

Reference:

BA/2018/0050/NONMAT

Location

Ferry Marina, Ferry Road, Horning

BA/2018/0050/NONMAT - Ferry Marina



Application for Determination
Report by Planning Officer

Target Date	8 March 2018
Parish:	Horning Parish Council
Reference:	BA/2018/0050/NONMAT
Location:	Ferry Marina, Ferry Road, Horning
Proposal:	Re-arrangement of external windows and doors, non-material amendment to previous permission BA/2017/0190/FUL.
Applicant:	Ferry Marina Ltd.
Recommendation:	Approve
Reason for referral to Committee:	A member of the Navigation Committee is a director of the company making the application

1 Description of Site and Proposals

- 1.1 The application site is a large boatyard at the eastern end of the village of Horning on the Rive Bure. The yard extends from the riverside northwards along the eastern side of Ferry Road towards School Road. A large boatshed for repairs and maintenance exists at the southern end of the site, nearest the river, and this building also houses the site reception and offices.
- 1.2 In July 2017 planning permission was granted for a single storey extension to the northern side of the boatshed to be used additional workshop space and ancillary facilities to the boatyard (BA/2017/0190/FUL).
- 1.3 This application proposes non-material amendments to the approved extension which work has commenced on.

- 1.4 The amendments consist of the provision of an additional personnel door and double doors on the west elevation in place of a window and on the north elevation one personnel door would be omitted. On the north and east elevations high level windows would be approximately 100mm deeper.

2 Site History

- 2.1 In 2007 planning permission was granted for the conversion of an existing boatshed to four units of holiday accommodation and erection of replacement boatshed (BA/2007/0318/FUL). The replacement boatshed is the one subject of this application. This permission was subsequently amended to reduce the amount of land removed from the site (BA/2007/0210/COND).
- 2.2 In 2009 a small extension to the southern lean-to was permitted to enlarge the reception space (BA/2009/0303/FUL).
- 2.3 In July 2017 planning permission was granted for an extension to the boatshed (BA/2017/0190/FUL).

3 Consultations

- 3.1 Consultations received

Parish Council – to be reported.

District Member - This application can be determined by the Head of Planning (delegated decision).

- 3.2 Representations received

None received at the time of writing the report.

4 Policies

- 4.1 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.

[Adopted Broads Development Management DPD \(2011\)](#)

Policy DP4 – Design

- 4.2 The following Policies have been assessed for consistency with the NPPF and have 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.

Policy DP28 – Amenity

4.3 Neighbourhood Plan

There is no Neighbourhood Plan for this area.

5 Assessment

- 5.1 In terms of the design, the amendments proposed are non-material in nature and would have a negligible effect on the overall appearance of the approved extension. The proposal is therefore acceptable in accordance with Policy DP4.
- 5.2 The altered and additional openings are not considered to have any effect on amenity above that of the approved scheme. The proposal is therefore acceptable in accordance with Policy DP28.

6 Conclusion

- 6.1 The application proposes non-material amendments to the openings of an approved extension to an existing boatshed. These would not materially affect the design or appearance of the extension or the amenity of neighbouring occupiers and are therefore acceptable.

7 Recommendation

Approve

8 Reason for Recommendation

In the opinion of the Local Planning Authority the proposal is acceptable in accordance with Policies DP4 and DP28 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.

9 Note by Solicitor and Monitoring Officer

In accordance with the procedures set out in paragraph 2 of the Code of Conduct for Members on Planning Committee and Officers, I have been informed of this application. I have read the file and this draft report on 14th February 2018. I confirm that I consider that this matter has been dealt with in accordance with normal processes and procedures and that the recommendation appears uncoloured by the relationship noted in this report. I have asked that this paragraph be inserted into the report.

Background papers:	BA/2018/0050/NONMAT
Author:	Maria Hammond
Date of report:	13 February 2018.
Appendices:	Appendix A – Map

APPENDIX A

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