



Planning Advisory Panel – SOUTH (14 April 2020)

Delegated Report

Application no DC/19/4657/FUL

Location

1 Blue Barn Farm
High House Road
Otley
Ipswich
Suffolk
IP6 9PF

Expiry date 23 January 2020

Application type Full Application

Applicant Mr Norman Perry

Parish Otley

Proposal Change of use from Agricultural Barn to residential dwelling (Class C3) minor alterations to building including installation of gable windows behind slats; Installation of wood burning flue on north elevation; minor revisions to fenestration.

Case Officer Danielle Miller
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Summary

This application seeks full planning permission for the change of use from Agricultural Barn to residential dwelling (Class C3) minor alterations to building including installation of gable windows behind slats; Installation of wood burning flue on north elevation; and minor revisions to fenestration.

The proposal site is located in the countryside, to the north of the site is the access road of High House Road, to the south are farm building and other outbuildings. To the east and west are fields.

The item is before the Planning Advisory Panel, because it was due to be considered by Planning Committee 24 March 2020, prior to the cancellation of the meeting, due to Government advisory restrictions on face to face meetings resulting from Covid-19.

The application was due to be considered at Planning Committee as it is recommended for approval as a departure from planning policy when reviewed against the local plan, given its position within the countryside.

However, the principle of using the building as a residential property is established through the class Q. Prior approval was granted for the conversion of the agricultural barn to a dwelling house under class Q reference DC/17/5205/PN3.

The potential to revert to the Permitted Development Right approval within the next year is sufficient justification to approve the changes, in this particular case, where the works requested are minor and acceptable; they do not change the character of the development or have a material impact on the surrounding landscape or residential amenity of any neighbouring properties.

Site description

The proposal site is located in the countryside, to the north of the site is the access road of High House Road, to the south are farm building and other outbuildings. To the east and west are fields.

Prior approval was granted for the conversion of the agricultural barn to a dwelling house under class Q reference DC/17/5205/PN3.

Proposal

This application seeks full planning permission for a change of use from Agricultural Barn to residential dwelling (Class C3) and minor alterations to the building including installation of gable windows behind slats; Installation of wood burning flue on north elevation; minor revisions to fenestration.

The building is proposed to be converted into a 3 bedroom dwelling with a kitchen, sitting room and dining room, this would be over two floors. Additional windows and doors are proposed on all elevations around the building. The existing mezzanine is to be utilised and extended, the current stairs are to be relocated, this work was approved under DC/17/5205/PN3.

Consultations/comments

One letter of support has been received making the following points:

- This unsightly barn is being turned into a stunning home and these minor changes will have no effect upon the neighbours or the surrounding area.
- The works would complement other works being undertaken nearby.

Consultees
Parish/Town Council

Consultee	Date consulted	Date reply received
Otley Parish Council	29 November 2019	23 December 2019
<p>Summary of comments:</p> <p><i>“Otley Parish Council have received and read the proposed applications DC/19/4656/FUL and DC/19/4657/FUL, 1 Blue Barn Farm, High House Road, Otley, Suffolk. Proposal: 'To dig out existing ground (external) at east end of barn. To provide level threshold and install retainer' Also: 'To install gable windows being slots including opening for fire exit purposes. Wood burner flue, north elevation roof. Utility door, now shown on elevation (missed on Classed Q application)'. The Parish Council have no objection to these applications.”</i></p>		

Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Departure	16 January 2020	6 February 2020	East Anglian Daily Times
Category	Published	Expiry	Publication
Departure	12 December 2019	7 January 2020	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Contrary to Development Plan Date posted: 15 January 2020 Expiry date: 5 February 2020
General Site Notice	Reason for site notice: Contrary to Development Plan Date posted: 4 December 2019 Expiry date: 27 December 2019
General Site Notice	Reason for site notice: General Site Notice Date posted: 4 December 2019 Expiry date: 27 December 2019

Planning policy

On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore any policy documents listed below

referring to “Suffolk Coastal District Council” continue to apply to East Suffolk Council until such time that a new document is published.

In addition to considering applications in accordance with the National Planning Policy Framework (NPPF 2019) and the National Planning Policy Guidance (NPPG), Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority’s ‘Development Plan’, unless material considerations indicate otherwise.

East Suffolk Council’s Development Plan, as relevant to this proposal, consists of:

- East Suffolk Council Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013);
- East Suffolk Council Suffolk Coastal District Local Plan – Site Allocations and Site Specific Policies Development Plan Document (Adopted January 2017); and
- The ‘Saved’ Policies of the Suffolk Coastal Local Plan incorporating the first and second alterations.

The relevant policies of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013) are:

SP1 - Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP1a - Presumption in Favour of Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM3 - Housing in the Countryside (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM23 - Residential Amenity (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP15 - Landscape and Townscape (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate (PINS) for examination on Friday 29 March 2019, the examination took place between 20th August and the 20th September 2019. Full details of the submission to PINS can be found through this link: www.eastsuffolk.gov.uk/localplanexamination .

Presently, only those emerging policies which have received little objection (or no representations) can be given more weight in decision making if required, as outlined under Paragraph 48 of the National Planning Policy Framework (2019). There are no policies of that nature relevant to the consideration of this application.

Planning considerations

The principle of development for the use of this building as a residential property has been approved under a class Q permission reference DC/17/5205/PN3. The minor alterations to building which include installation of gable windows behind slats; Installation of wood burning flue on north elevation and some minor revisions to fenestration fall outside the parameters of the class Q conversion.

Class Q, Part (g) states that where the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point it is not acceptable. In this instance the installation of the flue has taken the building beyond this scope of work.

The works with regards to the installation of the gable windows behind slats and the minor revisions to the fenestration do not comply with the approved drawings, as such unless reversed the class Q is invalid as the development has not been built in accordance with plan. Officers note the works are reversible back to the approved class Q documents, as such the councils fallback position remains the class Q conversion on the site.

This application is sought to regularise the changes to the original permission. Whilst it is not possible to re-apply for a class Q, given the works are underway, full permission is sought. The development is a departure from policy DM3, when reviewed against the local plan, given its position within the countryside, however, as set out above the principle of using the building as a residential property is established through the class Q. The potential to revert to the previously granted approval within the next year is sufficient justification to approve the changes, where as in this case, the works requested are minor and acceptable; they do not change the character of the development or have a material impact on the surrounding landscape or residential amenity of any neighbouring properties.

Conclusion

The works they are requesting are minor and acceptable and ultimately do not change the character of development, the councils fallback position is that of the Class Q conversion, where the development could be reversed to those approved plans if permission is refused and once built the proposed works could be undertaken under Permitted Development Rights.

Recommendation

Officers recommend approval contrary to policy for the reasons noted above.

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with Site location plan and V3 Drawing Blue Barn Farm received 28th November 2019, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

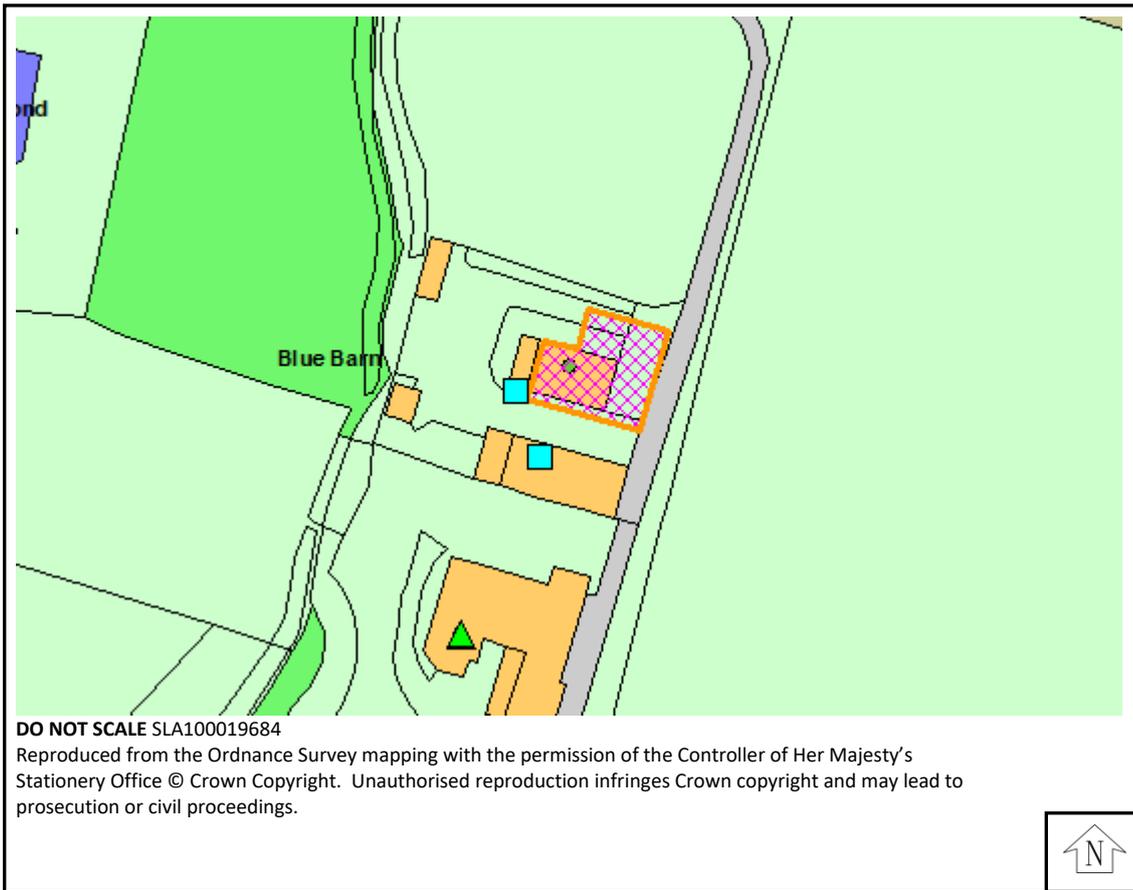
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/19/4657/FUL at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q10A54QX06000>

Map



Key



Notified, no comments received



Objection



Representation



Support