

Application for Determination

Parish	Burgh St Peter/Wheatacre		
Reference	BA/2015/0243/NONMAT	Target date	7 September 2015
Location	Waveney Inn and River Centre, Staithe Road, Burgh St Peter		
Proposal	Non material amendment to pp BA/2013/0405/CU for minor differences to the external appearance of the apartment building from that approved		
Applicant	Waveney River Centre (2003) Ltd.		
Recommendation	Approve		
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. The site is outside a development boundary and spans flood risk zones 1, 2 and 3.
- 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 In March 2014, planning permission was granted for the conversion of an existing shop to a luxury apartment and the re-location of the shop to an unused part of the public house (BA/2013/0405/CU). This permission included

alterations to the fenestration on the ground floor elevations of the shop to facilitate this change of use.

- 1.5 This application seeks a non-material amendment to regularise changes which have been made during the implementation of that permission.
- 1.6 On the south elevation of the former shop building, two windows have been installed rather than sets of double doors and on the west elevation a window opening has been retained which was to be removed and clad over. A ramped access to the elevated ground floor level has also been added on this elevation.
- 1.7 On the east elevation, there were no approved changes to the fenestration, but one small window has been added to a single storey lean-to. A fenced area of private amenity space has also been added to the east elevation and stepped access to the raised veranda along the south elevation has been provided.
- 1.8 The north elevation has got a new window of slightly different proportions to the approved and access to an additional door on this elevation is from a re-configured area of raised decking which is accessed from the west, rather than north as approved.
- 1.9 The approved windows and doors were to be in black powder coated aluminium to match the existing, but all are now grey and the timber cladding, which was previously stained brown, has been painted in a lighter shade of grey.

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/2015/0236/COND Variation of Condition 2 of BA/2013/0329/FUL to amend approved drawings - 'New entrances, external cladding and window alterations' - 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.

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

6 Assessment

- 6.1 When determining non-material amendment applications, it is necessary only to consider the effect of the proposed changes and in this case it is considered the relevant effects are those to the approved design.
- 6.2 The proposed amendments retain some of the original openings and re-use original window frames. As the approved scheme did not significantly change the appearance of the building, it is not considered these minor amendments have any adverse effect on the approved design. The change to the colour of the windows and doors is considered acceptable and complements the new colour of the cladding.
- 6.3 The changes to access and decking are all minor and have been completed to match the rest of the building. The addition of an amenity area encloses part of the adjoining land but this is small in scale and the reed panel fencing is not inappropriate here. It is not therefore considered to significantly detract from the building itself.
- 6.4 It is considered that the completed development is of an appropriate design and is acceptable in accordance with Policy DP4. It is not considered the changes have any other impacts above those of the approved scheme.

7 Conclusion

- 7.1 The proposed amendments are considered to be acceptable in terms of design in accordance with Policy DP4.

8 Recommendation

8.1 Approve.

9 Reason for recommendation

9.1 The proposal is considered to be acceptable in accordance with Policy DP4 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/2015/0243/NONMAT

Author: Maria Hammond

Date of Report: 26 August 2015

Appendices: APPENDIX 1 – Location Plan

APPENDIX 1

