

Planning Committee Meeting

14 June 2018

Agenda Item 15

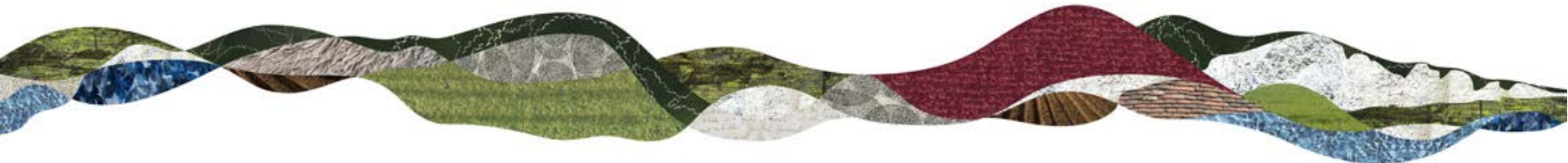
SDNP/18/01217/FUL

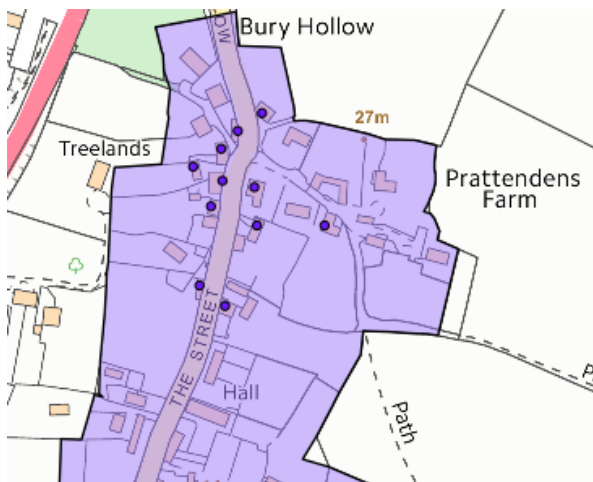
Development of farmhouse to dwelling. Demolition
of Arun Cottage with replacement workshop and
cottage.



Introduction

- The Site and its context
- Proposals
- Policy considerations
 - BNDPI2 of the Bury Neighbourhood Plan
 - SD31 of SDNP Local Plan
- Policy SD31- it's weight and the exceptional circumstances which have led to the recommendation.
- Considerations in the report
 - Access & parking
 - Dark night skies
 - Ecology
 - Residential amenities
 - Cultural heritage
 - Design and landscape
 - Environmental Health
 - Trees











Farmhouse

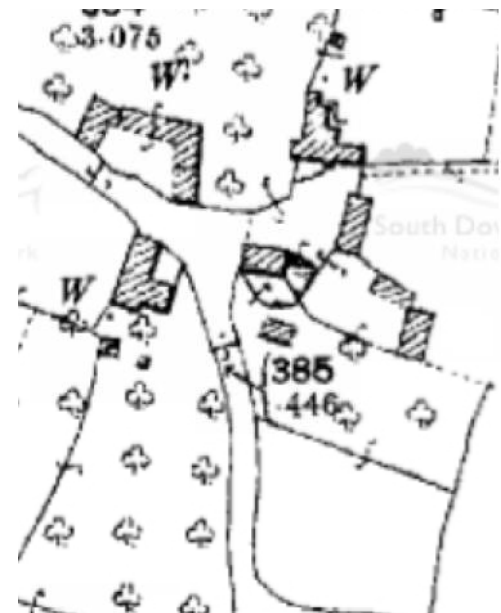


Garage

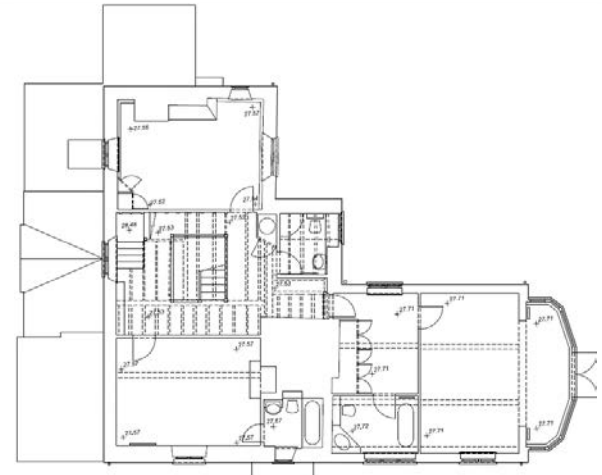
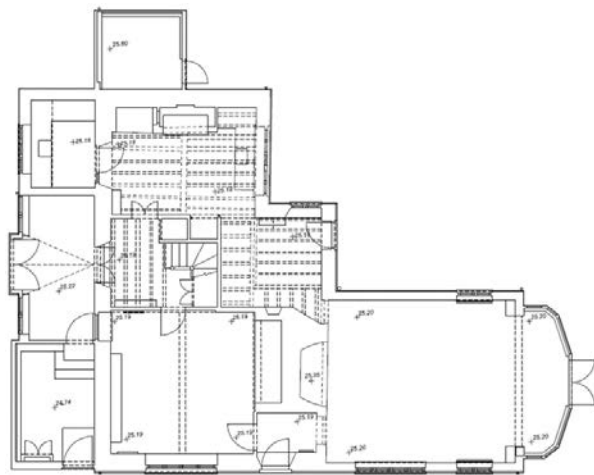
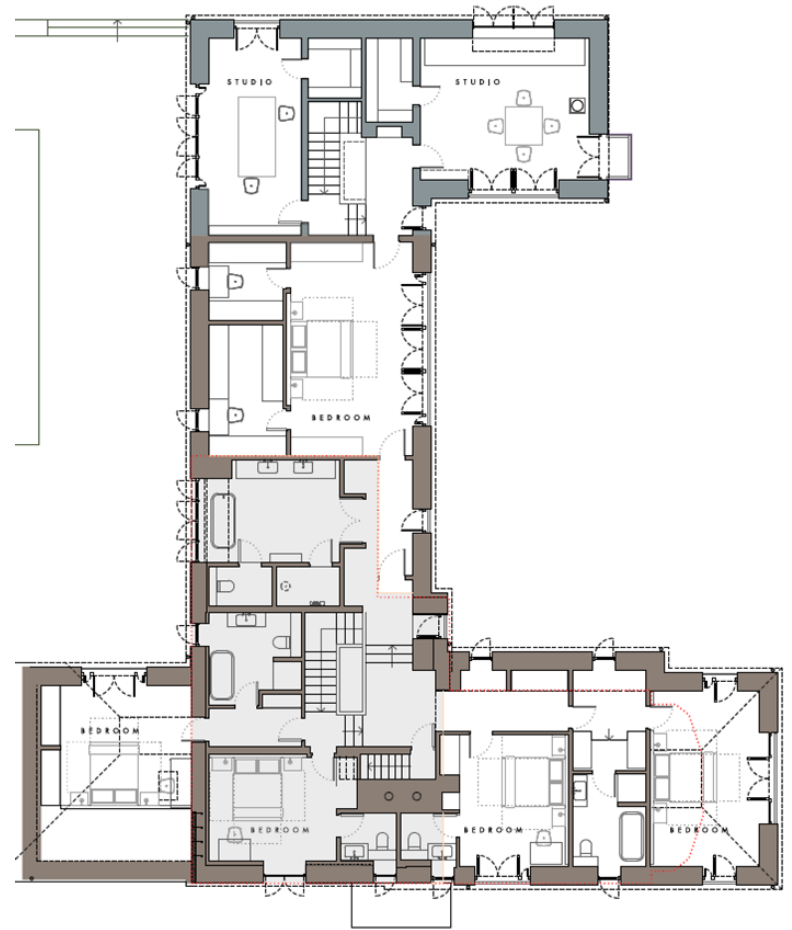
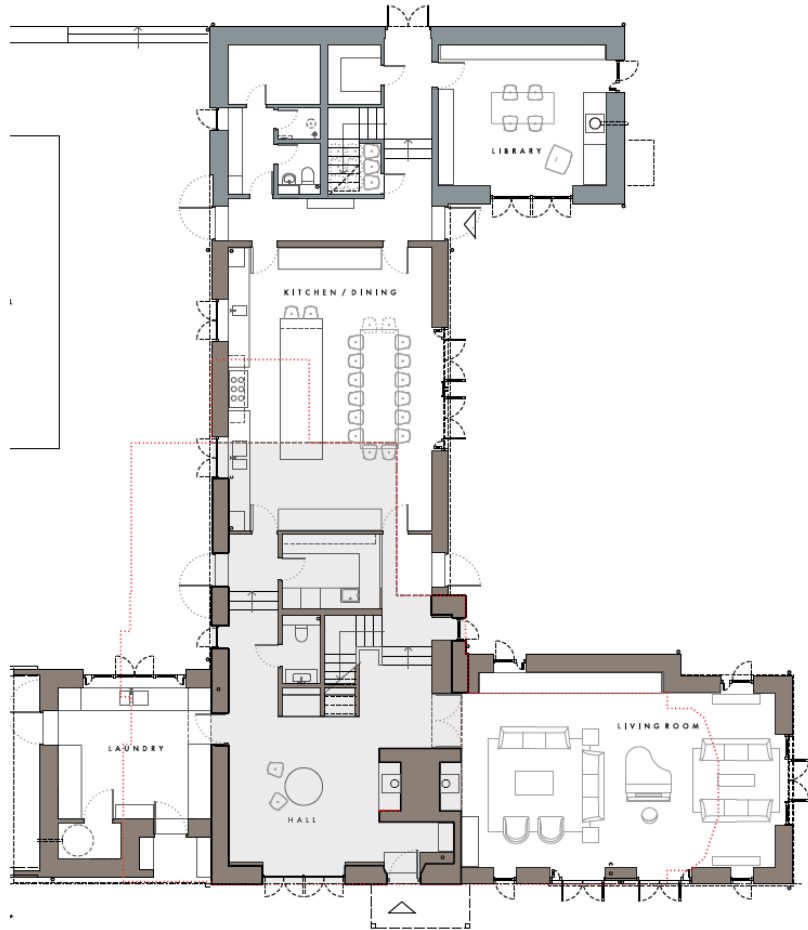
Car port/store

Cottage

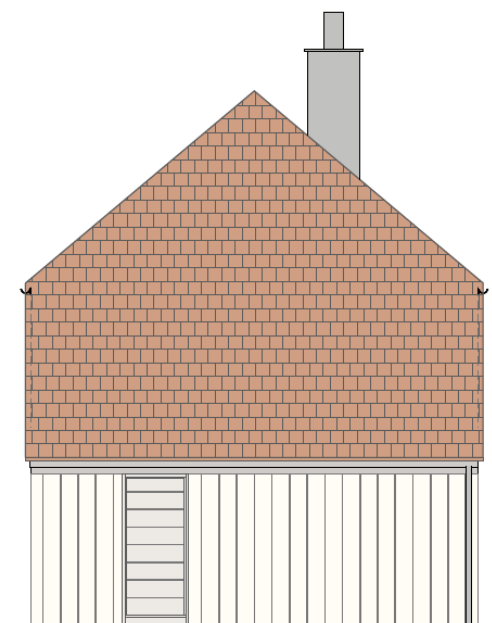
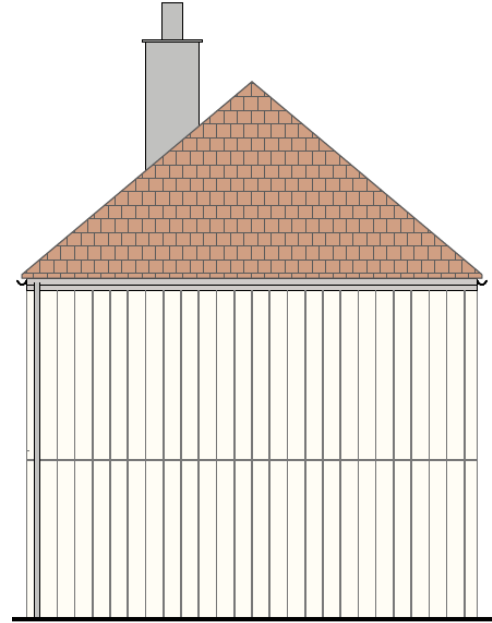
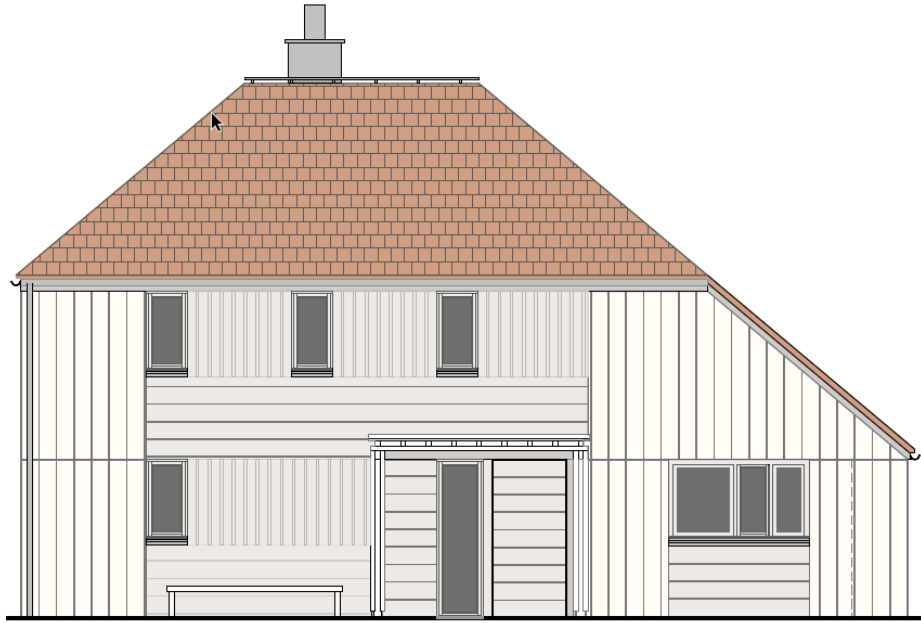
Workshop

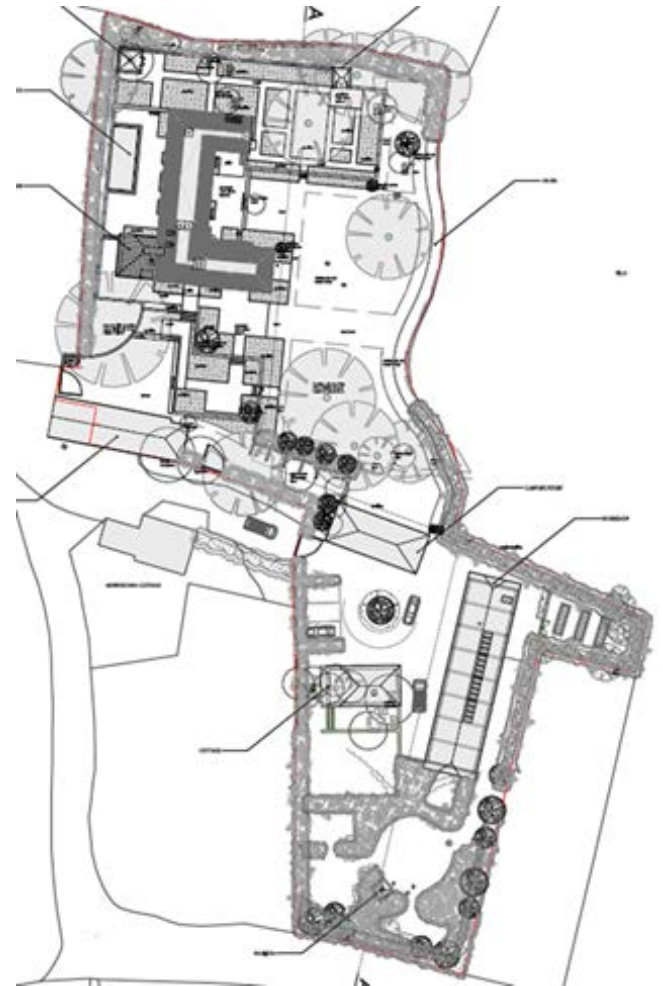
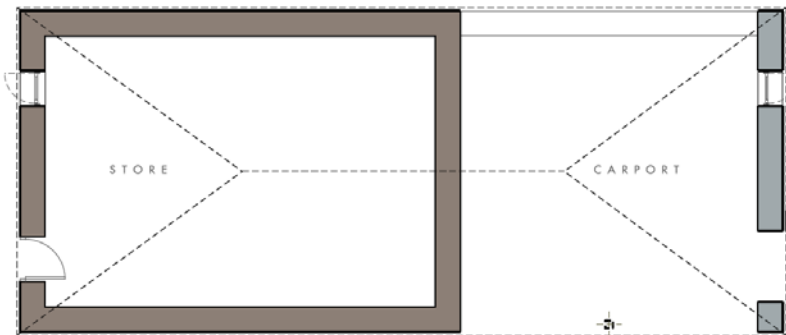
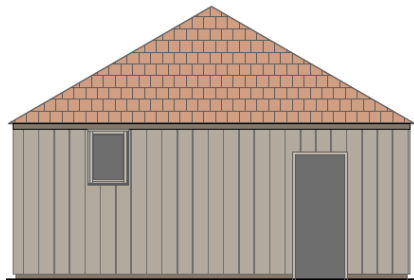
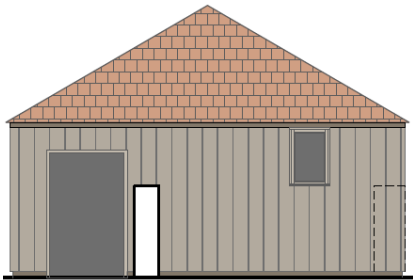
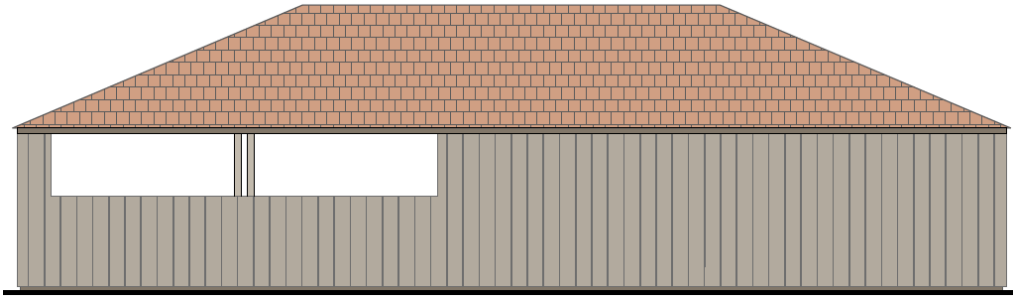




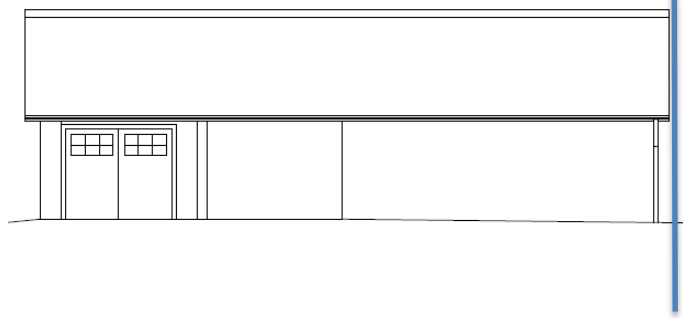
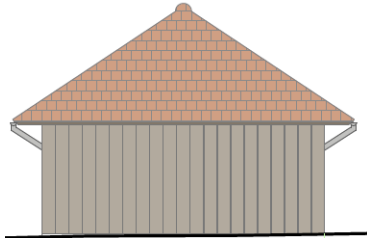
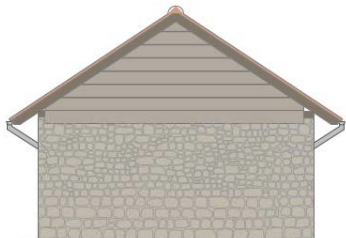
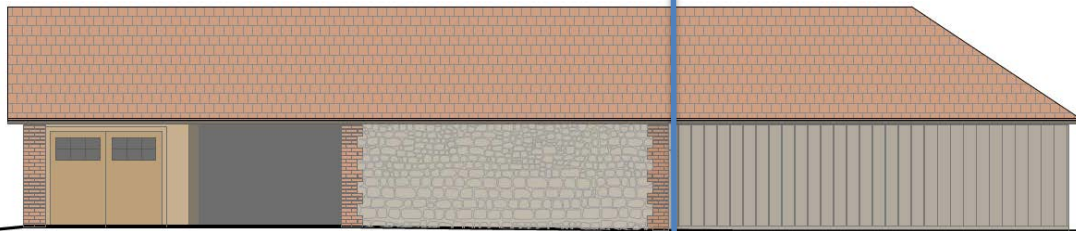
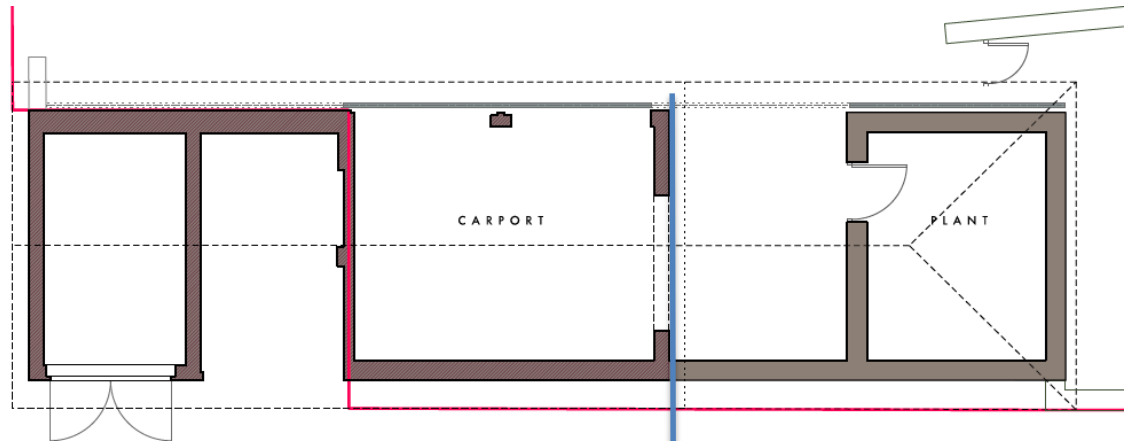


Proposed Cottage





Extension to existing garage



Considerations

Policy BNDPI2

- Adopted policy which supports small scale businesses in principle.
- Criterion (ii) and 'back land' development.
- "Development of 'land locked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages."

Policy SD3 I

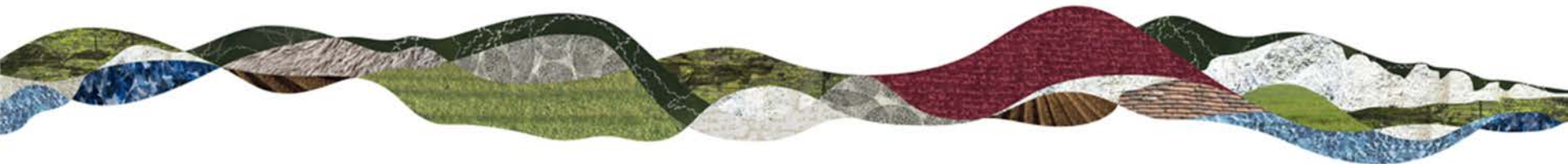
- Weight given to the policy.
- Extensions limited to approximately 30% of the existing floor space as the property existed in 2002.
- Avoid over-extension of properties and maintain a mix of properties.
- Exceptional circumstances



Considerations

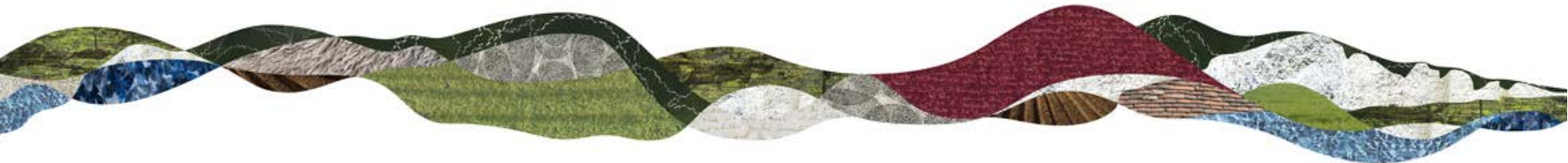
Exceptional Circumstances

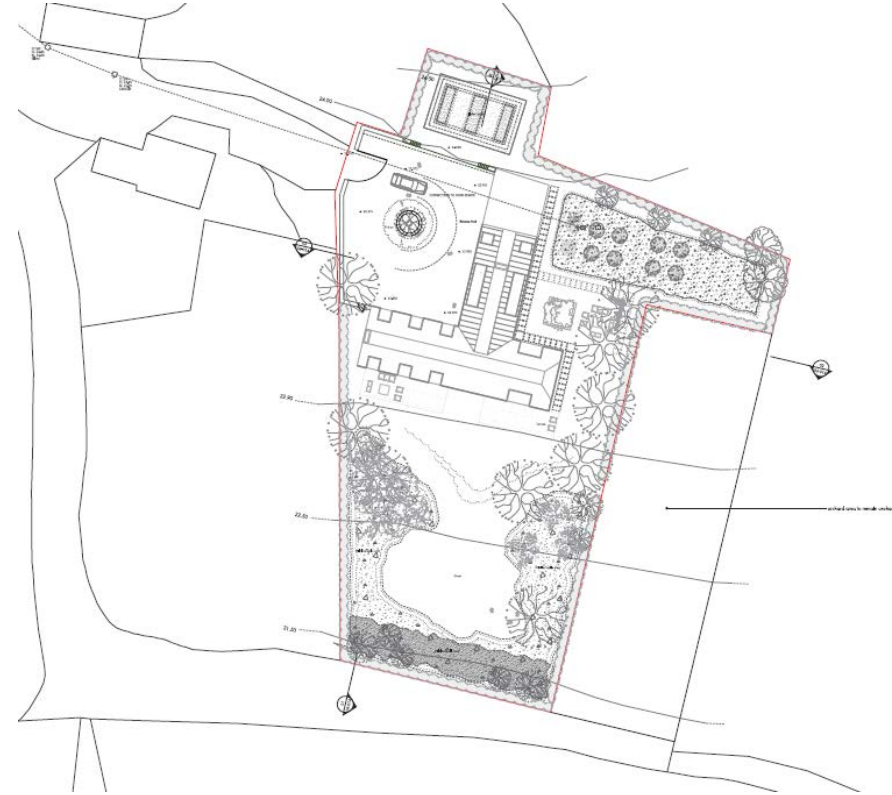
- What is deemed to be an exceptional circumstance has not been tested.
- Considerations which are unique to a particular site.
- Provision of a smaller replacement dwelling which would contribute to the local housing stock.
- Replacement dwelling allowed on Appeal (Appendix 2 of report)
 - Proposals more characteristic of the former farmstead
 - Character of the edge of the village
 - Views from the Coffin Trail
- Condition no.5 in the recommendation.



Recommendation

That planning permission be granted subject to conditions set out in Paragraph 10.1 of the report and the Update Sheet.



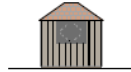




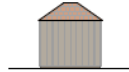
FLOOR PLAN
SOUTH PAVILION



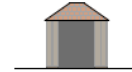
ROOF PLAN



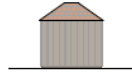
SOUTH ELEVATION



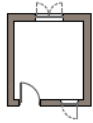
WEST ELEVATION



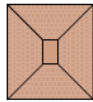
NORTH ELEVATION



EAST ELEVATION



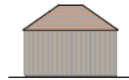
FLOOR PLAN
NORTH PAVILION



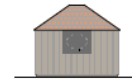
ROOF PLAN



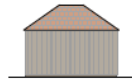
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



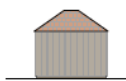
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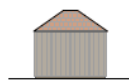
FLOOR PLAN



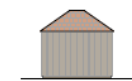
ROOF PLAN



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

