Broads Authority
Planning Committee
7 December 2012
Agenda Item No 10

Enforcement of Planning Control
Enforcement item for C onsideration :
The Old Grainstore, Wainford Road, Bungay
Report by Planning Consultant (Compliance and Implementation)

Summary :	This report concerns the creation of two flatlets without planning permission.
Recommendation:	That authorisation be granted for any necessary enforcement action to secure the removal of the unauthorised development including prosecution in the event of non-compliance in consultation with the Solicitor.

Location: The Old Grainstore, Wainford Road, Bungay

1 Description of Site

1.1 The site is a former grainstore located in a small complex of industrial buildings, some still in use, on the north side of the meeting of Pirnhow Street and Wainford Road within the parish of Wainford. Planning permission was granted for the conversion of the building into a single residential unit along with the erection of a double garage on 13 March 2009 (BA/2008/0270/CU).

1.2 The Grainstore itself is sited on a small island formed by the confluence of the River Waveney and a cut-off channel. The entire site lies within Flood Risk Zone 3.

2 Description of Breach

2.1 Works to implement the 2009 planning permission began in 2009. In May 2012 advertisements outside the property for a flat to let prompted an investigation by the Authority.

2.2 This investigation discovered that in marked contrast to the approved drawings which showed a kitchen/diner, dining room, utility room and guest room with en-suite bathroom, there are instead a kitchen under construction plus utility room and two separate guest suites both comprising living room with kitchenette, bedroom and bathroom. Both can be accessed from the main entrance hall of the property, but also have their own external doorway. They are also separate consumer units. In the case of the original guest room, it has been reduced in size to include a hallway to the rear entrance which also accommodates a utility space. As a direct consequence of the