

Application for Determination

Parish	Wroxham		
Reference	BA/2013/0389/FUL	Target date	9 June 2014
Location	Garages adjacent to Beech Road, Wroxham		
Proposal	Demolition of existing garages and erection of timber garage of similar design		
Applicant	Mr and Mrs T Barrett		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Application site includes land owned by a Broads Authority employee		

1 Description of Site and Proposals

- 1.1 The application site is an area of land approximately 19.5 metres wide by 11.5 metres deep on the southern side of Beech Road, Wroxham. Beech Road is a residential area to the south of the River Bure that varies in character along its length. The application site is on a private stretch of the road where there are river fronting dwellings to the north and wet woodland to the south around a network of dykes that lead off Wroxham Broad. The site is within the Wroxham Conservation Area and the Conservation Area Character Statement describes this particular stretch of the road as having “an informal natural setting along the back of the gardens of the river side houses and bungalows, where the sound of river traffic can be heard and where there are distant glimpses of water between the river bank buildings”.
- 1.2 Along the southern side of the road on the margin of the wet woodland, there are various cleared areas used for parking, predominantly for those dwellings further to the east which do not have vehicular access. The application site is one such area and within the site stands a four bay garage measuring 5.5 metres by 13.5 metres under a monopitch roof. The walls are timber clad, the roof has corrugated sheeting and each of the four openings has an up and over garage door. This garage building is thought to date from around 1970 and is now in a poor state of repair, suffering from partial collapse and subsidence. Self-sown trees are beginning to establish around the building, but space remains for car parking. The garage and surrounding land on the site are used for parking and storage incidental to two dwellings at the far eastern end of Beech Road.

- 1.3 The application proposes demolishing the existing garage building and replacing this with one new single garage. This would be sited approximately 4.5 metres from the southeast boundary and 4 metres from the road. In footprint, it would measure 7.3 metres by 2.98 metres. The long, narrow building would have a dual-pitched roof at a ridge height of 3.25 metres above ground level with timber shiplap walls with double timber doors on the northeast elevation. This is proposed to be used for parking and storage.
- 1.4 The whole site is proposed to be levelled by adding permeable hardcore covered with bark chippings within timber edgings to provide parking either side of the garage. Two small groups of alder and goat willow would require removal.

2 Site History

No known history on this site. Planning permission was granted in 1990 for use of the land to the immediate southeast for car parking (BA/1990/4895/HISTAP) and area beyond that was given permission for the same in 1998 (BA/1998/4311/HISTAP).

3 Consultation

Broads Society – No objections.

Parish Council – 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. [NPPF](#)

Adopted Core Strategy (2007)
[Core Strategy Adopted September 2007 pdf](#)

CS1 – Landscape Protection and Enhancement

Adopted Development Management Policies (2011)
[DevelopmentManagementPoliciesDPD2011](#)

DP1 – Natural Environment
DP2 – Landscape and Trees
DP4 – Design

- 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.

Adopted Development Management Policies (2011)

DP5 – Historic Environment

DP28 – Amenity

6 Assessment

- 6.1 In terms of assessment, it is necessary to consider the impact on the Conservation Area of the removal of the existing garages, the design of the proposed replacement, the impact that would have on the Conservation Area, amenity, flood risk, trees and ecology.
- 6.2 The existing garages are of no architectural or heritage value and their dilapidated condition has a negative effect on the character of this part of the Conservation Area. There is therefore no objection to the demolition which would in itself make a positive contribution to the character and appearance of the Conservation Area.
- 6.3 The replacement garage is much smaller in scale and has a simple and traditional form that is considered appropriate here. The detailed design and materials for the garage and parking area are also considered acceptable and the proposal is in accordance with Development Management Policy DP4.
- 6.4 As well as the removal of the existing garage benefitting the Conservation Area, the proposed new garage and surfacing is also considered to make a positive contribution and the proposal can be considered acceptable in accordance with Development Management Policy DP5 and the National Planning Policy Framework with regard to heritage assets.
- 6.5 With regard to amenity, there would be no change in the nature or intensity of the use of the land and it is not considered the development would have any additional impacts on the amenity of the occupiers of the dwellings to the north or users of the land either side. It is considered necessary to condition the use of the land and garage to ensure this remains incidental to the use of the dwellings and subject to this the proposal is considered acceptable in accordance with Development Management Policy DP28.
- 6.6 Ground levels in this area require regular maintenance and the proposal is to restore the level across the site where it has dropped. There is no objection to this and the infill material would be permeable to maintain surface water drainage. It is not therefore considered flood risk would be adversely affected.

- 6.7 There is no objection to the removal of the two groups of self-sown trees and it is not considered the proposals would adversely affect the surrounding trees which are to be retained, providing the proposed protection measures are employed. Subject to an appropriate condition, the proposal is acceptable in accordance with Development Management Policy DP2.
- 6.8 There is potential for the existing garage building to be used by breeding birds and conditions are necessary to ensure that precautions are undertaken prior to demolition and nest boxes are erected on the new building as compensation. Subject to these conditions, the proposal is considered acceptable in accordance with Development Management Policy DP1.

7 Conclusion

- 7.1 The application proposes replacing an existing dilapidated building in a Conservation Area with a more appropriately designed and smaller building with associated surfacing. It is considered this would make a positive contribution to the Conservation Area without adversely affecting amenity, flood risk, trees or ecology.

8 Recommendation

- 8.1 Approve subject to conditions:
- (i) Standard time limit
 - (ii) In accordance with submitted plans
 - (iii) Arboricultural protection measures
 - (iv) If demolition is undertaken during bird breeding season and nests are found, no work until any young birds have fledged nest
 - (v) Details of two bird boxes to be agreed
 - (vi) Land to be used for parking of cars incidental to the enjoyment of residential dwellings and garage to be used for storage incidental to the enjoyment of residential dwellings

9 Reason for recommendation

- 9.1 The proposal is considered acceptable in accordance with Policies DP1, DP2, DP4, DP5, DP28 and DP29 of the adopted Development Management Policies (2011) and Policy CS1 of the adopted Core Strategy (2007). The proposal is also considered acceptable in accordance with the National Planning Policy Framework (2012) which is a material consideration in the determination of the application.

Background papers: Application File BA/2013/0389

Author: Maria Hammond
Date of Report: 8 May 2014

List of Appendices: APPENDIX 1 – Location Plan

APPENDIX 1

BA/2013/0389/FUL – Garages Adjacent To Beech Road, Wroxham
Demolition of existing garages and erection of timber garage of similar design

