

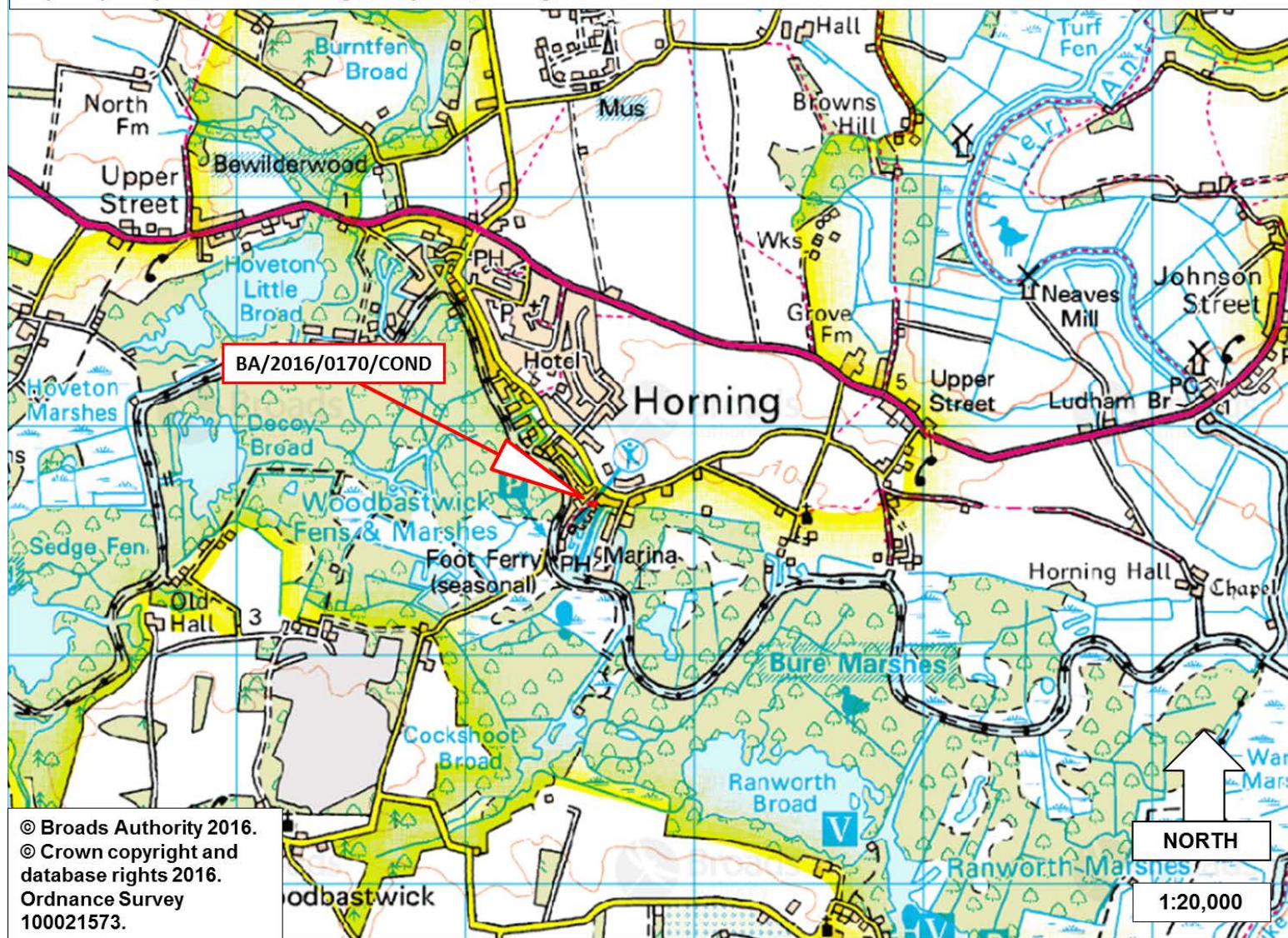
Reference:

BA/2016/0170/COND

Location

Heron Cottage, Ferry Road, Horning

BA/2016/0170/COND - Heron Cottage, Ferry Road, Horning, NR12 8PS



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Ordnance Survey
100021573.

Application for Determination

Parish	Horning
Reference	BA/2016/0170/COND Target date 17 June 2016
Location	Heron Cottage, Ferry Road, Horning
Proposal	Variation of condition 2 of permission BA/2014/0228/CU
Applicant	Ferry Marina Ltd.
Recommendation	Approve subject to conditions
Reason for referral to Committee	Member of Navigation Committee and former Member of the Authority is a Director of the company making the application.

1 Description of Site and Proposals

- 1.1 The application site is a holiday let which forms the northern end of a terrace of holiday dwellings on Ferry Road at the eastern end of the village of Horning. The two storey brick built building was formerly used as a boat sales office and hairdressing salon and in 2014 planning permission was granted for a change of use to a short-term holiday let (BA/2014/0228/CU).
- 1.2 The approval for the change of use included modest alterations to the external appearance: the closing up of an entrance on the north elevation with brickwork and a timber panel; introduction of two new ground floor windows on the north elevation; and enlargement of two first floor windows on the east elevation and provision of Juliet balconies. All new windows were to be timber. No alterations to the external space were included, this space includes hardstanding to the north and by a mooring basin to the east.
- 1.3 Condition 2 of the permission for the change of use lists the approved drawings and it is proposed to vary this condition to apply to amended drawings to reflect what has been built.
- 1.4 The amendments which this application seeks to retain are: the provision of a larger panel on the north elevation; use of glass balustrades to the Juliet balconies; installation of one full height window and one door on the east elevation at ground floor level; use of wood effect UPVC windows for all new windows and doors; advertising sign on the north elevation; and, provision of enclosed decking to the east.

- 1.5 The larger panel on the north elevation has been completed in a composite material with an imitation timber finish. The application proposes removing this and replacing it with timber to match that existing on the first floor.
- 1.6 The advertising sign has been erected on the existing timber cladding beneath a first floor window and measures 1.2 metres by 1.5 metres. It has a white background with blue and orange text welcoming customers to Ferry Marina and directing them to the main reception further south along Ferry Road.
- 1.7 The discrepancies between what was permitted and what has been constructed were picked up in a routine condition monitoring visit.

2 Site History

BA/2014/0228/CU Proposed conversion of existing ground floor offices with hairdressing salon over into a single holiday residential let. Approved subject to conditions.

3 Consultation

Parish Council - No response.

Broads Society - No objections.

District Member - No response.

4 Representations

- 4.1 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.

Adopted Broads Development Management DPD (2011)
[DEVELOPMENTPLANDOCUMENT](#)

DP4 – Design
DP10 - Advertisements and Signs

- 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.

DP28 - Amenity

6 Assessment

- 6.1 The key considerations in the determination of this application are the appearance and impact of the amendments to the approved drawings.
- 6.2 The larger ground floor openings on the east elevation match the size of those approved directly above on the first floor and are therefore considered appropriate in appearance. The larger panel on the north elevation fills the original opening and covers an area which was to be brickwork and in design terms this is considered acceptable.
- 6.3 With regard to materials, the glass balustrades are a contemporary feature which is not out of keeping with other balustrades in the surrounding area and not considered inappropriate for this development. The use of UPVC windows and doors in place of the approved timber is regrettable as the approved timber was considered an appropriately high quality and sustainable material in accordance with Policy DP4. However, it is noted that the windows and doors which have been used match those retained in original openings. Whilst it has been suggested that the windows be replaced in the approved timber, the applicant does not wish to propose this and given that those used match the other existing windows, the retention of these is not considered unacceptable.
- 6.4 The imitation wood effect product which has been used on the panel on the north elevation has a greater visual impact than the windows, being one large expanse of this material. The imitation wood grain pattern, uniform finish and mid-brown colour appears to be poor quality and incongruous, particularly in the context of the darker timber boarding on the first floor above. The proposal to replace this with timber boarding is therefore welcomed and a condition requiring this to be replaced within six months of a decision is considered necessary. Timber decking and fencing has been used on the external area to the east and overall the materials are considered to be acceptable in accordance with DP4.
- 6.5 The advertising sign, whilst large, is not considered to adversely affect amenity or public safety and is considered acceptable in accordance with Policy DP10.
- 6.6 The full height ground floor east elevation openings are not considered to result in any additional adverse impacts on amenity. The decking area is immediately adjacent to that of the neighbouring holiday dwelling and completes a row of holiday dwellings with decking overlooking the mooring basin. A fence separates it and screens views to and from the neighbouring areas and it is not considered this decking has any unacceptable impacts on the amenity of adjoining occupiers in accordance with Policy DP28.

7 Conclusion

- 7.1 The application seeks to retain amendments to an approved scheme which facilitated the change of use to holiday let. Whilst it is regrettable these alterations have been made at variance to the approved scheme and that the approved timber windows have not been used, the alterations are acceptable in accordance with Policies DP4, DP10 and DP28 subject to securing replacement of the timber panel.
- 7.2 As this application seeks to vary a condition of an extant permission, it is appropriate to re-state conditions of the original permission not affected by the proposed variation. These include a pre-occupation condition requiring the agreement and subsequent display of flood warning notices which has not been complied with.

8 Recommendation

- 8.1 Approve subject to conditions:
- (i) Standard time limit
 - (ii) In accordance with submitted plans
 - (iii) Panel to be replaced with timber within six months of this decision
 - (iv) Short-term holiday occupancy
 - (v) Finished floor level no lower than 1.70m AOD
 - (vi) Flood warning notices

9 Reason for Recommendation

- 9.1 The proposal is considered to be in accordance with Policies DP4, DP10 and DP28 of the adopted Development Management Policies DPD (2011) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

Background papers: BA/2016/0170/COND

Author: Maria Hammond
Date of Report: 6 July 2016

List of Appendices: APPENDIX 1 –Site Plan

APPENDIX 1

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