

Application for Determination

- Parish:** Wroxham
- Reference:** BA/2015/0062/FUL **Target Date:** 27 April 2015
- Location:** Staithcote, Beech Road, Wroxham
- Proposal:** Demolition of existing garden sheds and erection of domestic outbuilding incorporating summerhouse, storage and water treatment housing
- Applicant:** Mr Jonathan Edge
- Reason for referral:** Applicant connected to Broads Authority member of staff
- Recommendation:** Approve with conditions.

1 Description of Site and Proposal

- 1.1 The application site is located at the eastern end of Beech Road on the south bank of the River Bure over 1 kilometre downstream of Wroxham Bridge. Wroxham Broad is located to the south of the site (see Location Plan).
- 1.2 The proposal is associated with Staithcote, a property with a traditional appearance (about 100 years old) which is set some 40 metres back from the river at the eastern end of Beech Road. The site has a 50 metre frontage to the river with a mooring dyke. Staithcote itself has an elevated ground floor and is effectively a one and a half storey dwelling with part boarded and part render walls and a thatched roof. In the curtilage of Staithcote there are modest sized wooden sheds (located to the east of the dwelling house).
- 1.3 The application is to remove the existing shed structures and replace with a single building for use as a domestic store, including for bicycles, summerhouse (in its north facing element) and housing for water pump. This requires the removal of a small number of trees.
- 1.4 The proposed building is 10 metres by 3 metres with a ridge height of 3.7 metres above proposed floor level (some 4.4 metres above ground level). It has an internal footprint of 29 sq m in comparison to the footprint of the sheds which have in total an area of 16 sq m. The proposed building is in a similar position to the existing sheds but as described by the agent '*set at a 20 degree tapering angle to the house*'. The design and choice of

materials seek to respect the character of the area and Staithcote itself, to achieve a degree of visual harmony. It is proposed to be timber framed with vertical black weather boarding, on timber piled foundations. Timber framed windows are proposed (with narrow proportions which seek to reflect traditional interwar type of summerhouse). The roof is proposed to be steeply pitched cedar shingles covered with a generous overhang.

- 1.5 The agent explains the reason for this as a single detached building is *'the final solution has been to place the building at an angle to the house with the southern end aligned to the east and partially 'emerging' from the associated woodland..... . By placing the proposal in this manner it obviates any potential 'domestication' of the site that might occur should the building be sited parallel to the existing dwelling. Also, as it will be seen emerging from the extensive and mature woodland to the east of the house this too aids the somewhat organic nature of the building'*.
- 1.6 The site is located within the Wroxham Conservation Area and also falls within a high risk flood zone area. As the site is located within a Conservation Area, if consent is granted it will also approve the removal of trees within the Conservation Area.
- 1.7 The proposals have been accompanied by drawings and a supporting planning statement (which address the Conservation Area / heritage consideration and its position in a high flood risk) plus a tree survey which addresses the quality and health of trees close to the proposed building.

2 Planning History

- 2.1 BA/2014/0032/FUL Replacement quay heading. Approved April 2014.
NB. This application also granted consent for the demolition of the sheds

3 Consultations

- 3.1 Wroxham Parish Council – Awaited.

Broads Society – Awaited.

Environment Agency - No objection. You may wish to condition that there is to be no overnight stays. Regarding the water treatment housing we assume this is for a previously permitted private treatment plant granted when the building was converted. The Environmental Permitting Regulations 2010 make it an offence to cause or knowingly permit a groundwater activity unless authorised by an Environmental Permit which we will issue. A groundwater activity includes any discharge that will result in the input of pollutants to groundwater. The applicant should contact our permitting service to determine if a permit is required.

4 Representations

- 4.1 None received.

5 Planning Policy

- 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.

Core Strategy (CS) (2007)

[Core Strategy Adopted September 2007 pdf](#)

Policy CS1 – Landscape protection and enhancement

Development Management Plan DPD (DMP) (2011)

[DEVELOPMENTPLANDOCUMENT](#)

Policy DP1 – Natural environment

Policy DP2 – Landscape and Trees

Policy DP4 - Design

Policy DP29 – Development on Sites with High Probability of Flooding

- 5.2 The following policy has been assessed for consistency with the NPPF and has been 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.

Development Management Plan DPD (DMP) (2011)

Policy DP5 – Historic Environment

- 5.3 Material Planning Consideration

National Planning Policy Framework (NPPF) (2012)

[NPPF](#)

6 Assessment

- 6.1 The application seeks to provide a new ancillary domestic outbuilding to replace three wooden sheds in a poor condition. In view of the position of the site, adjacent to the river and its Conservation Area location, the key issues relate to appearance / design / impact on the visual amenity; affect on Conservation Area and flood risk.
- 6.2 The existing sheds are modest in scale but make no positive contribution to the character and appearance of the area or Conservation area. The proposed replacement building will be significantly greater in scale but still will have a subordinate relationship with the main dwelling, Staithcote. The proposed siting is set back from the river so will not appear dominant and the design approach is welcomed, as it seeks to reference the character of the main dwelling and other dwellings in Beech Road in respect to its

proportions, materials and detailing. The proposal requires limited tree removal; however, this will not involve work to any tree which is identified of significant value (in an already well 'treed' area). Therefore based on the above, it is considered that the approach will meet the design tests of development plan Policy DP4 and landscape protection aspirations of Policies CS1, DP1 and DP2.

- 6.3 As the site is located with a Conservation Area, it is important to assess the impact of the proposal on the heritage asset (as promoted in NPPF advice and also development plan policy DP5). In this case as outlined above, the proposal will remove unattractive typical domestic type modest sized wooden sheds and will replace with a building which, although larger, will better respect the character of the area and will enhance the appearance of the site and make a positive contribution to the Conservation Area. Therefore it is considered that there is no conflict with NPPF or development plan policy advice.
- 6.4 It is important to consider flood risk issues in this location. In this case the proposal is ancillary domestic accommodation (a mix of summerhouse and storage) with an elevated floor height. Notwithstanding the floor level, the Environment Agency (whilst raising no objection) recommends that a condition be imposed to prevent any use for overnight stay. It is considered that with the imposition of the suggest condition, the proposal is acceptable and consistent with the key aims of development plan policy DP29 with regard to flood risk.

7 Conclusion

- 7.1 The proposal is for an ancillary domestic building to replace three sheds. It is considered that the proposal represents a sympathetic design that will enhance the Conservation Area and will, subject to no adverse comment, have no unacceptable impact in relation to flood risk, ecological, or landscape considerations and will be consistent with development plan policy.

8 Recommendation

- 8.1 Subject to no substantive representation/comment being raised, this planning application is approved subject to the following conditions.
- Standard time limit condition;
 - Submitted plans / details;
 - Material to be agreed;
 - No use for overnight stay.

Background Papers: BA/2015/0062/FUL

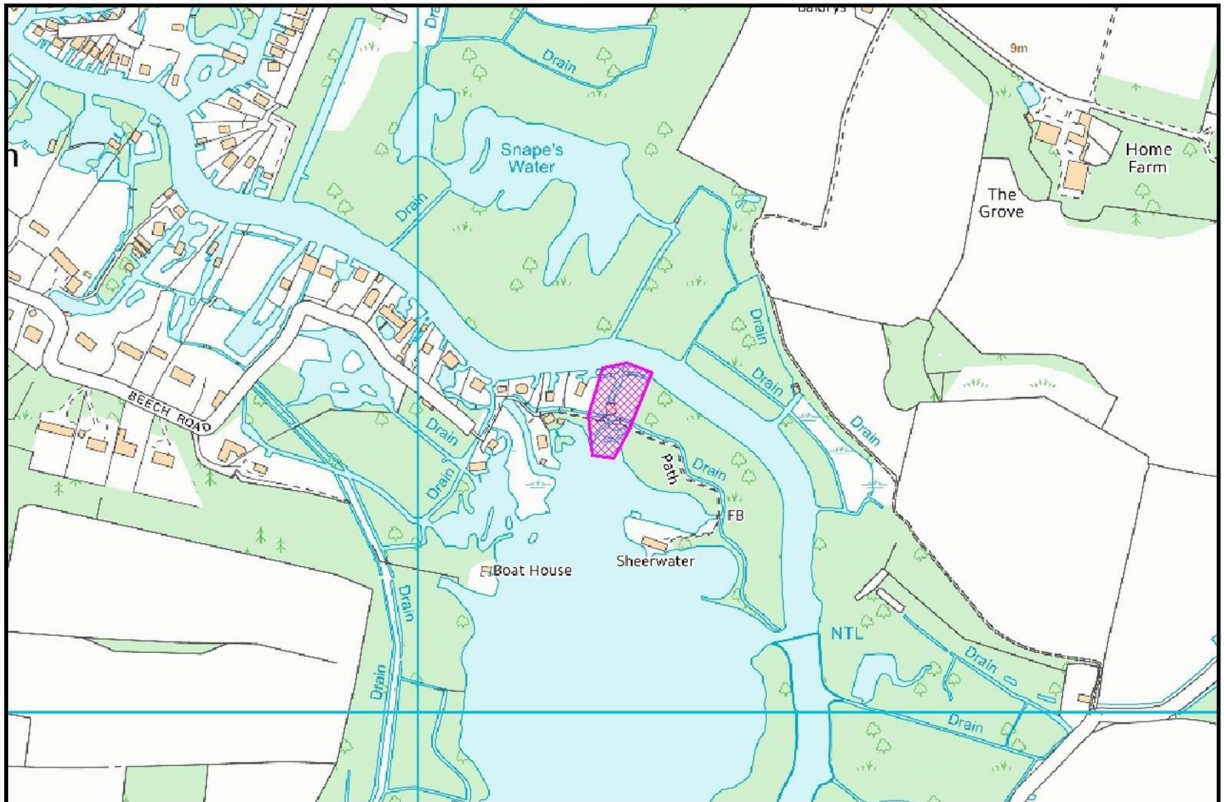
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Date: 13 March 2015

Appendices APPENDIX 1 - Location Plan

APPENDIX 1

BA/2015/0062/HOUSEH - Staithecote, Beech Road, Wroxham

Domestic outbuilding incorporating summerhouse, storage and water treatment housing.



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