

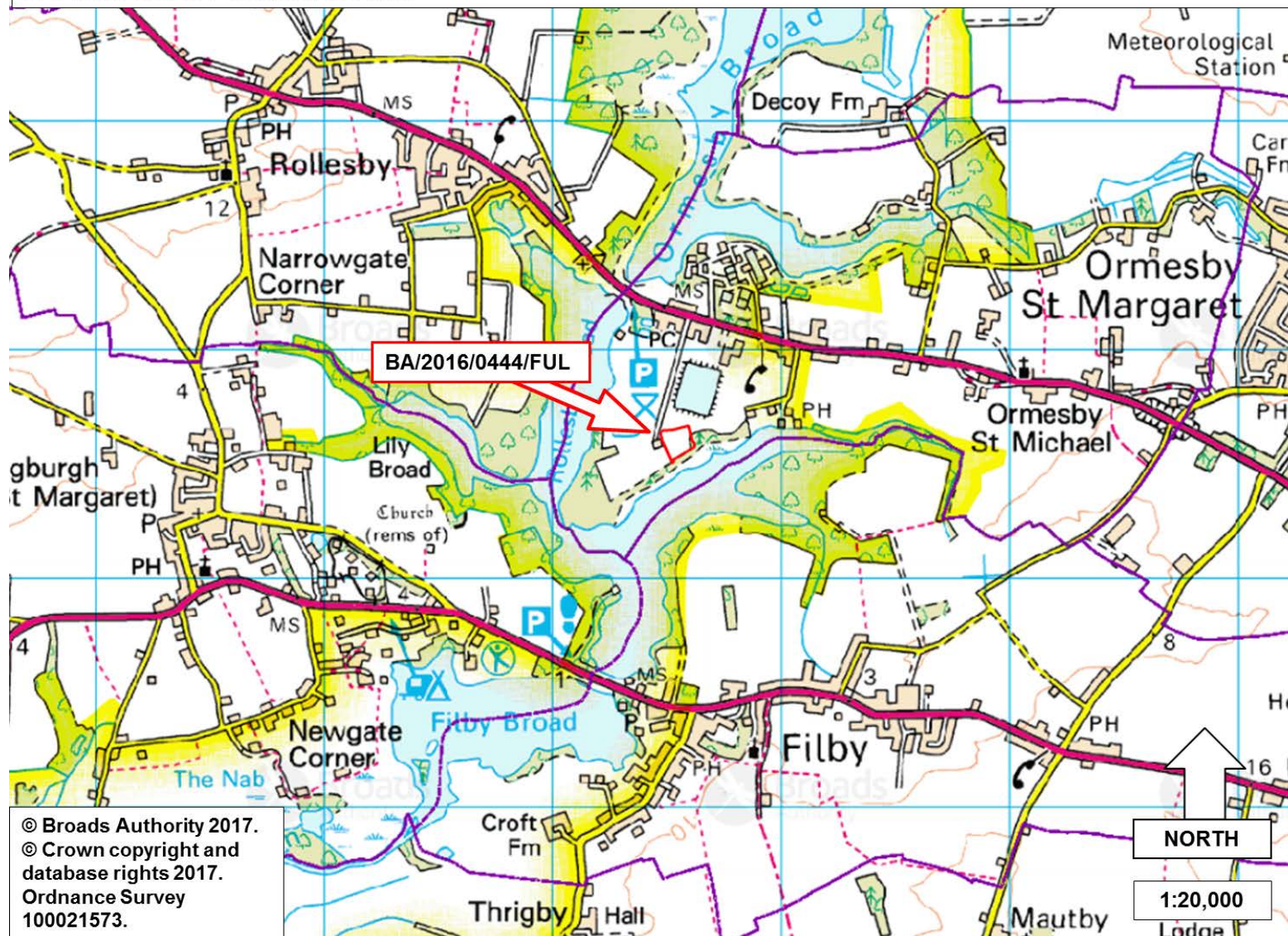
Reference:

BA/2016/0444/FUL

Location

Burghwood Barns, Burghwood Road, Ormesby St
Michael

BA/2016/0444/FUL - Burghwood Barns



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 to residential, 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	Site Visit		
Reason for referral to Committee	Director discretion		

1 Background

- 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 five metres of Special Area of Conservation and Site of Special Scientific Interest 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, an area of approximately 1,850 square metres in total. In 2013, retrospective planning permission was granted to extend this further to the south and east, 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. An existing attached garage was to be converted to residential accommodation and this has also been completed.

- 1.4 Since the approval of the 2013 application, further unauthorised development has occurred including the annexation of further agricultural land and its use and development as residential garden. There have been previous attempts to regularise this and a full account of the site history shall be provided to the Committee in due course. Most recently, an application proposing retaining the development as it currently exists was considered (BA/2016/0209/FUL). This application covered the proposed retention of: the change of use of 11,000 square metres of agricultural land as residential curtilage; a large pond; two storage buildings; gazebo; alterations to existing buildings; and, other ancillary residential development. This was refused under delegated powers in September 2016 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.
- 1.5 Further to this refusal of planning permission there have been discussions with the landowner and his agent around regularising the unauthorised development and what might be acceptable on the site. This has led to the submission of a further application.

2 Proposals

- 2.1 The current application proposes retaining agricultural land as residential curtilage. This would consist of the area approved under the 2013 application of approximately 1,000 square metres, the additional 1,000 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 2,900 square metres and a gravel access track and development along the northern boundary. In total this area measures approximately 6,000 square metres larger than the original curtilage and 5,000 square metres larger than that approved in 2013. It does not include an additional 6,000 square metres covered in the refused 2016 application.
- 2.2 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.

- 2.3 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.
- 2.4 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.
- 2.5 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.
- 2.6 The existing car port (built without planning permission but regularised under the 2013 permission) was originally open fronted but has also had roller shutter doors added. As permitted development rights were removed, this alteration also required permission and the application seeks to regularise it.
- 2.7 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.

- 2.8 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 has also been added to the shed without permission and the application proposes replacing or fronting this with timber side hung doors as it had when first built.
- 2.9 As identified at 2.1 above, this application does not include a further approximately 60,00 square metres of agricultural land to the south which has been developed 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 March 2017) to appeal the refusal of planning permission but have not yet availed themselves of this.

3 Consultation

Parish Council – No response.

District Member – No response.

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

4 Representations

None received.

5 Policies

- 5.1 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.

[NPPF](#)

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)

http://www.broads-authority.gov.uk/_data/assets/pdf_file/0009/469620/Adopted-Site-Specific-Policies-Local-Plan-11-July-2014-with-front-cover.pdf

XNS1 - Trinity Broads

- 5.2 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.

Development Management Policies DPD (adopted 2011)

DP21 - Conversion of Buildings in the Countryside

DP28 - Amenity

Neighbourhood plans

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

6 Recommendation

- 6.1 It is recommended that Members undertake a site visit prior to considering the application which proposes altering and regularising unauthorised development. This is a complex site with a complex planning history, and, regrettably, a history of unauthorised development and retrospective applications. It is considered Members would benefit from viewing the proposals on site prior to determining the application.

Background papers: Application File BA/2016/0444/FUL

Author: Maria Hammond

Date of Report: 16 January 2017

List of Appendices: APPENDIX 1 – Location Plan

APPENDIX 1

BA/2016/0444/FUL - Burghwood Barns

