



APPLICATION REFERENCE: PF/20/0660 and PF/20/0708

LOCATION: Heppinn Barn, North Walsham
Road, Banningham

PROPOSAL:

PF/20/0660 - Construction of 2no. Dwellings
(semi-detached) (part retrospective)

PF/20/0708 – Change of use of land from
agriculture to residential curtilage in association
with Planning Application PF/20/0660

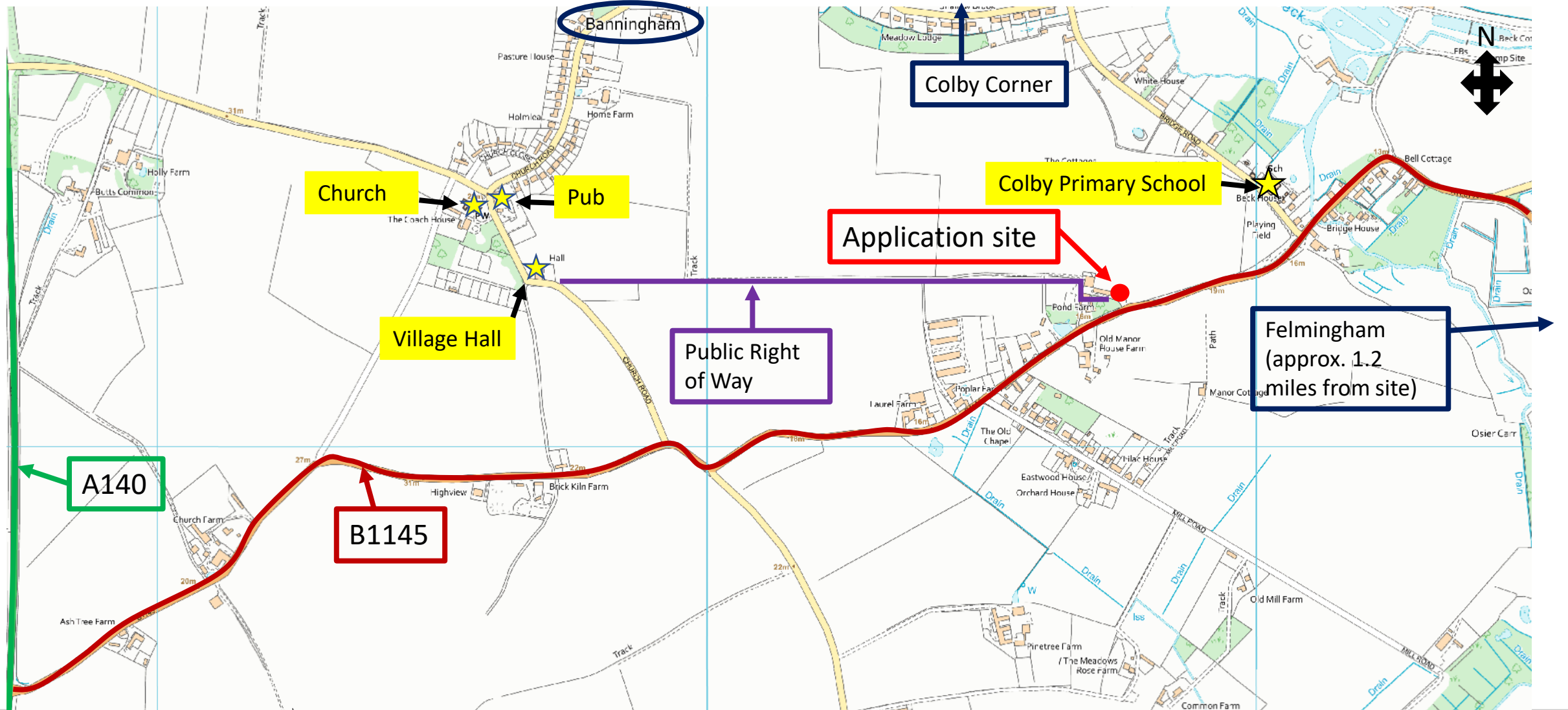


NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

20 August 2020

SITE LOCATION PLAN



SITE LOCATION PLAN (PF/20/0660)

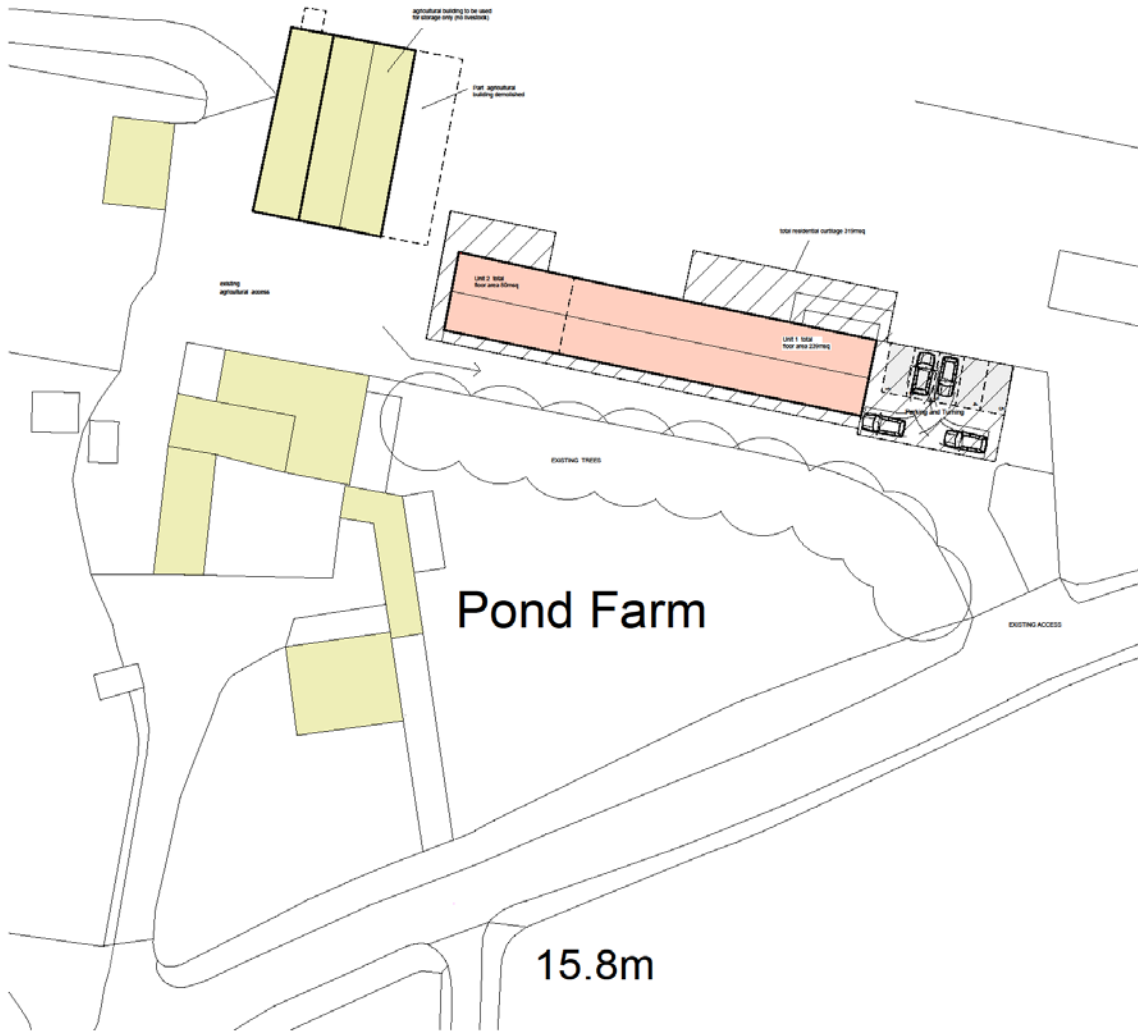


SITE LOCATION PLAN (PF/20/0708)

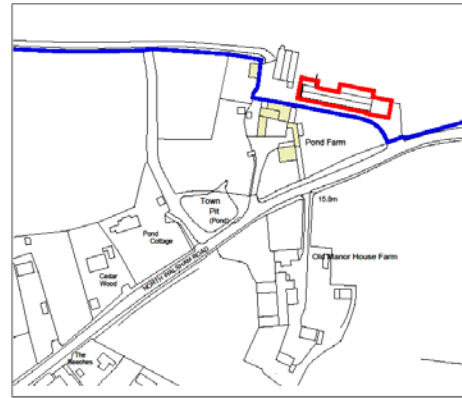


SITE LOCATION PLAN (aerial)





SITE PLAN 1/200



SITE LOCATION PLAN 1/1250

ORIGINALLY APPROVED SITE LAYOUT



NOTE:
The client should be aware of his/her statutory requirement to appoint a principle designer and principal contractor under the CDM 2015 regulations.
Peter Codling Architects does not undertake the H&S role unless specifically appointed.

- E April 2018 revised curtilage
- D April 2018 revised curtilage
- C March 2018 additional parking shown
- B March 2018 additional parking shown
- A March 2018 additional parking shown

PETER CODLING ARCHITECTS
1 The Old Rectory, 15-17 Church Walk, Norwich, Norfolk NR1 1JG, United Kingdom

Mr and Mrs Jones
Pond Farm
Banningham

Proposed Site Plan

SCALE 1:200 1/1250 @ A1

JOB NO. 5873 02 E

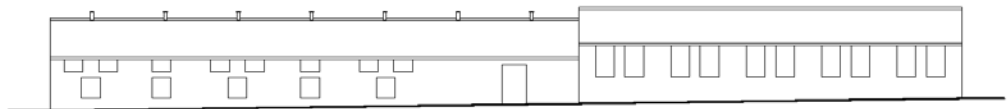
DATE Dec 2017 DRAWN BY Sarah Boosey

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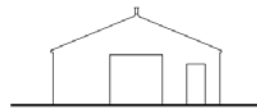
ALL MEASUREMENTS ARE TO BE CHECKED BY THE APPLICANT/CONTRACTOR ON SITE AND WILL BE RESPONSIBLY CHECKED BY THE ARCHITECT BEFORE THE WORK PROCEEDS.



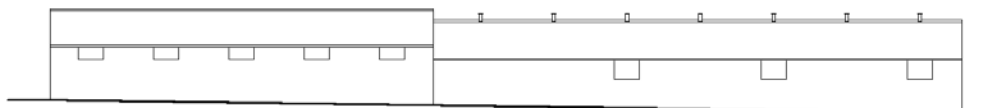
Information taken from Peter Cudling Architects
drawing number 5873/01 dated Dec 2017



south elevation



east elevation



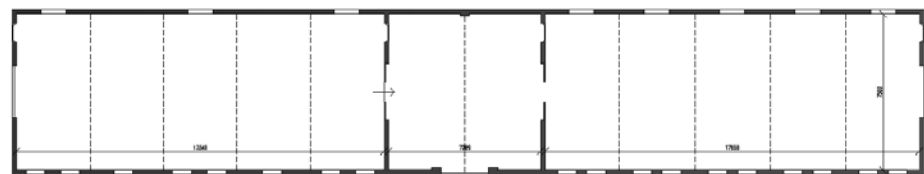
north elevation



west elevation

ORIGINALLY EXISTING ELEVATIONS

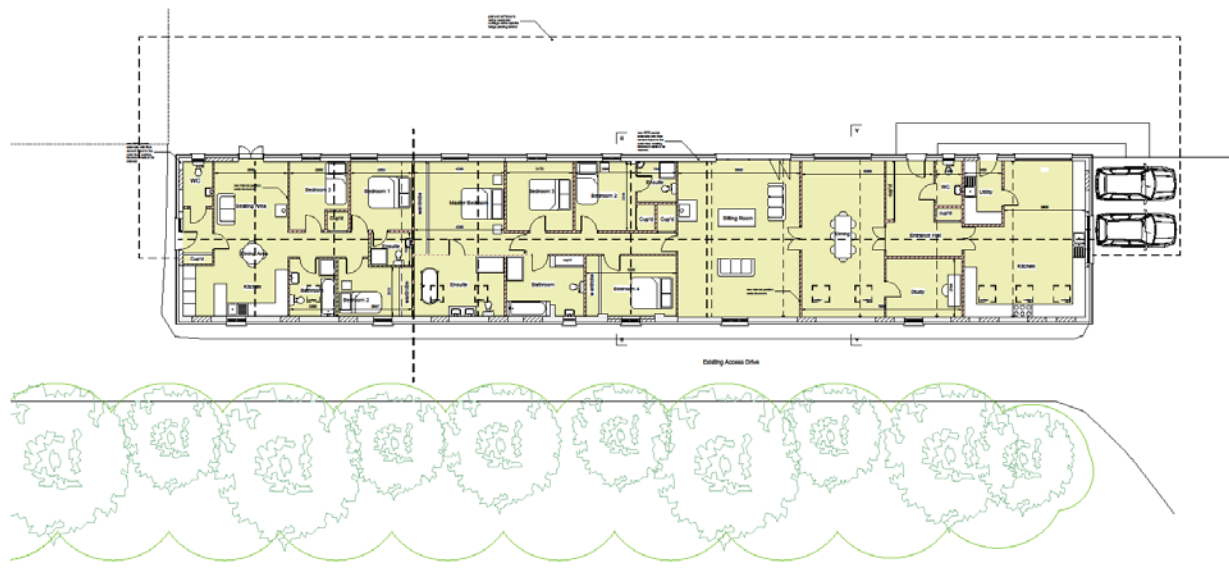
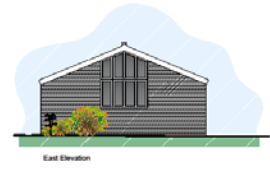
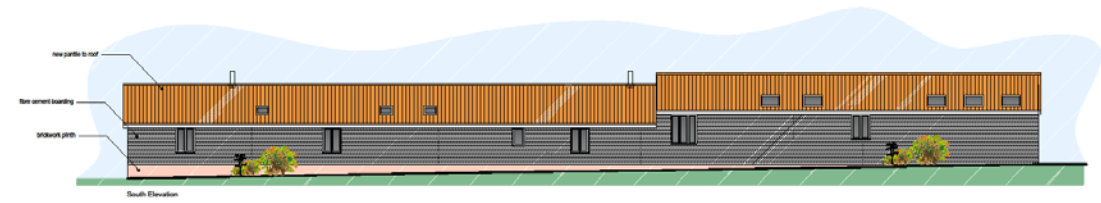
Floor Area: 320m² (3445 sq ft)



plan

project	
Heppinn Barn Banningham Norfolk NR11 7DU	
client	
Mr & Mrs Jones	
drawing title	
plans & elevations as existing	
drawing no	revision
403/04	
scale	date
1:100 at A1	July 2019

Anthony G James
Chartered Architect



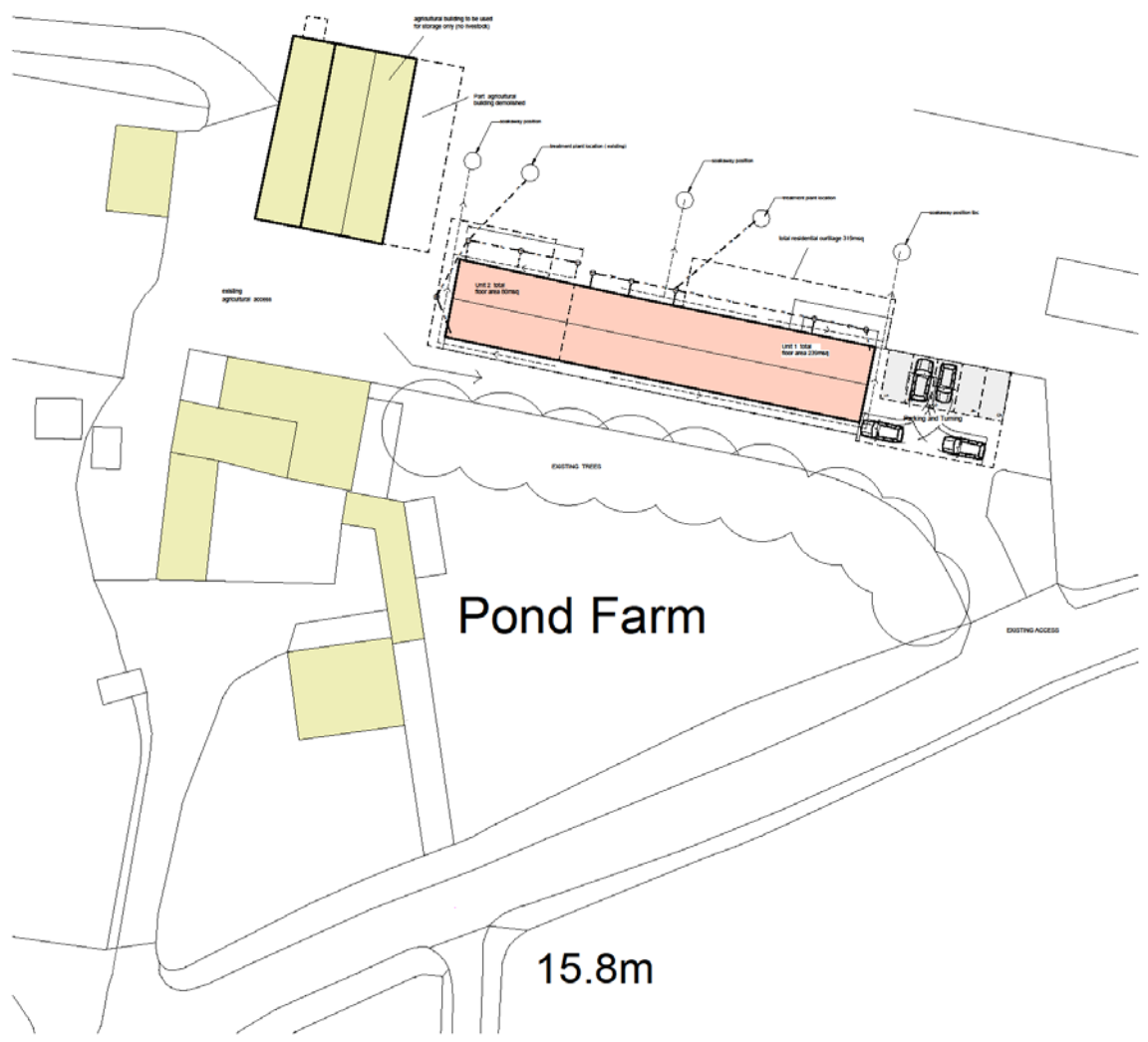
NOTE:
The client should be aware of higher statutory requirement to appoint a principle designer and principle contractor under the CDM 2015 regulations.
Peter Codling Architects does not undertake this H&S role unless specifically appointed.

PRELIMINARY
PETER CODLING ARCHITECTS
1 The Old Rectory, Norwich Road, Banningham, Norfolk, NR10 4JG
Mr and Mrs Jones
Pond Farm
Banningham
Proposed Scheme

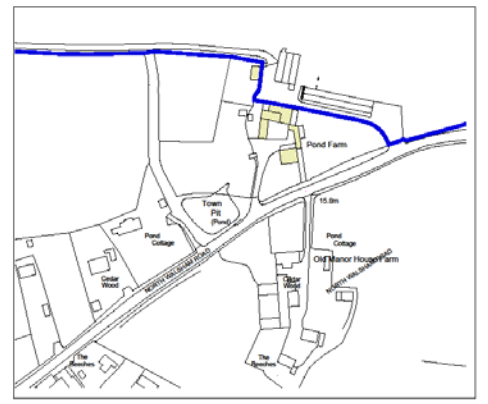
Scale: 1:100 @ A1	
Job No: 5873	03
Date: Dec 2017	Drawn by: Sarah Boosey

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ORIGINALLY APPROVED ELEVATIONS



SITE PLAN 1/200



SITE LOCATION PLAN 1/1250

PROPOSED SITE LAYOUT (PF/20/0660)



NOTE:
The client should be aware of his/her statutory requirement to appoint a principle designer and principle contractor under the CDM 2015 regulations.
Peter Codling Architects does not undertake this H&S role unless specifically appointed.

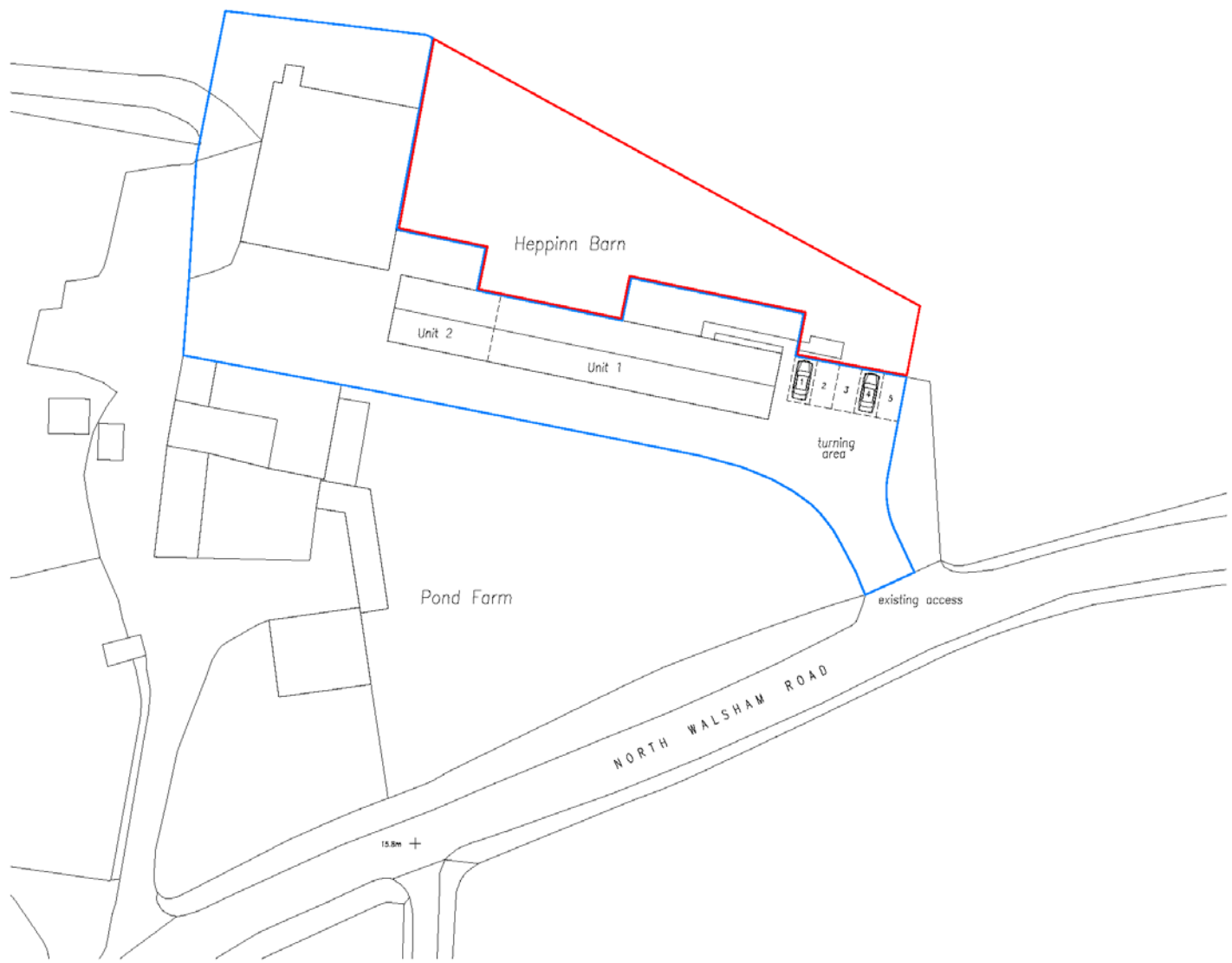
A March 2019 revised

PETER CODLING ARCHITECTS

1 The Old Rectory, 100 Victoria Road, Norwich, Norfolk NR4 7JH
 Mr and Mrs Jones
 Pond Farm
 Banningham

Proposed Site Plan		
scale	1:200	1/1250 @ A1
date	5/8/17	1/20
drawn by	Dec 2017	checked by Sarah Bossett

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PROPOSED SITE LAYOUT (PF/20/0708)

project	
Heppinn Barn Banningham Norfolk NR11 7DU	
client	
Mr & Mrs Jones	
drawing title	
Site Layout / Block Plan	
drawing no	revision
403/03	C
scale	date
1:200 at A1	Aug 2019

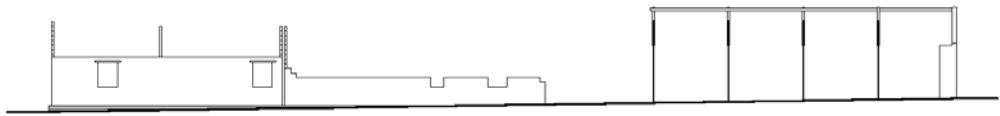
Anthony G James
Chartered Architect

28 Milson Bank
Chelmer Village
Chelmsford
Essex CM2 6QU

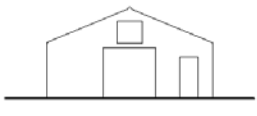
Tel/Fax
01245-468075



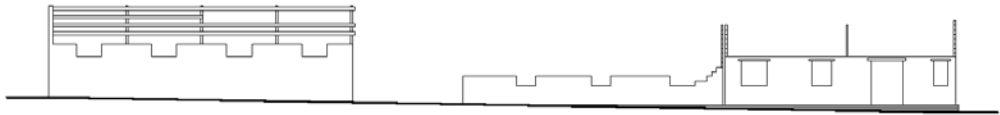
plans and elevations as built on site July 2019



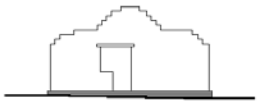
south elevation



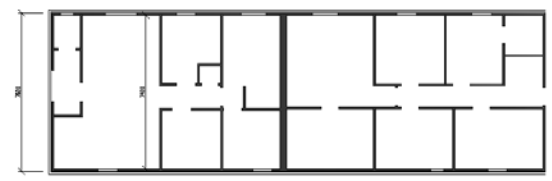
east elevation



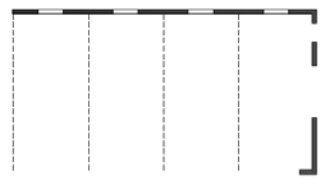
north elevation



west elevation



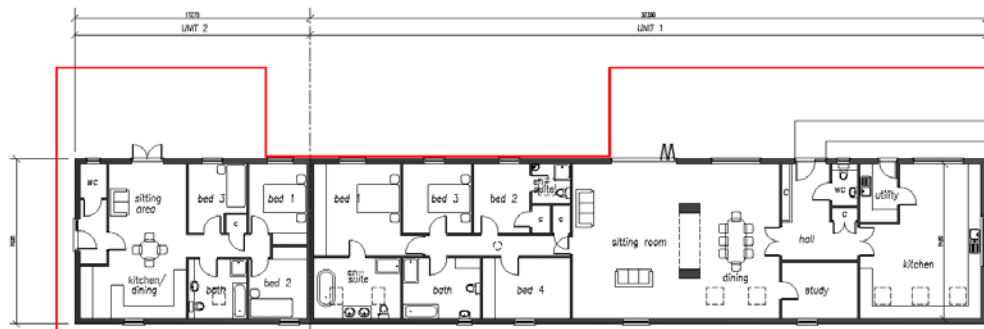
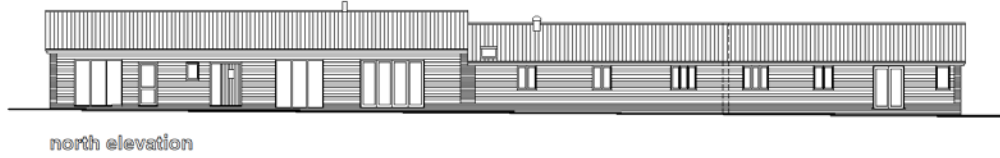
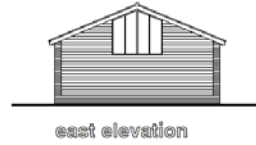
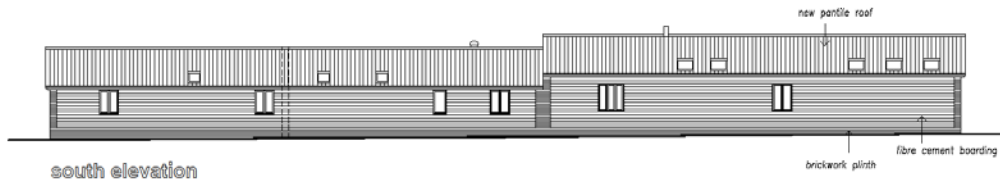
plan



CURRENT EXISTING ELEVATIONS

project	
Heppinn Barn Banningham Norfolk NR11 7DU	
client	
Mr & Mrs Jones	
drawing title	
plans & elevations as existing	
drawing no	revision
403/05	
scale	date
1:100 at A1	July 2019

Anthony G James
Chartered Architect



Floor Areas:
 Unit 1: 80m² (861 sq ft)
 Unit 2: 237m² (2551 sq ft)

Scale (m)

project	
Heppin Barn Banningham Norfolk NR11 7DU	
client	
Mr & Mrs Jones	
drawing title	
plans & elevations as proposed	
drawing no	revision
403/06	
scale	date
1:100 at A1	July 2019

Anthony G James
 Chartered Architect

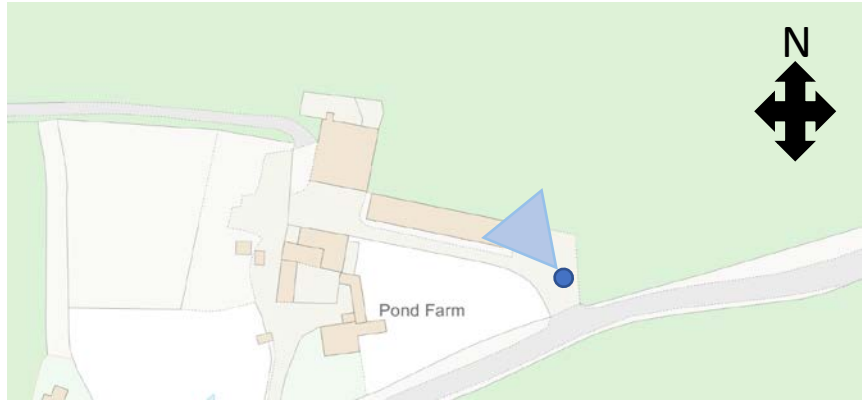
28 Millon Bank
 Cheimer Village
 Cheimsford
 Essex CM2 6DU

Tel/Fax
 01245-466075

PROPOSED ELEVATIONS (PF/20/0660)

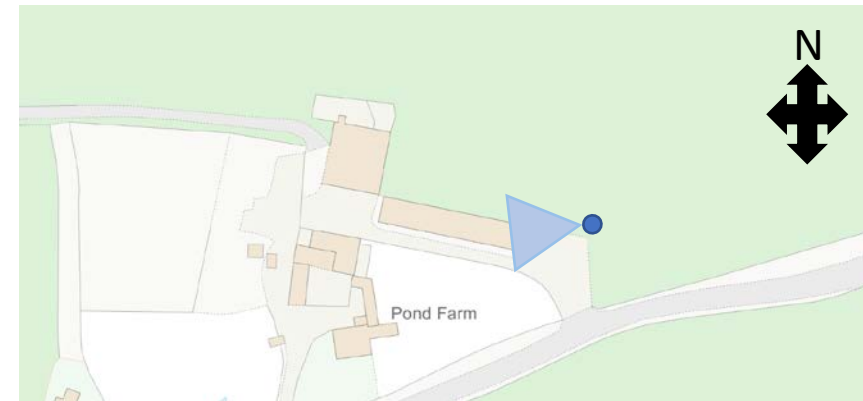


East elevation and hardstanding (previously existing)



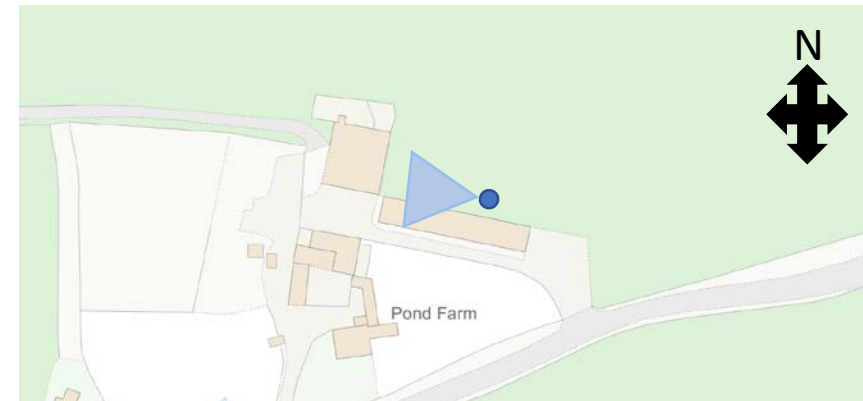


East elevation and northern boundary (previously existing)



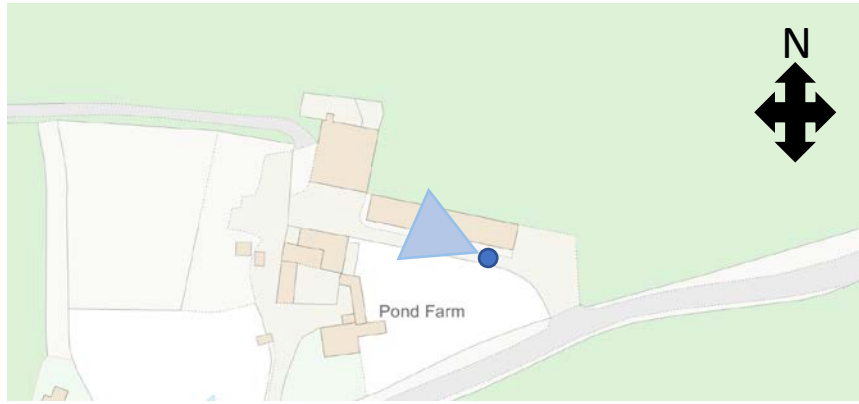


Looking along
northern elevation
(previously existing)





Looking along southern elevation (previously existing)



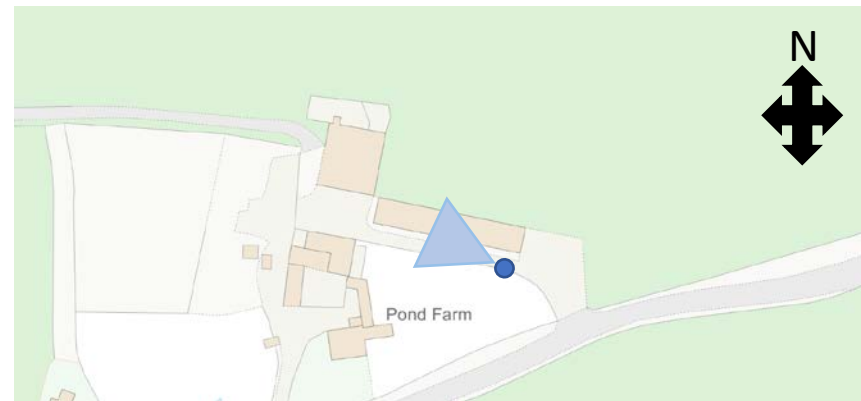


Looking along
southern elevation
(previously existing)



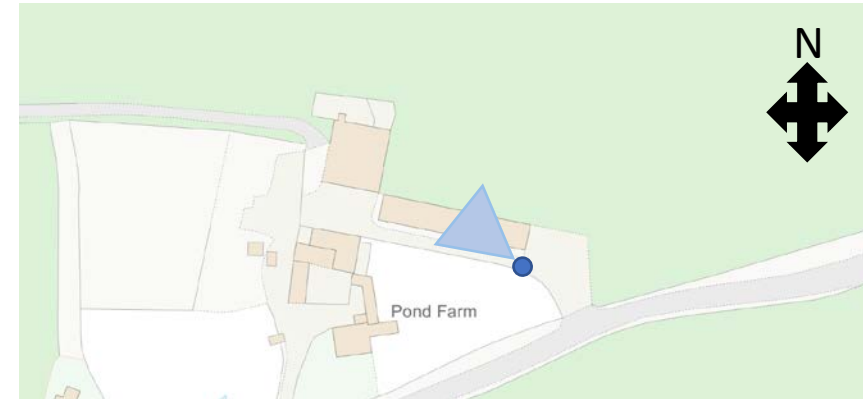


Looking along southern elevation of existing building



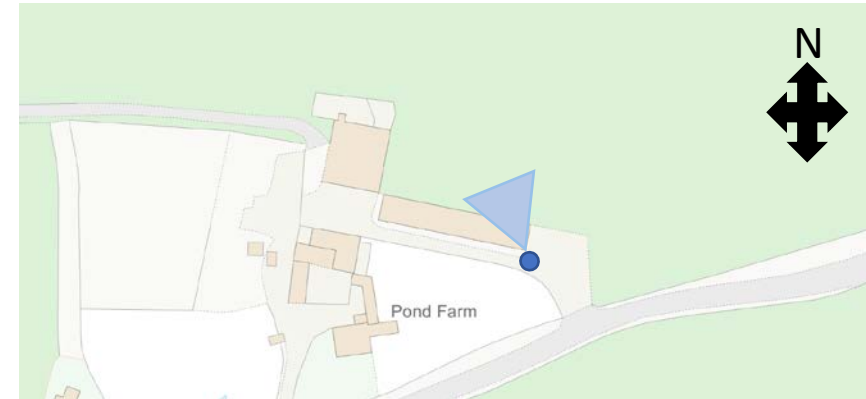


Looking along
southern elevation
of existing building



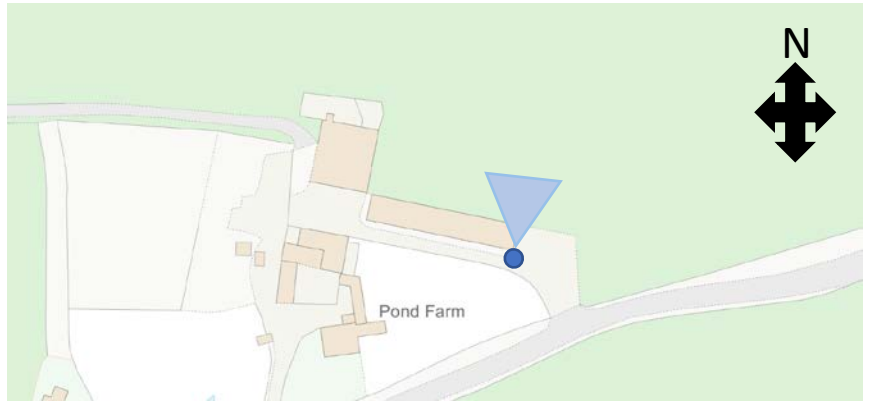


Southern elevation and east-facing gable



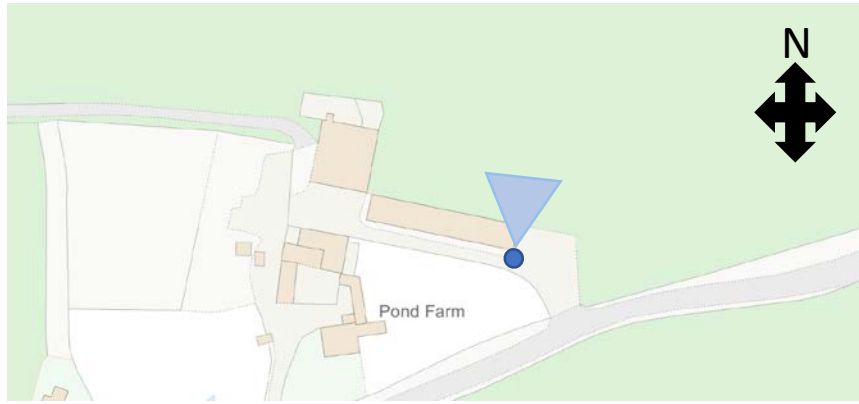


East-facing gable and hardstanding



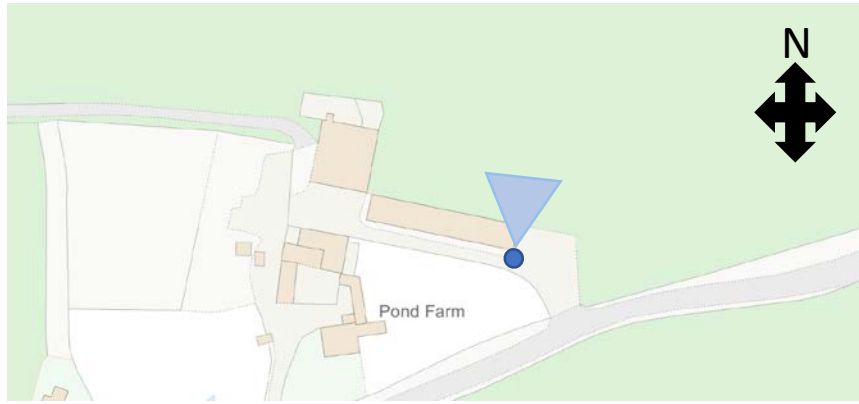


East-facing gable and hardstanding





East-facing gable and hardstanding



South elevation and internal picture



North and west elevations





KEY ISSUES

Principle of development

Design

Neighbouring amenity

Highway impact

Landscape impact

Biodiversity

Environmental matters



RECOMMENDATION (PF/20/0660)

PF/20/0660 - Refuse for the following reason:

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

National Planning Policy Framework (NPPF) - Paragraph 78

Policy SS 1 sets out the spatial strategy for North Norfolk, seeking to focus the majority of new development in the towns and larger villages referred to as Principal and Secondary Settlements. A small amount of development is to be focused on designated Service Villages and Coastal Service Villages to support rural sustainability. The remainder of the district is designated as countryside where development is limited to that which requires a rural location and is for one or more of the criteria set out in Core Strategy Policy SS 2. These are strategic policies that set out the overarching approach for distributing development across the district, promoting sustainable patterns of development and protecting the countryside. New market housing in the countryside is not one of the identified criteria set out within Policy SS 2.



RECOMMENDATION (cont) (PF/20/0660)

The dwellings would be located in an unsustainable location with only a very limited range of services/facilities and as such, reliance being heavily placed on private car use in order to meet the everyday needs of future occupants. Insufficient evidence has been provided to demonstrate that the provision of such a dwelling would promote sustainable development or that a single dwelling would either enhance or maintain the vitality of the rural community.

Accordingly, the proposed development fails to comply with the requirements of Core Strategy Policies SS 1 and SS 2 of the Development Plan and conflicts with Paragraph 78 of the National Planning Policy Framework.



RECOMMENDATION (PF/20/0708)

PF/20/0708 - If associated application PF/20/0660 is refused:

It is recommended that application PF/20/0708 be **REFUSED** for the following reason:

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
- National Planning Policy Framework (NPPF) - Paragraph 78



RECOMMENDATION (cont) (PF/20/0708)

Policy SS 1 sets out the spatial strategy for North Norfolk, seeking to focus the majority of new development in the towns and larger villages referred to as Principal and Secondary Settlements. A small amount of development is to be focused on designated Service Villages and Coastal Service Villages to support rural sustainability. The remainder of the district is designated as countryside where development is limited to that which requires a rural location and is for one or more of the criteria set out in Core Strategy Policy SS 2. These are strategic policies that set out the overarching approach for distributing development across the district, promoting sustainable patterns of development and protecting the countryside. New market housing in the countryside is not one of the identified criteria set out within policy SS 2.

The dwellings proposed under associated application ref: PF/20/0660 would be located in an unsustainable location with only a very limited range of services/facilities and as such, reliance being heavily placed on private car use in order to meet the everyday needs of future occupants. Insufficient evidence has been provided to demonstrate that the provision of two dwellings would promote sustainable development or that the dwellings would either enhance or maintain the vitality of the rural community.

Accordingly, the proposed development under PF/20/0660 and associated residential curtilage proposed under this application (PF/20/0708) fails to comply with the requirements of Core Strategy Policies SS 1 and SS 2 of the Development Plan and conflicts with Paragraph 78 of the National Planning Policy Framework.



RECOMMENDATION (cont) (PF/20/0708)

PF/20/0708 - If associated application PF/20/0660 is approved:

It is recommended that application PF/20/0708 be **APPROVED** subject to conditions relating to the matters listed below and any others considered necessary by the Head of Planning:

- Time limit for commencement (3 years)
- Development carried out in accordance with the approved plans
- Landscaping during next available planting season following commencement
- Replacement of new trees/shrubs
- Details of any external lighting to be approved
- Removal of PD rights - boundary treatments/outbuildings

Final wording of conditions to be delegated to the Head of Planning.