

Reference:

BA/2016/0444/FUL

Location

Burghwood Barns, Burghwood Road, Ormesby St
Michael

BA/2016/0444/FUL - Burghwood Barns



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Ordnance Survey
100021573.

Application for Determination

Parish	Ormesby St Michael
Reference	BA/2016/0444/FUL Target date 14 February 2017
Location	Burghwood Barns, Burghwood Road, Ormesby St Michael
Proposal	Retrospective change of use from agricultural land to residential curtilage , garage, pond enlargement, new shed, roller-shutter doors on existing shed, alterations to windows, 4 additional car parking spaces and landscaping alterations.
Applicant	Mr D Tucker and Miss S Burton
Recommendation	Approve subject to conditions and Authority for enforcement action
Reason for referral to Committee	Director discretion

1 Description of Site and Proposals

- 1.1 The application site is a dwellinghouse at Burghwood Barns, Burghwood Road, Ormesby St Michael. Within the village of Ormesby St Michael residential development is interspersed with significant areas of waterworks operations and this development is concentrated in a ribbon along the A149 road that runs through the village towards Great Yarmouth to the east. Burghwood Road is an unmade road leading south from the A149 with residential development at the northern end, a sailing club, agricultural/horticultural land and a significant reservoir south of this and two dwellings at the southern extent over 500 metres from the road, one of which is the application site.
- 1.2 The application dwelling is a converted barn and to the west of this stands the retained farmhouse (Burghwood Farmhouse). These dwellings are isolated from the rest of the village and surrounded to the south, east and west by agricultural land and woodland on the edge of, but not visible from, Ormesby Little Broad, one of the Trinity Broads. The site is within approximately 5 metres of SAC and SSSI designations.
- 1.3 The converted red brick barn lies to the northwest of the site on an approximate east-west axis and the permission for the conversion included curtilage to the east and south. In 2013, planning permission was granted to extend this further to the south and east, partly regularising a change of use

from agricultural land which had already occurred (BA/2013/0271/CU). The permission also included the retention of curtilage buildings which had been erected without planning permission: a two bay carport to the north of the dwelling and timber shed and summerhouse to the south. A new greenhouse was also to be provided northeast of the dwelling along the northern site boundary and this has since been built, subject to amendments. An existing attached garage was to be converted to residential accommodation and this has also been completed but a new detached garage that was approved has not been.

- 1.4 Since the approval of the 2013 application, further unauthorised development has occurred as detailed in the Site History below. This application seeks to regularise some of that.
- 1.5 The application proposes retaining agricultural land as residential curtilage, which is a material change of use in planning terms. The residential curtilage would then consist of the area approved under the 2013 application of approximately 1000 square metres, the additional 1000 square metres east of this which the 2013 permission required to be planted with native trees and shrubs, a large pond along the eastern boundary of the site within an area of approximately 2900 square metres and a gravel access track and development along the northern boundary. In total this area measures approximately 6000 square metres larger than the original curtilage and 5000 square metres larger than that approved in 2013.
- 1.6 This change of use has been completed and operational development has taken place within in. The area of additional curtilage approved in 2013 is grassed and there is children's play equipment upon it. The area immediately east of this (which was to be planted) is a continuation of this lawn. A wide paved path runs along the eastern and northern edge of the lawn and a fence and newly planted silver birch trees separate the lawn from the access track to the north. This is all proposed to be retained as it is. A new 1.2 metre high post and wire mesh fenceline is proposed along the southern boundary of this lawn area and a mixed native species hedge would be planted on the southern side of it.
- 1.7 To the east, a large pond has been excavated in an irregular shape measuring approximately 27 metres by 65 metres at the maximum extents. A scheme has been submitted to enhance this pond for biodiversity and landscape benefits by re-grading the steep sides, allowing the fish to be predated and a more natural system to develop and providing new planting within and around the pond. A post and rail fence encloses the pond to the north and west and a 1.8 metre high timber post and wire fence runs around the eastern and southern site boundaries and oak and birch trees are proposed to be provided on the outside of this with climbing plants added to the fence enclosing the pond to the north. The paved path also continues into this area along the western side of the pond.
- 1.8 A gravel access track runs east-west through the site north of the lawn and pond. On the northern side of this exists the previously approved greenhouse.

Next to this are four raised brickwork enclosed vegetable beds. East of these is a large building used for storage, largely of tools and machinery used in the maintenance of the site. It is described as a garage in the application but not deep enough to accommodate a standard family car. It measures approximately 16.5 metres long and 4.7 metres deep. The monopitch roof has a maximum height of 3.5 metres and an overhang over the south elevation. Along the south elevation there are four openings with wood effect roller shutter doors, the easternmost of which is 4.7 metres wide and the other three are 3 metres wide. This building has brown stained timber clad walls and a felt covered roof. The application proposes retaining the building but adding a dual pitched roof with pantile covering and providing timber side hung double doors to each opening in front of the roller shutters which would be retained.

- 1.9 An oil tank stands to the east of the storage building and 11 metres from this there is a brick edged fire pit in the ground. Adjacent to this in the northeast corner of the site there is a further building. It is orientated at 90 degrees to the storage building and approximately 11 metres from it. In footprint it measures approximately 5.5 metres by 8 metres and 2.8 metres to the maximum of the monopitch roof. This building has two off-centre openings without doors and black stained timber clad walls. A new dual pitched roof with pantile covering is also proposed for this.
- 1.10 The existing carport (built without planning permission but regularised under the 2013 permission) was originally open fronted but has since had roller shutter doors added without permission and the application proposes adding timber double doors either instead of or in front of the roller shutter doors.
- 1.11 The attached garage which was converted to residential accommodation under the 2013 permission was completed at variance to the approved plans and it is proposed to retain it as built with larger window openings.
- 1.12 An existing shed and summerhouse adjacent to the western site boundary which were regularised under the 2013 permission are proposed to have bat boxes added and climbing plants to grow up them. A roller shutter door added to the shed without permission is proposed to be changed back to timber double doors.
- 1.13 This application does not include a further approximately 6,000 square metres of agricultural land to the south which has also been the subject of a material change of use and used as residential curtilage without the benefit of planning permission. This area is also grassed with a 1.8 metre wide paved path around the edge enclosed by ornamental planting and a 1.8 metre high fence. A large metal gazebo structure sits in the southwest corner. All this development remains unauthorised and a timetable for the removal of the operational development and reversion to agricultural use has been requested. The applicants have an opportunity (until 30 March 2017) to appeal the refusal of planning permission but have not yet availed themselves of this.

2 Site History

- 2.1 Planning permission was granted for the conversion of a barn and outbuildings to a single dwelling with attached double garage in 1997 (BA/1996/0419/HISTAP). The approved site plan indicated an area of residential curtilage and the total site measured approximately 1850 square metres.
- 2.2 In March 2013, a planning application proposing conversion of an existing attached double garage to a lounge and the erection of a new garage block was submitted (BA/2013/0065/FUL). Upon visiting the site, it was apparent that land outside the original curtilage of the dwelling was being used incidental to the enjoyment of the dwelling and a number of outbuildings (shed, summerhouse and open-fronted carport) had been built which did not benefit from permitted development rights. The application was withdrawn to allow it to be amended to include regularisation of this unauthorised development.
- 2.3 Following pre-application advice, the above application was resubmitted in August 2013 and proposed a change of use from agricultural land to residential garden along with change of use of existing garage to lounge, erection of new garage block, erection of greenhouse and previously erected car port, shed, summer house and play area (BA/2013/0271/CU). The area of agricultural land proposed to be used as residential curtilage measured approximately 1000 square metres and immediately east of this an area of a similar size was to be planted with native trees and shrubs. This was approved subject to conditions and later the greenhouse siting was amended (BA/2014/0121/NONMAT).
- 2.4 Further visits to the site observed that the above permission had not been implemented in accordance with the conditions and further agricultural land had been annexed. In September 2014, a planning application was submitted to retain this additional development as an amended version of the previously approved scheme (BA/2014/0328/CU). This was withdrawn pending amendments but never resubmitted.
- 2.5 In February 2015, an application proposing to relocate the garage approved (but not built) under planning permission BA/2013/0271/CU was made (BA/2015/0059/HOUSEH). This was subsequently withdrawn.
- 2.6 Following a visit in December 2015, a planning application was received in May 2016 proposing similar development to that in withdrawn application BA/2014/0328/CU and retaining two additional buildings and a gazebo structure (BA/2016/0209/FUL). The total area of land proposed to be changed from agricultural to residential measured approximately 11,000 square metres.
- 2.7 Concurrently, an application proposing extensions to the dwelling was also considered (BA/2016/0232/HOUSEH) and this was amended to include proposing retention of various rooflights and openings on the dwelling that had been completed without the benefit of planning permission.

- 2.8 In August 2016, the application for extensions and alterations to the dwelling was refused due to the impact these would have on the character of the dwelling and its historic agricultural setting and the loss of original fabric of the barn that was converted to provide the dwelling. The existing alterations which this application sought to regularise remain unauthorised.
- 2.9 In September 2016, the application for change of use of agricultural land to curtilage and other retrospective development was refused due to: the significant direct adverse impact it would have on the local landscape character; the significant adverse impact it would have on the perceptual qualities of the area and experience of tranquillity adjacent to the Trinity Broads; the built development was considered unacceptable in character and design, exacerbating the impact of the change of use of land; and, the impact on the character and appearance of the dwelling.
- 2.10 On 21 October 2016, at the request of the landowner, officers of the Broads Authority met with the landowner and others at the offices of Great Yarmouth Borough Council. The site history was discussed, but the focus of the meeting was to try to agree a form and extent of development which would be acceptable to the landowner and the LPA. The application which is the subject of the report was subsequently submitted.

3 Consultation

Parish Council – No response.

District Member – No response.

Natural England – The proposal is unlikely to affect any statutorily protected sites or landscapes.

Representations

None received.

4 Policies

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

Core Strategy (adopted 2007)

[Core Strategy Adopted September 2007 pdf](#)

CS1 - Landscape Protection and Enhancement

CS5 - Historic and Cultural Environments

Development Management Policies DPD (adopted 2011)

[DEVELOPMENTPLANDOCUMENT](#)

DP1 - Natural Environment
DP2 - Landscape and Trees
DP4 - Design

Site Specific Policies Local Plan (adopted 2014)

[Sitespecifics2014](#)

XNS1 - Trinity Broads

- 4.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

[NPPF](#)

Development Management Policies DPD (adopted 2011)

DP21 - Conversion of Buildings in the Countryside

DP28 - Amenity

Neighbourhood plans

- 4.3 There is no neighbourhood plan in force in this area.

5 Assessment

- 5.1 The proposal which is the subject of this report is not intrinsically complicated, but there are a number of different elements and some of it is retrospective which makes it more complex.
- 5.2 In terms of assessment, the principle of the change of use from agricultural to residential land must first be considered, as this is the major part of the development. If this is considered acceptable, the impacts on landscape character and biodiversity should then be considered and finally the acceptability of the operational development which has followed from the change of use must be assessed.
- 5.3 The retrospective nature of this application and the history of continued unauthorised development and unsatisfactory attempts to regularise it with unacceptable or insufficient applications is regrettable. However, these are not material considerations in the determination of this application and it must be considered on its own merits.
- 5.4 Whilst this is a retrospective application, it has been the subject of pre-application discussions with officers. It is a much reduced scheme from that which was refused planning permission in 2016 and which represented the full extent of the applicants' aspirations for this land. Following amendments since submission, this scheme reflects the pre-application discussions with officers.

Principle

- 5.5 In terms of principle, it is wholly reasonable for dwellings to enjoy adequate curtilage space, indeed Policy DP28 requires new residential development to be provided with a satisfactory external amenity space. The curtilage included in the original permission for the barn conversion is considered to be ample for a dwelling of this size and it provided parking and turning space to the north of the dwelling, with a private garden to the south and east. A significant extension to this was permitted in 2013 and considered acceptable on the basis that it would not encroach into the countryside to such an extent that it would be detrimental to the landscape character and an equivalent area would be planted with native trees and shrubs to provide a landscape buffer and biodiversity enhancement. In total this area amounts to 2,850 square metres.
- 5.6 The application proposes an additional 5,000 square metres of agricultural land to be used as residential curtilage in addition to the previously approved 2,850 square metres. The NPPF, at paragraph 112, advises that account should be taken of the economic and other benefits of the best and most versatile agricultural land. There is no development plan or national policy which would prevent the change of use of agricultural land to residential curtilage and it is not therefore unacceptable in principle. However, the impacts of this change of use on the agricultural land, landscape, biodiversity and amenity must be considered in coming to a decision on the acceptability of the change of use.

Loss of agricultural land

- 5.7 The land in this area is classified as grade 3 agricultural land, which is of good to moderate quality. In accordance with the NPPF, it is appreciated that good quality agricultural land offers many benefits to the economy and landscape of the Broads. It is also the case that good quality agricultural land is largely a finite resource. The area surrounding Ormesby St Michael is predominantly in arable use and the application site and remaining field to the west are/were part of a larger fruit farming operation locally. Whilst the loss of good quality agricultural land is regrettable, it is a relatively small area when considered in the context of the agricultural land in this area and the loss is not, in principle, unacceptable in that it would not have a significant effect on agriculture in the area.

Landscape

- 5.8 As noted above, arable agricultural land is prevalent in this area and as such is an important component of the local landscape character. The Broads Landscape Character Assessment recognises that the Trinity Broads waterbodies are almost entirely enclosed by carr woodland which largely screens them from the gently sloping valley sides and surrounding area. Indeed, the application site is screened from the water by carr woodland and relatively enclosed from the wider landscape. The landscape character of the site itself is more typical of the settled farmland identified for Ormesby and Filby in the Great Yarmouth Borough Council Landscape Character Assessment where land cover is primarily arable

with some isolated farmsteads outside the more settled areas, some of which have ponds.

- 5.9 It is considered the arable farmland on the northern side of Ormesby Little Broad forms an important buffer for the Trinity Broads from the village development concentrated along the A149. The 2016 application proposed retaining a much larger area of arable land as residential curtilage (an additional 6,000 square metres in total above and beyond what is proposed here) and this extended up to the carr woodland to the south, completely eroding the important role this land forms as a buffer to the village development. This was considered to have a significant direct adverse impact on the landscape. The reduced area (of 5,000 square metres) proposed in the current application would, subject to the satisfactory reinstatement of the remaining land which has been converted to residential curtilage without planning permission to agricultural use (see paragraphs 5.20-5.22 below), retain part of this buffer and this would be welcome. To the east where the pond is, the new residential curtilage would still extend up to the boundaries of the carr woodland. However, the pond has potential to be a wilder area with less of a domestic character than the remainder of the site used as domestic garden and works to achieve this would reinforce a non-domestic character and retain some form of buffer.
- 5.10 The application dwelling and its neighbour originally represented a small, isolated feature in the arable landscape and were seen as small scale human intervention in a rural landscape. This proposal would represent a significant encroachment into the arable landscape and introduce a domestic character to it, and this is acknowledged. The site area is, however, not so significant as to shift the overall balance in character from arable to domestic and the layout, with a buffer of agricultural land to the south and the pond to the east, would limit the impact on the tranquillity of the Trinity Broads. Subject strictly to these measures the impact can be limited.
- 5.11 Policy DP2 with regards landscape allows for development which would not have a detrimental effect on or result in the loss of a feature of landscape importance. The arable land north of Ormesby Little Broad is considered to form an important role as a landscape buffer and this scheme is considered to limit the encroachment into this buffer sufficiently to mitigate any significant detrimental effect on or total loss of this feature. Policy CS1 seeks to ensure proposals address opportunities for positive impacts and avoid adverse impacts on the defining and distinctive qualities of the varied landscape character areas and tranquillity and wildness as part of the Broads experience. Policy XNS1 also seeks to protect the tranquillity of the Trinity Broads. Whilst this proposal does not take the opportunity to make a positive impact on landscape character or tranquillity and wildness, on balance, it is not considered any adverse impacts are so significant as to make the development unacceptable in this respect.

- 5.12 With regards to the operational development and landscaping of the site, which have taken place consequent to it being incorporated into the residential curtilage, the pond is a very alien landscape feature, being clearly domestic in configuration and construction and thus unnatural in scale, shape and form. The enhancements proposed would reduce the slope of the sides, which would give a more natural appearance, but this would be achieved by making it even larger. Additional planting is proposed within and around the pond and trees would be added on the outer side of the boundary fence. The biodiversity benefits of this are considered below, but in landscape terms, this planting is considered beneficial in softening the impact of the pond. Across the east-west boundary, the proposed area of curtilage would be separated from the area (6,000 square metres) that must be returned to agricultural use by a 1.2 metre high fence with a hedge planted on the southern side. The hedge is considered an appropriate boundary treatment and will screen the fence as it establishes and planting on other fences and sheds will help soften their impact too.
- 5.13 The most incongruous development associated with the unauthorised change of use to residential curtilage is the wide hard surfaced path alongside the pond and around the new lawn. Constructed of large slabs, it is of an urban material, layout and scale and no measures have been proposed to mitigate its impact. It does, however have no visual impact beyond the site boundaries is not wholly inappropriate for a domestic garden, albeit somewhat suburban. On the whole, the landscaping measures proposed are, on balance, acceptable and go some way to mitigating the adverse landscape impacts of the completed development.
- 5.14 In summary, this proposal does create a significant encroachment into an arable landscape which is otherwise typical of the local landscape character, but its impacts are not considered to be so significantly detrimental as to render it unacceptable and contrary to Policies CS1, DP2 and XNS1. On balance, the proposal is therefore acceptable in landscape terms.

Biodiversity

- 5.15 Whilst the site is within a wider area of ecological interest and immediately adjacent to SAC and SSSI designations, the arable land was unlikely to have had any significant biodiversity interest, but that cannot be assessed as the change has already taken place. The majority of the site is now a well-maintained lawn and the only area of the site with any biodiversity potential is the pond. The enhancements proposed to this would make it more of a wildlife pond than the ornamental fish pond it currently is and one of the biggest benefits would be the removal of the fish. Enhancing the pond as proposed would be beneficial compared to the existing situation, as would the native species hedgerow and other planting and bat features, and securing the early and effective implementation of these measures by condition shall be necessary, as shall a long-term maintenance and management plan.

- 5.16 It is not considered the development would affect the SAC and SSSI designations and Natural England have no objection. Subject to conditions, the proposal is acceptable in accordance with Policy DP1.

Design

- 5.17 This application seeks to retain two new buildings along the northern boundary, which are used for storage. These currently have monopitch roofs and the larger building has roller shutter doors to each of the four openings. Similar doors have also been provided to the carport and shed which were approved in 2013 with no doors and timber doors respectively. The two new buildings are large in scale for domestic storage buildings especially in addition to the existing buildings (carport, greenhouse, shed and summerhouse) on site and the continuous row of development along the northern site boundary, but not when looked at in the context of the overall area of curtilage proposed. Their current form is very basic and incongruous with the traditional barn form of the dwelling and it is considered the proposed addition of dual-pitched pantile roofs would be an improvement. The use of roller shutter doors on three of the buildings is considered incongruous with the rural setting and traditional barn and the proposal to install double side-hung timber doors in front or in place of the roller shutters is considered an appropriate amendment. The raised vegetable beds, oil tank and fire pit all add to the domestication of the site and extent of built development along the northern site boundary. However, in the context of residential curtilage, these are not inappropriate and the retention of the larger windows in the converted garage is considered acceptable.
- 5.18 When barns are converted to dwellings, policies typically require that the original character and appearance of the building is retained and the nature, scale and intensity of the proposed use must be compatible with surrounding uses and the local character. It is considered that subsequent development at barn conversions should also protect the character and appearance of the host building and its original setting, otherwise the introduction of domestic style features will cumulatively and over time erode the original agricultural character. In this case, the scale of the curtilage proposed and scale and design of the built development within it is not of a traditional, agricultural character but, subject to prompt completion of the amendments proposed, it is not considered on balance to be so inappropriate as to be unacceptable. The materials and timing of the new roof coverings and doors shall need to be agreed by condition and it is considered appropriate to remove permitted development rights for outbuildings and boundary treatments in the interests of managing any further development. Subject to these conditions, the proposal is, on balance, acceptable in design terms in accordance with Policy DP4.

Amenity

- 5.19 The change of use and associated operational development is unlikely to have any unacceptable impact on the occupiers of the one neighbouring dwelling given the original curtilage is immediately adjacent to their own and the proposal would spread activity across a wider area further from

their dwelling. Use of the buildings on site for anything other than ancillary domestic use has the potential to cause adverse amenity impacts and therefore it is considered necessary to manage their use by condition. Subject to this, the proposal is considered acceptable with regards to amenity in accordance with Policy DP28.

Regularisation of unauthorised development

- 5.20 Whilst the retrospective nature of the application cannot be a material consideration in the determination of the application, the carrying out of intentional unauthorised development can be. The applicants have been engaged with the planning process since 2013 through their planning consultant and have been aware since then that a change of use from agricultural land to residential curtilage required planning permission. They have been advised on several occasions to cease this unauthorised use, and the operational development associated with it, and they are also aware that their residential permitted development rights have been removed. It is considered that the continued development of the site in breach of planning regulations has been intentional and this is extremely regrettable. Whilst the intentional nature of the unauthorised development is a material consideration in the determination of the application, it is not considered to outweigh the policy and other material considerations that weigh in its favour.

Remaining unauthorised development

- 5.21 Were planning permission to be granted for the development proposed in this application, there would remain an outstanding breach in respect of the remaining 6,000 square metres which has been subject to a change of use to residential curtilage. A timetable for the reinstatement of this land to agriculture has been sought since September 2016 but to date only insufficient information with unsatisfactory timescales has been received. This is regrettable, particularly as agreement to the prompt submission of this timetable was one of the key outcomes of the meeting in mid-October 2016.
- 5.22 In the refusal of application BA/2016/0209/FUL in September 2016, the use of this land and operational development upon it was considered to be unacceptable. Allowing the use and development of this area to continue unauthorised is unacceptable and conflicts with the objectives of the approved Enforcement Plan which seeks to resolve matters promptly. As it has not been possible to secure voluntary compliance, despite assurances, there are two options to resolve this.
- 5.23 The first would be to require its reinstatement to agricultural use and removal of unauthorised operational development as a condition of any planning permission that may be issued for the development which is the subject of this report. A planning condition is an appropriate mechanism for this if Members consider the reinstatement of this land is necessary to make the development proposed in the application acceptable. Compliance with a condition can be enforced through the serving of a

breach of condition notice if necessary, against which there is no right of appeal. The applicants would, however, have the right to appeal the inclusion of the condition on the permission and if an appeal were allowed, the development could be retained.

- 5.24 The second option would be to serve an enforcement notice requiring the reinstatement to agricultural use and removal of all unauthorised operational development. This mechanism would be separate to any planning permission that may be issued for the development above.
- 5.25 Should Members be minded to refuse the application, they may wish to consider giving authority for enforcement action on the whole site.

6 Conclusion

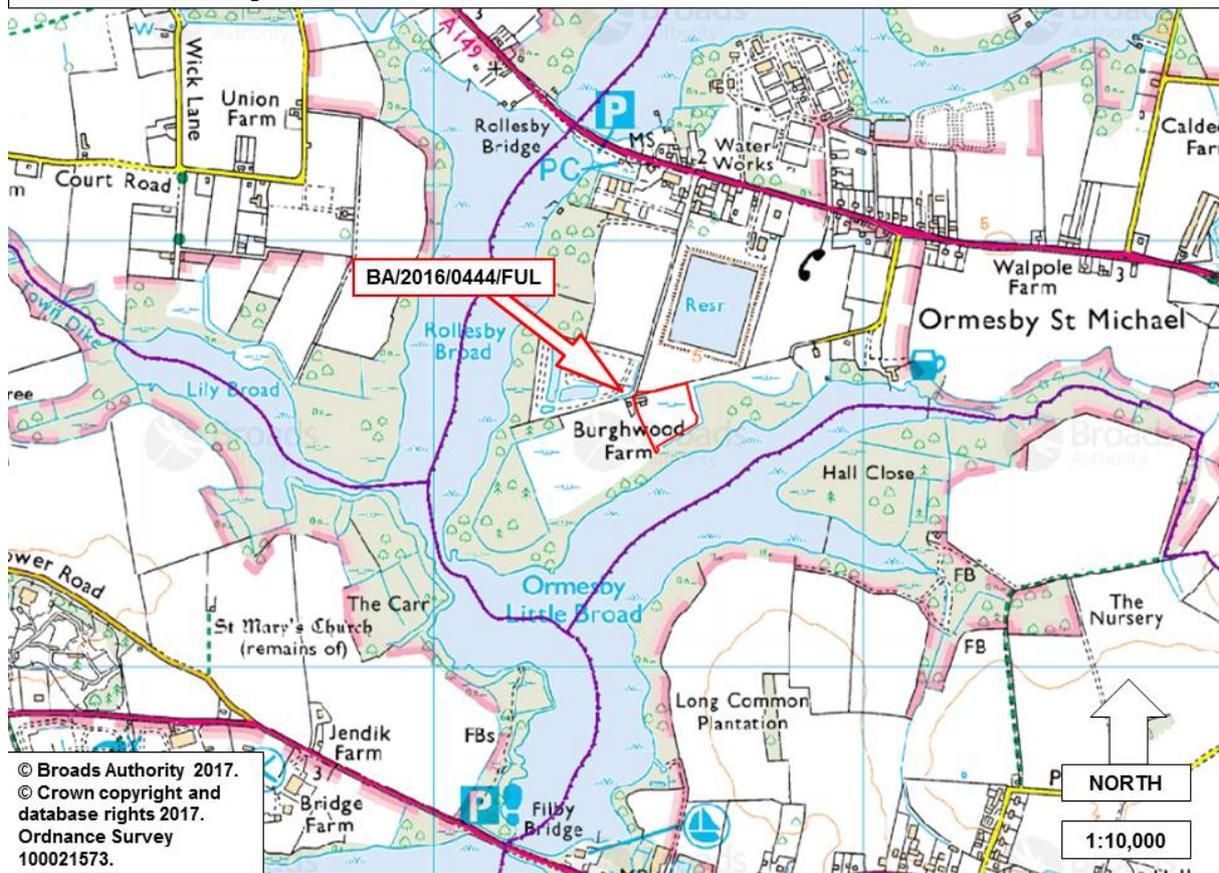
- 6.1 The application proposes retaining a significant extension to the curtilage of an existing dwelling through the change of use from arable agricultural land to curtilage and the retention of built development upon it and other alterations. This isolated, rural site has evolved substantially from the original conversion from an agricultural barn with modest, but ample, curtilage area.
- 6.2 This retrospective application and the extent of development which it seeks to regularise is regrettable. However, when considered on its own merits, the proposal would not, on balance, have such a significant detrimental landscape impact as to warrant a refusal of planning permission and enhancements to the biodiversity value of the pond and appearance of the buildings could be secured. This is a reduced scheme from that which was refused planning permission in 2016 and the reduction in scale is considered to sufficiently mitigate the adverse impacts which rendered that scheme unacceptable.
- 6.2 The retention of the remainder of the land which is not subject to this application and is in use as residential curtilage and with operational development, including paths and a gazebo, upon it is unacceptable and appropriate action should be taken to require the removal of the operational development and restore the land to agricultural use.

7 Recommendation

Approve subject to conditions:

- (i) Standard time limit
- (ii) In accordance with approved plans
- (iii) Detailed scheme with timings for implementation of biodiversity enhancements and planting
- (iv) Detailed scheme with timings for implementation of building enhancements
- (v) Details of bat enhancements
- (vi) Details of roof tiles and new doors
- (vii) Management plan for pond area and new planting

BA/2016/0444/FUL - Burghwood Barns



Appendix 2

BA/2016/0444/FUL - Burghwood Barns – Indicative areas of residential curtilage

1997 Approved with conversion to dwelling BA/1996/0419/HISTAP
Approx. 1,850 square metres



2013 Approved extension BA/2013/0271/FUL
Approx. 2,850 square metres in total



2016 Refused extension BA/2016/0209/FUL
Approx. 11,000 square metres in total



2017 Current proposal BA/2016/0444/FUL
Approx. 5000 square metres in total

