

Application for Determination

Parish: Wroxham

Reference: BA/2013/0034/FUL **Target date:** 01/04/2013

Location: The River House, 10 Skinners Lane, Wroxham

Proposal: Resubmission of BA/2012/0171/FUL for the erection of a boathouse

Applicant: Mr and Mrs Purnell

Recommendation: Approve subject to conditions

Reason referred to Committee: Third Party and Parish Council Objection

1 Description of Site and Proposals

- 1.1 The application site is situated within Wroxham's Conservation Area and accessed off a minor road, Skinners Lane. Skinners Lane runs parallel to the course of the River Bure with the majority of development concentrated on the eastern side of the road. On the western side, the landscape gently slopes down to the river and is open in its appearance punctuated by some mature trees and planting. The opposite side of the river is heavily wooded and undeveloped.
- 1.2 The site is a large residential plot, of a long narrow shape, containing a two storey red brick and slate roof dwelling at the eastern end. Situated to the end of Skinners Lane, in an isolated group of properties, the plot then slopes down considerably east to west towards the River Bure. A large boat cut and slipway sit perpendicular to the river at the western end of the plot approximately 70m from the main dwelling. The site is enclosed by a number of mature trees. Two neighbouring properties and associated plots sit immediately to the north of the site and agricultural land extends out to the south.
- 1.3 The application is for the erection of a boatshed to the end of the existing boat dyke. The proposal includes the excavation of the existing slipway to make space for a wet dock within the proposed boatshed. The boatshed is proposed to be approximately 14m long, 6.5m wide, and 1.8m to the eaves and 6.3m to the ridge. The boatshed is proposed to be constructed with timber black stained boarding, timber joinery and a thatched roof. A first floor recessed balcony area is proposed to face the river.

- 1.4 It is important to note that the site was the subject of an appeal against the Authority's decision to refuse the application for the erection of a boatshed in 2007. The decision was upheld at appeal as it was considered by the inspector that the boathouse, at the size proposed, would be a large prominent building along the riverbank in an area which primarily remained undeveloped. It would dominate the view along the river from the west and would unacceptably harm the character and appearance of this pleasant unspoilt waterway contrary to Norfolk Structure Plan 1999 Policy ENV.14, and the Broads Local plan Policies B11, B12 and C12 (See Appendix 2 for full appeal decision).

2 Site History

In 2005 an application for a two storey extension was approved - BA/2005/3757/HISTAP.

In 2006 an application for the erection of a new boatshed with holiday accommodation over was refused- BA/2006/3697/HISTAP.

In 2006 an application to extend wet dock and erect new boathouse over (revised proposal) was refused- BA/2006/3669/HISTAP.

In 2007 an appeal to extend wet dock and erect new boathouse over was dismissed- APP/K26101/A/06/2033496/NWF.

In 2011 an application for proposed first floor dormer roof extension to side of dwelling was approved- BA/2011/0186/FUL.

In 2012 an application for a proposed new boathouse was withdrawn - BA/2012/0171/FUL - Withdrawn.

3 Consultation

Broads Society - No objection provided that there is no provision for accommodation.

Parish Council - Object as it is out of keeping with this quiet stretch of river and bank.

District Member - Response awaited.

4 Representation

Neighbour objection with concerns over:

- Scale being excessive and incomparable to other structures along the riverbank
- Impact on the undeveloped character of the bank
- Impinge on views up the river

5 Policies

5.1 Adopted Core Strategy (2007)

[Core Strategy \(Adopted Sept 2007\).pdf](#)

CS1- Protection of Landscape

5.2 Adopted Development Management Plan DPD (2011)

[DMP DPD - Adoption version.pdf](#)

DP2- Landscape and Trees

DP4- Design

DP5- Historic Environment

DP12- Access to the Water

DP13- Bank Protection

DP16- Moorings

DP28- Neighbouring Amenity

5.3 Material Planning Consideration - National Planning Policy Framework (2012)

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

6 Assessment

6.1 The main issues to consider in the determination of this application are principle of development, design, impact on the landscape and the character of the Conservation Area, trees, navigation, and neighbouring amenity.

6.2 Principle

6.2.1 In terms of the principle of development, it is not uncommon for owners of waterside properties to seek storage for boats. Boathouses situated to the end of large residential plots are characteristic of the wider Broads and the development is therefore considered acceptable in principle subject to it being acceptable in visual terms and subject to no overnight accommodation being provided and secured via condition. It is acknowledged however, that this boatshed is large and proposed to be erected on a primarily undeveloped part of the riverbank and therefore the applicant's desire to provide boat storage will need to be weighed against the landscape impact of the proposal. In this case it will also be appropriate to outline the differences between this proposal and the proposal that was dismissed at appeal.

6.3 Design

6.3.1 In terms of design, the proposed boatshed is of a traditional form and character. The eaves height remains low, meaning the roof will dominate, and traditional materials are proposed such as dark stained timber boarding and thatch. The boatshed is proposed to be simply fenestrated which contributes

to the traditional form. It is not considered that the size is out of scale with its surroundings, given the plot size and scale of the dwelling. It is considered that the traditional form and materials relate well with the historic character of the dwelling and the design is therefore considered acceptable.

6.4 Landscape and Conservation Area

- 6.4.1 It is acknowledged that this section of the riverbank remains primarily undeveloped and that the quiet and intimate character is a positive component of the Conservation Area. The boatshed proposed is large meaning that there will undoubtedly be a landscape impact on this quiet stretch of the river. The scale has been dictated by the size of the boat owned by the applicant and whilst the proposed boatshed is large it is considered that the traditional and understated form would help break up the massing. Although the building will be visually prominent and would disrupt the quiet and undeveloped nature of this location, the traditional form and high standard of materials make for a visually attractive development. As a result it is considered that the form responds to the development of the wider area and reinforces local distinctiveness. The boatshed is proposed to be set back from the river front by approximately 11m which would lessen the visual impact from if it were to be installed abutting the river's edge. It is considered that the thatched roof, which will dominate, will assimilate well with the predominantly wooded and natural surroundings and on balance it is considered that there will not be an adverse impact on the landscape or character of the Conservation Area.

6.5 Difference to Previous Scheme

- 6.5.1 As outlined above the previous scheme was dismissed at appeal due to concerns over scale and impact on landscape. It is considered that this proposal differs from that proposal in terms of both scale and character. In terms of scale, the width has been reduced by approximately 1.5m and the height has been reduced by approximately 1.5m. Whilst the change in scale is modest it is considered that the massing has been greatly reduced by a simpler form and design detailing. The use of thatch for the roof compared to slate in the appeal proposal, will dominate due to the form and this further helps assimilate the building into the landscape, unlike the previous proposal.
- 6.5.2 In terms of character, it is considered that the previous proposal had a domestic appearance almost tantamount to an individual unit operating separately from the main dwelling. This was exacerbated by the scale and the choice of materials, namely slate for the roof, which would have been over-dominant in this predominantly natural and wooden landscape, and detailing of design such as the heavily glazed gable at the river elevation and rooflights. This would have meant that the building would have been read as overly dominant in this primarily undeveloped location. It is considered that the application proposal through a reduction in scale, change in form which breaks the massing, and use of simple understated detailing, means that the building will be seen as an ancillary building working in unison with the main dwelling which is considered appropriate.

6.5.3 In addition to the above there has been a change in both National and Local Planning Policy since the appeal decision. The appeal proposal was assessed against policy ENV.14 of the Norfolk Structure Plan and Policies B11, B12 and C12 of the Broads Local Plan which have all now been superseded by the NPPF and the Development Management Policies DPD (2011). Whilst it is noted that the same level of landscape protection is provided by the Development Plan Policies the general presumption in favour of sustainable development within the NPPF is a material consideration.

6.6 Trees

6.6.1 A large attractive Austrian Pine sits to the rear of the proposed boatshed. Given the Pine's visual quality it is considered that it should be retained and protected throughout the development. It is considered that this can be achieved, although additional information regarding the proposed siting, foundations and services are awaited and members will be updated verbally regarding this aspect.

6.7 Navigation

6.7.1 Given the mooring exists, as the proposal allows the boat to be stored away from the main navigation channel, and as the boathouse is set back from the main navigation channel it is not considered that there will be an adverse impact on navigational safety.

6.8 Neighbouring Amenity

6.8.1 It is acknowledged that the boathouse is large and is proposed to be erected along the boundary of the neighbouring plot to the north. However the building is proposed to be situated some 50m away from the main dwelling meaning it is not considered that the existence of the boathouse would be overbearing or create overshadowing. The objectors concern regarding the blocking of a view is noted but is not a material planning consideration. It is therefore considered that there would be no adverse impact on neighbouring amenity.

6.9 Ecology

6.9.1 As the building is proposed to stand on an area that would have previously been a concreted slipway with low biodiversity potential it is not considered that Protected Species will be affected by the development. Although it is not considered that Protected Species will be affected by the proposal it is considered that biodiversity enhancements should be secured via condition in accordance with the NPPF (2012) and policy DP1 of the Development Management Policies DPD (2011).

7 Conclusion

7.1 Although this section of the riverbank remains primarily undeveloped and although it is considered that the siting of this large boatshed will have an

impact on the landscape and character of the Conservation Area, on balance it is not considered that there would be an adverse impact on the landscape due to the set back siting of the proposed boatshed, simple and understated form, and high quality materials which will help assimilate the building into the landscape. It is not considered that there will be an adverse impact on trees subject to further clarification, navigational safety or neighbouring amenity.

8 Recommendation

8.1 Approve subject to the following conditions:

- Standard time limit
- In accordance with amended plans
- Large scale joinery of details of windows, doors and balustrade to be submitted
- No overnight or separate accommodation to be provided
- Biodiversity enhancement to be secured

9 Reasons for Recommendation

9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with National Planning Policy Framework and policies CS1 of the Core Strategy (2007) and DP2, DP4, DP5, DP12, DP13, DP16 and DP28 of the Development Management Policies DPD (2011).

Background Papers: BA/2005/3757/HISTAP
BA/2006/3697/HISTAP
BA/2006/3669/HISTAP
APP/K26101/A/06/2033496/NWF
BA/2011/0186/FUL
BA/2012/0171/FUL

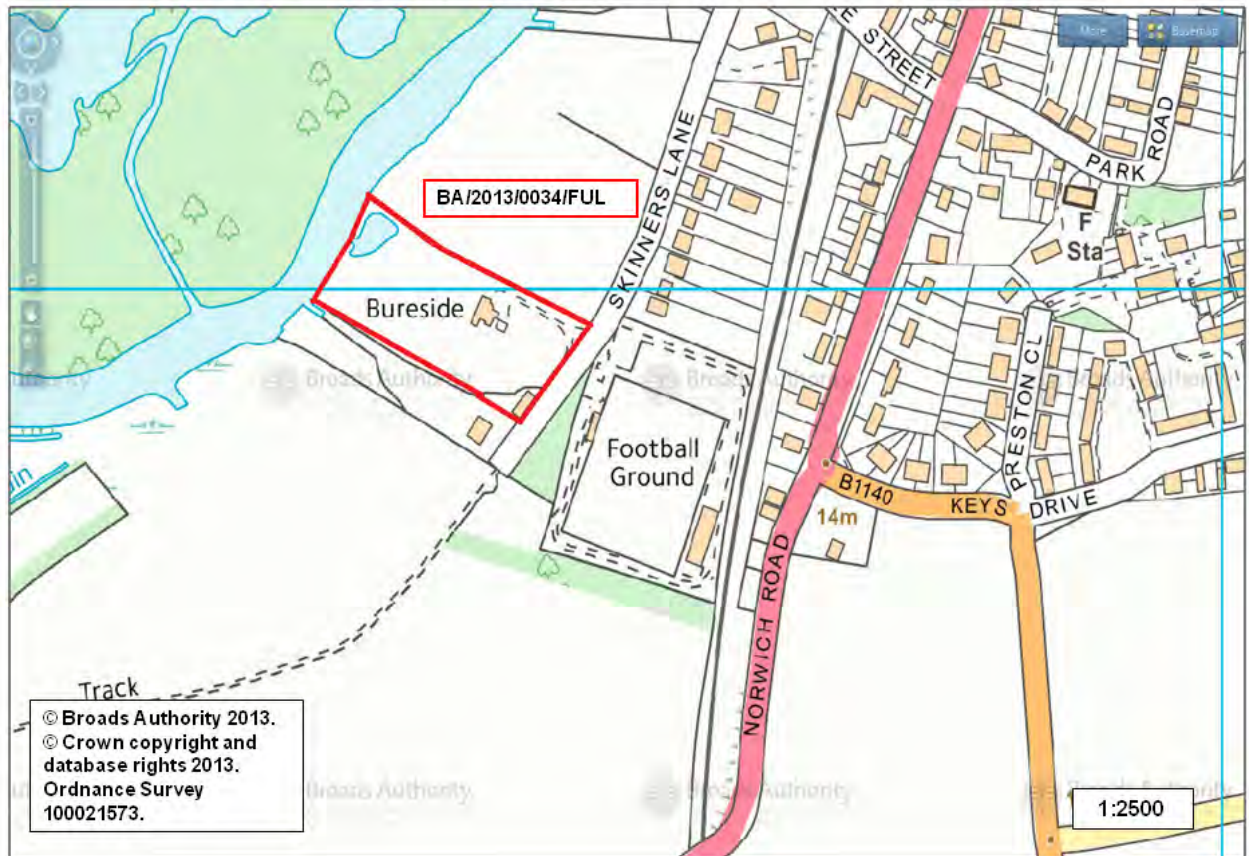
Author: Kayleigh Wood

Date of Report: 11 March 2013

List of Appendices: APPENDIX 1: Site Location Plan
APPENDIX 2: Appeal Decision (APP/K26101/A/06/2033496/NWF)

APPENDIX 1

BA/2013/0034/FUL - The River House, 10 Skinners Lane, Wroxham
Resubmission of PP BA/2012/0171/FUL - proposed new boat house





Appeal Decision

Site visit made on 23 April 2007

by **Frances Mahoney** DipTP MRTPI IHBC

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
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Date: 10 May 2007

Appeal Ref: APP/R2610/A/06/2033496

The River House, Skinners Lane, Wroxham, Norfolk NR12 8SJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs R Sampson against the decision of Broadland District Council.
- The application Ref 20061051, dated 26 June 2006, was refused by notice dated 24 July 2006.
- The development proposed is a new boathouse.

Decision

1. I dismiss the appeal.

Reasons

2. Skinners Lane runs parallel to the course of the River Bure with the majority of development concentrated on the eastern side of the road. On the western side, the landscape gently slopes down to the river and is open in its appearance punctuated by some mature trees and planting. The opposite side of the river is heavily wooded and undeveloped. The River House is located towards the end of Skinners Lane, in an isolated small group of properties. It has a long rear garden which undulates down to the river bank. The River House adjoins open farmland to the south west with woodland concentrated along the river bank. The end of the garden is open to the river providing clear views from the water to the dock area.
3. The appeal proposal is for a new boathouse constructed over the existing dock, which would also be the subject of some alterations. The boathouse would include a sail loft with an indented front balcony area. It would be set at 90° to the river, set back into the garden retaining a mooring area in front of the boathouse.
4. On the approach to the appeal site along the River Bure from the west, the river bends, passing between wooded banks. On the eastern side, the bank opens out as the river snakes through towards Wroxham. The houses along Skinners Lane can be seen in the distance from the river but the overall character to be appreciated from the water is one of a tranquil, verdant waterway combining the open nature of the eastern bank with the woodland to the west.
5. Whilst it would not be unexpected to see such a boathouse along the river, and I am aware there are similar buildings elsewhere on the waterway, as the Broads Local Plan Policy B 12 sets out, such development will only be granted

where it would not have a significant adverse effect on the character of the landscape or waterway. In my view the boathouse, at the size proposed, would be a large prominent building along the river bank in an area which primarily remains undeveloped. It would dominate the view along the river from the west and would unacceptably harm the character and appearance of this pleasant unspoilt waterway contrary to Norfolk Structure Plan 1999 Policy ENV.14, and the Broads Local Plan Policies B 11, B 12 and C 12.

Frances Mahoney

INSPECTOR