

Application for Determination

Parish	Potter Heigham
Reference	BA/2009/0260/FUL
Target date	9 December 2009
Location	25a North West Riverbank, Potter Heigham
Proposal	Replacement of two existing boat sheds with single structure (Re-submission of BA/2008/0322/FUL)
Applicant	Dr Robert Alston
Recommendation	Approve subject to conditions

1 Description of Site and Proposals

- 1.1 The application site is a plot between two of the chalets that form a ribbon of development along this bank of the River Thurne, downstream of Potter Heigham bridge. Development on the plot consists of two boatsheds, side-by-side, the footprints of which cover approximately 116 square metres of the plot which measures approximately 10.5 metres by 16 metres (168 square metres).
- 1.2 One of the boatsheds is larger than the other and they sit side-by-side in a staggered form with the smaller shed set further back from the river but closer to the footpath which runs to the rear.
- 1.3 The boatsheds both have dual-pitched corrugated iron roofs, timber clad walls and double doors opening to slipways from the river. They are used as a base from which groups of young people undertake sailing, fishing and character building activities, run on a voluntary basis.
- 1.4 The proposal is to replace the two existing boatsheds with one single structure.
- 1.5 Whilst the proposed boatshed would be a single structure, it would take a form similar to that of the two existing sheds with a larger and smaller element, both under dual-pitched roofs. The front of the two sheds would be in line with the existing staggered arrangement. The footprint would measure approximately 131 square metres.
- 1.6 The larger element would measure approximately 6.5 metres by 13.6 metres, with a ridge height of approximately 5.2 metres above ground level. The

smaller section would measure approximately 3.3 metres by 11.7 metres with a ridge height of 4.5 metres.

- 1.7 Both elements would have double doors on the river elevation and square windows beneath the gables, with square windows either side of the doors on the larger element too. There would be no openings in the side elevations, except three translucent panels in each roof slope. The rear elevation to the footpath would also have windows beneath each gable and larger windows below these.
- 1.8 New slipways and replacement quayheading are also proposed, with the quayheading raised 0.15 metres above the level of the existing. The area between the quayheading and boatshed is proposed to be finished with a timber decking level with quayheading closest to the river, stepping up to a raised level by the boatshed.
- 1.9 The walls are proposed to be clad with featheredge boarding, stained dark brown and the roof is proposed to be pressed galvanised steel sheets, coloured red. The doors and window frames are proposed to be timber, stained to match the walls.

2 Site History

BA/2008/0231/FUL Proposed replacement of 2 existing boatsheds with single shed for boat storage and maintenance – withdrawn

BA/2008/0322/FUL Proposed replacement of two existing boat sheds with single shed for boat storage and maintenance – refused

3 Consultation

Broads Society (22/10) – In response to the original application we expressed a preference for the retention of two buildings and expressed our view that the design of the new boatshed was inappropriate for the location. I am pleased to advise you that we consider the revised design, with varying roof heights, to be perfectly acceptable and we have no objections. Nonetheless we wonder why so many windows are required in the new structure.

(18/11) We are pleased to see that account has been taken of the Society's comments regarding the number of windows.

Parish Council - We consider the application should be approved. As a boat shed this is an improvement to the two existing sheds and it is not out of place with surrounding buildings.

Suggested conditions:

That boatshed shall not be used for sleeping and eating quarters for young people being taught to sail half deckers.

It has been brought to our attention that young people are currently housed and fed in existing buildings which do not have the facilities for these

activities. It is also considered hazardous and does not meet health and safety requirements.

Environment Agency - We have no objection to the proposal on the grounds of flood risk. However, the proposed development will only be acceptable if the following planning conditions are imposed:

The development shall be constructed with a minimum finished floor level that is no lower than existing.

To prevent the increased risk of flooding.

Prior to the commencement of development, a scheme for the provision and implementation of flood proofing measures shall be submitted to and agreed in writing with the LPA. The scheme shall be carried out in its entirety before the development is first occupied and constructed and completed in accordance with the approved plans and in line with the CLG publication 'Flood Resilient Construction'.

To minimise the damage to the development in the event of flooding and enable a faster recovery once floodwaters have subsided.

You may wish to condition the submission of a flood warning and evacuation plan.

4 Representations

- 4.1 One representation has been received, objecting to the proposal on the grounds that they consider the application to represent a change of use and that the proposed replacement boatshed is intended to be used as a hotel and that the number of windows proposed is unnecessary for a boatshed.

5 Policies

5.1 Broads Local Plan (Saved Policies)

B11 - Design

Development will only be permitted if its scale, form, design, external materials and colour would be appropriate to its setting. New development in the built environment should respect the character and townscape of the area. New development in the countryside should be appropriately located so as to minimise its visual intrusion in the landscape.

TR 6 - Development for water recreation

Development associated with sailing, rowing, canoeing and windsurfing will be permitted provided that:

- a) it would not have a significant adverse effect on the Broads landscape;
- b) it would not obstruct navigation or lead to hazardous boat movements; and
- c) the development or its use would not have a significant adverse effect on wildlife or wildlife habitats.

5.2 **Broads Core Strategy adopted September 2007**

CS1 – Landscape

Development and changes in land use / management must ensure that all aspects of the environmental and cultural assets of the Broads distinctive landscape are protected, enhanced and restored.

Proposals should ensure opportunities for positive impacts on the following core assets have been addressed and adverse impacts avoided:

- (i) the defining and distinctive qualities of the varied landscape character areas formed by the built and natural environment
- (ii) tranquillity and wildness as part of the Broads experience
- (iii) the value and integrity of nature conservation interest and
- (iv) the character, appearance and integrity of the historic and cultural environment

Opportunities to mitigate the visual impact of currently intrusive features should be sought.

6 Assessment

- 6.1 The principle of replacing the existing boatshed is considered to be acceptable and the main issues to consider are the design, scale, form and materials, impact on residential amenities, landscape impact, flood risk, impacts on wildlife and navigation.
- 6.2 The design of the proposed replacement boatshed is relatively simple and functional. Although a single structure is proposed to replace the existing two boatsheds, the form with a small and larger element is largely similar to the existing. This variation in form breaks up the mass of the building, particularly when seen from the river. Concerns were raised about the number of windows originally proposed, and amended plans have been submitted rationalising the number and size of these windows and the design is considered acceptable. The proposed materials match those of the existing and are therefore considered appropriate.
- 6.3 Although there is an increase in footprint from the existing two sheds, this is concentrated at the rear of the larger element, where it would finish level with the smaller element, infilling a currently open area. The proposed boatshed would not extend any further towards the river or the two adjoining chalets and the variation in form is considered to satisfactorily reduce the visual mass of the larger boatshed and the scale and form are therefore considered acceptable.
- 6.4 There are no openings proposed in the side elevations and the proposed boatshed would not extend any further towards the adjoining chalets. The proposal is therefore not considered to result in any significant impact on the residential amenities of adjoining occupiers.

- 6.5 In terms of impact on the landscape, the site is on the riverfront and the landscape to the north is open marshland and the site is therefore relatively prominent. However, it is within the existing linear development on this bank and the proposal is not considered to be out of scale or character with this existing development and is therefore not considered to have any significant adverse impact on the local or wider Broads landscape. The increased height of the quayheading is relatively modest and is not considered to significantly disrupt the pattern along the bank edge and the decking is proposed to step up away from the river.
- 6.6 In terms of flood risk, the site is located in flood risk zone 3. The proposed replacement boatshed is considered to be 'water compatible' development and the design would allow for flood water to flow beneath the building and the floor level is proposed to be 3 centimetres higher than the flood wall to the rear. Subject to the conditions recommended by the Environment Agency, the proposal is considered to be acceptable.
- 6.7 Concerns have been raised about the intended use of the proposed replacement boatshed. This location, in flood risk zone 3, is not considered to be appropriate for the provision of any accommodation and it is therefore considered necessary to restrict the use of the boatsheds to prevent the provision of any overnight accommodation.
- 6.8 The applicant has recently advised that the existing boatsheds have been used for a period exceeding 10 years for sleeping accommodation for young people participating in the activities offered. On this basis, he considers that the proposed limitation on sleeping is unreasonable. The Local Planning Authority, however, must consider the policies pertaining and the specific circumstances and, in this case, the location in flood risk zone 3 and the absence of facilities mitigates against a use for habitation. If the applicant can demonstrate an established use for accommodation this would override the condition. However, in the absence of such evidence it would be inappropriate to encourage such a use.
- 6.9 In terms of the ecological value of the site, it is considered that, by virtue of the corrugated iron roofs, the existing boatsheds would offer low potential for bats; however, without a survey this cannot be guaranteed and it is considered necessary that a survey is undertaken and appropriate mitigation and enhancement measures are agreed, prior to demolition.
- 6.10 The proposed replacement quayheading and slipways would not protrude into the river and would therefore not impede the navigation and the side hung double doors to the boatsheds are a sufficient distance from the river not to open out onto it.

7 Conclusion

The design, scale, form and materials of the proposed boatshed are considered to relate well to the existing boatsheds and are appropriate for such a development in this area. By virtue of the appropriate design, the

proposed boatshed is not considered to have any significant adverse impact on the local or wider Broads landscape. Subject to a condition requiring an ecological survey and agreement of appropriate mitigation and enhancement measures prior to demolition, the proposal is not considered to have any adverse impact on wildlife or wildlife habitats and there is not considered to be any adverse impact on navigation. Subject to the conditions recommended by the Environment Agency, the proposal is considered to be acceptable in terms of flood risk. However, it is considered appropriate to restrict the use of the boatshed, in order to prevent any accommodation being provided in this inappropriate location at risk of flooding.

8 Recommendation

Approve subject to conditions:

- (i) Standard time limit.
- (ii) In accordance with amended plans.
- (iii) The development shall be constructed with a minimum finished floor level that is no lower than existing.
- (iv) Prior to the commencement of development, a scheme for the provision and implementation of flood proofing measures shall be submitted to and agreed in writing with the LPA. The scheme shall be carried out in its entirety before the development is first occupied and constructed and completed in accordance with the approved plans and in line with the CLG publication 'Flood Resilient Construction'.
- (v) Prior to the commencement of development, a Protected Species Survey shall be submitted to the LPA and appropriate mitigation and enhancement measures shall be agreed.
- (vi) Prior to the commencement of development, a flood warning and evacuation plan shall be submitted to and agreed by the LPA.
- (vii) The boatshed hereby permitted shall not be used at any time for human habitation, including overnight accommodation.

9 Reason for Recommendation

The application is considered to be in accordance with saved Broads Local Plan Policies B11 (Design) and TR6 (Development for Water Recreation) and adopted Core Strategy Policy CS1.

Background papers: Application File

Author: Maria Hammond
Date of Report: 19 November 2009

List of Appendices: Location Plan

BA/2009/0260/FUL - 25a North West Riverbank, Potter Heigham
Resubmission of BA/2008/0322/FUL for the replacement of two existing boat sheds with single structure

