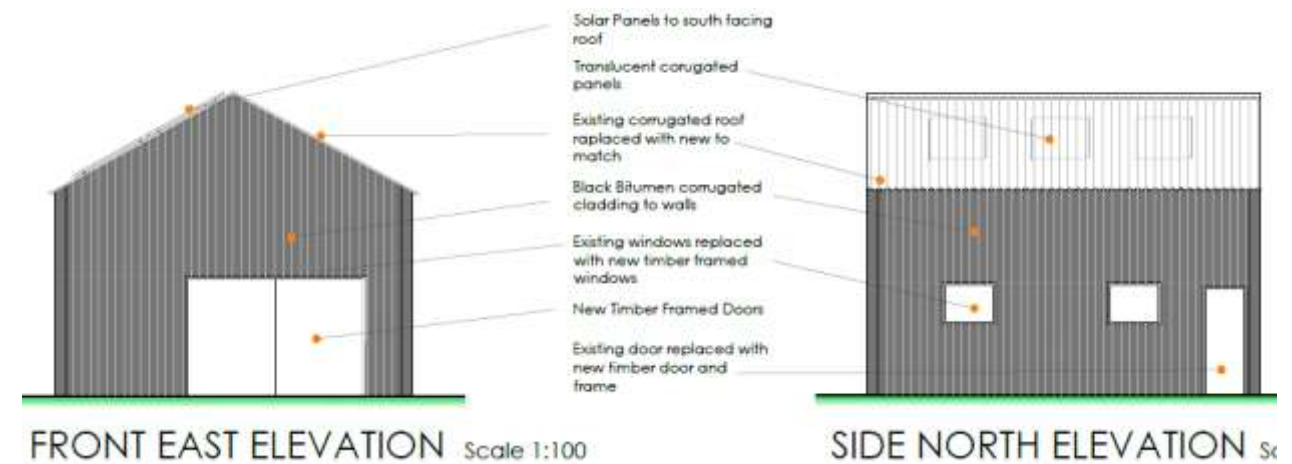
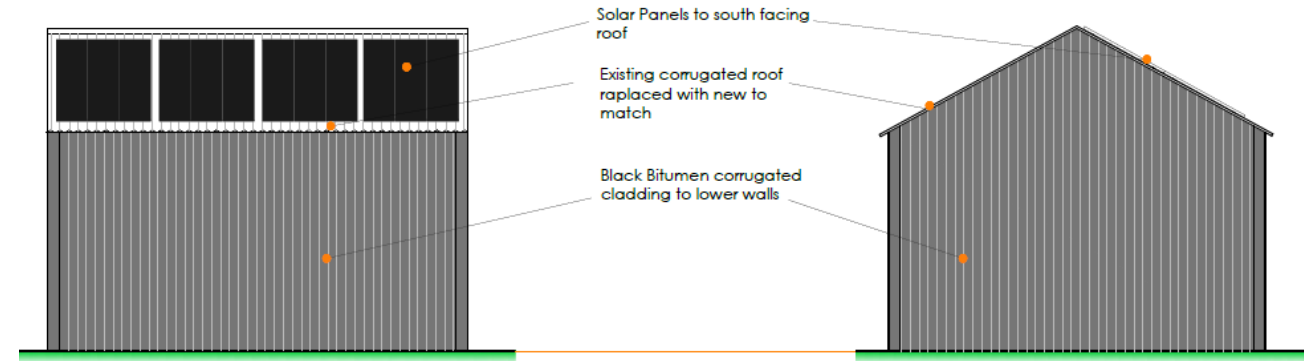
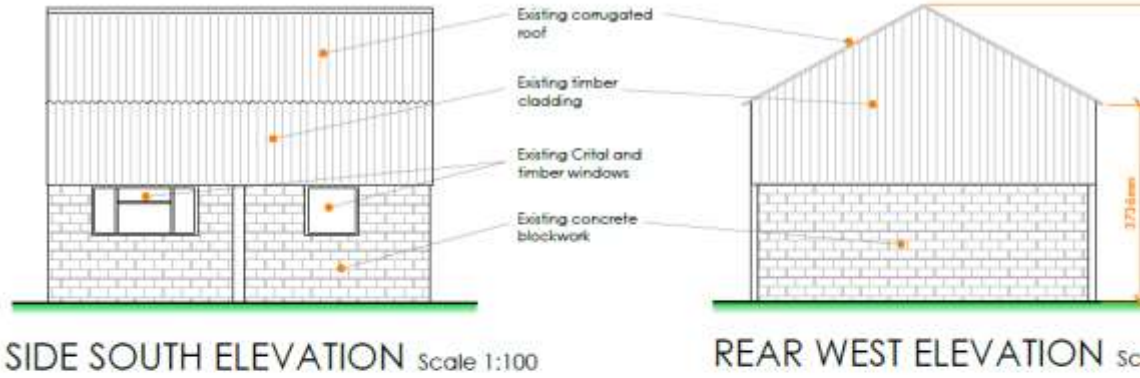


SIDE ELEVATION SCALE 1:100



REAR SOUTH ELEVATION SCALE 1:100

# Existing Store





# Site Photos





















Looking East



Looking West





## Agents Photos/drone footage

Application site when viewed from field opposite the site



## Agents Photos/drone footage

Application site when viewed from field opposite the site





## Agents Photos/drone footage

Application site viewed from within the site looking north towards the Church Road



Application site viewed from within the site looking west





## Agents Photos/drone footage

Application site viewed from the east and west along Church Road



## **Main Issues for Consideration**

1. Principle of Development
2. Design and appearance of the proposed development and its effect on the character of the area
3. Residential Amenities
4. Biodiversity and Ecology
5. Arboriculture
6. Sustainable Construction and Energy efficiency
7. Highways and Parking
8. Environmental Considerations

## Conclusion/Summary

- In terms of the residential element, the development has been found to conflict with CS Policies, SS 1 and SS 2, which seek to limit development within the Countryside to that which requires a rural location.
- Whilst the site can be considered 'isolated' and therefore afforded weight under NPPF paragraph 84 as an exception to the planned approach, within the context of NPPF paragraph 84, then the proposals do re-use redundant or disused buildings as required by criterion c) and are not considered to be exceptional in terms of design which may be otherwise be supported by paragraph 84e).
- However, as the council is currently unable to demonstrate deliverable sites sufficient to provide a minimum of five years' worth of housing. Planning applications will therefore be considered in line with paragraph 11(d) "Tilted Balance" of the NPPF.
- CS Policies SS 1 and SS 2 are therefore considered "out of date" in accordance with NPPF paragraph 11 d). Recent appeal decisions have however, continued to confirm that these policies remain broadly consistent with the NPPF in respect of setting an overall strategy for the distribution of sufficient housing and focusing significant amounts in locations which are sustainable, thus limiting the need to travel, offering a choice of transport modes and helping to reduce congestion and emissions, so as to improve air quality and public health.
- The benefits of the proposal are: *Social* - the proposals would only add a single dwelling to the housing supply. which is afforded limited weight in meeting the undersupply of housing within the district.
- *Economic* - these would be provided through the construction of the development with work for local contractors, trades people and suppliers. This, however, would be limited and short lived. Occupiers of the development would contribute to the local economy by spending within the surrounding area and the wider District.
- *Environmental* – the development would involve the reuse of a site of which is previously developed / brownfield land. Whilst it would result in the replacement of some the existing buildings the condition of which is deteriorating. The building would be energy efficient and make use of renewable energy sources. Some minor biodiversity gains could be secured through a condition.
- It is considered that these benefits do not outweigh the harm to the aims of achieving sustainable patterns of development which provide strong reasons for refusal of the application. The proposal is therefore considered to be contrary to CS policies SS 1, SS 2, SS 4, EN 2 and EN 4.



## Recommendation

To **REFUSE** permission on the following grounds:

1. The proposed residential element of the live/work unit would be located on land designated as 'Countryside' where there is a general presumption against residential development and in a location with poor access to a full range of basic services. The future occupiers would therefore be highly dependent on the car to be able to reach such services. There is no overriding justification for the proposed development in this unsustainable location, and the proposal therefore represents an undesirable and sporadic form of residential development in the countryside. The proposal would therefore not be sustainable development and is contrary to policies SS 1, SS 2 and SS 4 of the adopted North Norfolk Core Strategy. Whilst the location of the development is considered to be isolated in terms of paragraph 84 of the National Planning Policy Framework, no evidence has been provided that the provision of such a dwelling would meet the criteria in paragraph 84.
1. The proposed development by reason of design, scale, ~~height~~ and massing would result in a visually discordant and overly dominant element of built form which would be harmful to the character and appearance of the surrounding landscape. As such, the proposal would be contrary to the aims of North Norfolk Core Strategy Policies EN 2 and EN 4.

The proposals are contrary to North Norfolk Core Strategy Policies SS 1, SS 2, SS 4, EN 2 and EN 4.

**Final wording of reasons for refusal and any others considered to be necessary, to be delegated to the Assistant Director – Planning**