

**Planning Applications with Navigation Implications:
Floating pontoon with access ramp/walkway and removal of 3 mooring posts;
BA/2017/0491/HOUSEH; Clearwater, Broadview Road, Lowestoft.**
Report by Planning Assistant

Summary: Planning application to remove three existing mooring posts and replace with a floating pontoon with a ramp providing access from the garden of Clearwater, Broadview Road, Lowestoft.
Member's views are sought on the proposals.

1 Background

- 1.1 The application site is a dwellinghouse, Clearwater, on the southern side of Broadview Road, Oulton Broad, Lowestoft. This is a substantial three storey detached dwelling dating from the 1970s which has been refurbished in a contemporary style. The dwelling sits within a large plot extending from the road to the Broad. There are three existing timber mooring posts that are located within the Broad approximately 6 metres to the south of the bank of the Broad and are 6 metres apart from one another in a west to east orientation.
- 1.2 The property Clearwater is located within development of houses which line the central part of the northern bank of Oulton Broad. A number of properties in this area take advantage of the location to moor to the Broad-side frontage and neighbouring properties, Dabchick Dyke, Waterside and Mere House have floating pontoons of various designs; perpendicular to the bank, adjacent to the bank and an L-shape around the end of a mooring cut.

2 The Planning Application

- 2.1 The current application seeks to remove the existing mooring posts and replace them with a floating pontoon. The floating pontoon would be located 2.2 metres from the bank and have a width of 2 metres; with the furthest edge of the pontoon therefore 4.2 metres from the bank of the Broad. The floating pontoon would be 11.5 metres in length. A ramp would provide access on the western end of the floating pontoon, across the 2.2 metre gap between the bank and the pontoon.

3 Navigation Issues

- 3.1 The proposed floating pontoon would sit closer to the property than the existing three mooring posts and would allow the mooring of boats within Oulton Broad.

4 Conclusions

- 4.1 Member's views are sought on the proposed development and any matters of relevance to navigation. Any comments will be considered as part of the planning process.

Background papers:	None
Author:	George Papworth
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Broads Plan Objectives:	None
Appendices:	None