

## **DELEGATED ASSESSMENT:**

**Reference No:** PA/2012/0698

**Date:** 16/08/2012

**Proposal:** Planning permission to retain ground floor and first floor extensions

**Location:** Poplars Farmhouse, Jaques Bank, Medge Hall, Crowle

**Applicant:** Mr F Barker

**Officer:** Graeme Moore

**POLICY** DS1, RD10, SPG3 & CS5 (Design Quality)

### **CONSULTATIONS**

**PARISH/TOWN COUNCIL:** No objections

**PUBLICITY:** A site notice was erected close to the site.

**LETTERS OF COMMENT:** No letters of comment received.

### **MATERIAL CONSIDERATIONS**

The proposal is for the retention of extensions to a incomplete dwelling being built in relation Poplars Farm, Crowle.

The extensions involve two 10m long extensions to the rear and side to form an office and double garage respectively. The applicant has also built a 1<sup>st</sup> floor on top of the original rear single storey element that was approved under 2011/0018.

Permitted development rights were removed from the approved dwelling in order to control the size of it and to ensure that any further works were of an appropriate scale. However, the applicant then proceeded to build a two storey stables with offices/changing rooms above without planning permission in place of a collapsed pig shed. Having been told that planning permission was required the applicant requested that the stables/offices be used for temporary residential accommodation – this was refused (2011/1571). A re-submission was approved with the removal of the temporary residential accommodation (2012/0253).

The reasons given for the extensions are not considered to justify the retention of the extensions on grounds of need given the level of accommodation already provided in the dwelling. However, given the isolated location of the dwelling which is surrounded by agricultural land there is no harm caused to the visual amenity of the locality or to any residential amenity that would justify withholding planning permission.