

Application for Determination

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| Parish | Burgh St Peter/Wheatacre |
| Reference | BA/2015/0236/COND Target date 5 October 2015 |
| Location | Waveney Inn and River Centre, Staithe Road, Burgh St Peter |
| Proposal | Variation of Condition 2 of BA/2013/0329/FUL to amend approved drawings -New entrances, external cladding and window alterations. |
| Applicant | Waveney River Centre (2003) Ltd. |
| Recommendation | Approve subject to conditions |
| Reason for referral to Committee | Applicant is a member of the Authority |

1 Description of Site and Proposals

- 1.1 Waveney Inn and River Centre is an established complex of visitor, recreation and boatyard facilities located in a relatively isolated position on the River Waveney at Burgh St Peter. Vehicular access is via largely single track roads off the A143.
- 1.2 The site is located on the sloping valley side and extends down to the river's edge. The landscape surrounding the site is comprised mainly of traditionally managed grazing marsh, with the exception of land to the east, which is cultivated as arable farmland. There is a single residential property and the Parish Church to the north of the centre, a single residential property to the east and a cluster of dwellings to the south west.
- 1.3 Facilities within the site include a public house, convenience shop, swimming pool, camping and touring caravan pitches, glamping pods, play area, launderette, self-catering apartment, lodges, workshop, and private and visitor moorings. The moorings are located on the riverfront, within two basins and on a dyke.
- 1.4 It is the public house building which is the subject of this application. It sits to the west of the site nearest Staithe Road, facing towards the river and moorings, with the holiday lodges to the immediate southwest. This building is formed of the original two storey public house, with later extensions. In December 2013 planning permission was granted for new entrances, external cladding and window alterations to this building (BA/2013/0329/FUL). This

was followed by a subsequent permission to relocate the shop into part of the public house, from another building elsewhere on site (BA/2013/0405/CU).

- 1.5 This 2013 permission for alterations has been implemented but there are some deviations from the approved plans and this application seeks to regularise these by substituting the approved plans listed in condition 2 with amended plans. The shop has also been relocated but the permission for this did not include any external alterations.
- 1.6 The northernmost part of the building is the original two storey pub. On the northeast elevation, which faces the access drive into the site, there were to be two first floor windows replacing existing ones and one window would be blocked up. On the ground floor, one window was to be blocked up and one new window added adjacent to a door. Instead, the application seeks to retain the arrangement with one original first floor window retained, one replaced and one opening altered into two. On the ground floor, the approved new window has been added, albeit in a different frame, but that which was to be blocked up has been retained and a further window has been added.
- 1.7 On the principle (southeast) elevation, one existing arched first floor window was to be blocked up and the central door retained. Instead, the first floor window has been retained and the door has been boarded over to display advertising material. The door remains behind this. All existing brickwork was to be rendered under the approval and although this has not yet been completed, it remains part of the proposal.
- 1.8 The building extends at single storey level to the southwest of the host building. A new covered entrance was approved in the 2013 application and this has been completed, with the addition of an access ramp along the front elevation. Two existing windows have also been retained here, rather than being replaced with slightly smaller windows. Further along this elevation, double doors with side glazing were to provide a further entrance to the bar area from a raised deck with a wide ramp to access it. The deck has been built in a different configuration with a narrower ramped access and the original single entrance door set back under the roof has been retained in place of the approved new entrance. Two approved rooflights have not been fitted.
- 1.9 The completed deck extends around to the southwest elevation where an approved new window has not been provided. All retained and new windows are in white PVC as approved and approved timber cladding to the lower extensions has been completed.
- 1.10 Outside the original part of the building, four new parking spaces were to be provided, but instead some areas of planting have been retained.
- 1.11 This application seeks to retain all amendments from the approved plans and the proposal effectively represents a combination of the approved alterations with retained existing openings and amendments. It should be noted that the amendments from the approved scheme are considered to be more

significant than those in application BA/2015/0243/NONMAT and to have a material effect on the appearance of the approved scheme. It was therefore considered necessary for the applicant to submit an application to substitute amended plans, rather than a non-material amendment application.

2 Site History

BA/2013/0310/FUL Proposed six camping pods - Approved subject to conditions.

BA/2013/0329/FUL New entrances, external cladding and window alterations - Approved subject to conditions

BA/2013/0405/CU Conversion of existing shop to luxury apartment with re-location of shop to unused part of pub - Approved subject to conditions

BA/2015/0243/NONMAT -Non Material Amendment to pp BA/2013/0405/CU for minor differences to the external appearance from that approved - Considered elsewhere on this agenda.

BA/2015/0251/FUL Change of use of marina from leisure to mixed leisure & residential, residential moorings not to exceed 10% of total mooring capacity - Pending consideration, to be determined by Planning Committee in due course.

3 Consultation

Burgh St Peter/Wheatacre Parish Council – Response awaited.

Broads Society - Response awaited.

District Member - Response awaited.

Highways Authority - Response awaited.

4 Representations

None received at time of writing report.

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.

[DEVELOPMENTPLANDOCUMENT
NPPF](#)

DP4 - Design

DP11 - Access

6 Assessment

- 6.1 In determining this application, the primary consideration is the design of the amendments and the effect they have on the overall appearance of the approved scheme.
- 6.2 The approved scheme to renovate the public house was considered to improve the visual appearance with a more contemporary treatment that was sensitive to the original host building. The proposed amendments include a combination of retained and approved features with some minor changes. The fenestration changes are considered broadly acceptable and maintain the improved, contemporary appearance that was approved.
- 6.3 The addition of an access ramp along the front elevation and changes to the approved decking are the more significant deviations from the approved plans. These have been completed in a design and materials appropriate to the altered building and do not detract from the building or surrounding area. Retention of the amendments is considered acceptable in accordance with Policy DP4.
- 6.4 The Highways Authority's response on the reduction in parking is awaited.

7 Conclusion

- 7.1 The proposed retention of amendments is considered acceptable with regard to design and the completed design has achieved the sensitive, contemporary renovation of the approved scheme in accordance with Policy DP4.
- 7.2 It is anticipated, if the Highways Authority have an objection to the reduction in approved parking spaces, that alternative provision could be agreed elsewhere on site and the proposal could be made acceptable in accordance with Policy DP11. However, their response is awaited and this recommendation is subject to the matter of parking provision being satisfactorily resolved.

8 Recommendation

- 8.1 Approve subject to conditions:
- (i) Retain in accordance with 'as built' drawings
 - (ii) Retain car parking in accordance with plans

9 Reason for recommendation

- 9.1 Subject to the above, the proposal is considered to be acceptable in accordance with Policies DP4 and DP11 of the adopted Development Management Policies (2011) and the National Planning Policy Framework (2012) which is also a material consideration in the determination of this application.

Background papers: Application File BA/2015/0236/COND

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Date of Report: 26 August 2015

Appendices: APPENDIX 1 – Location Plan

APPENDIX 1

