

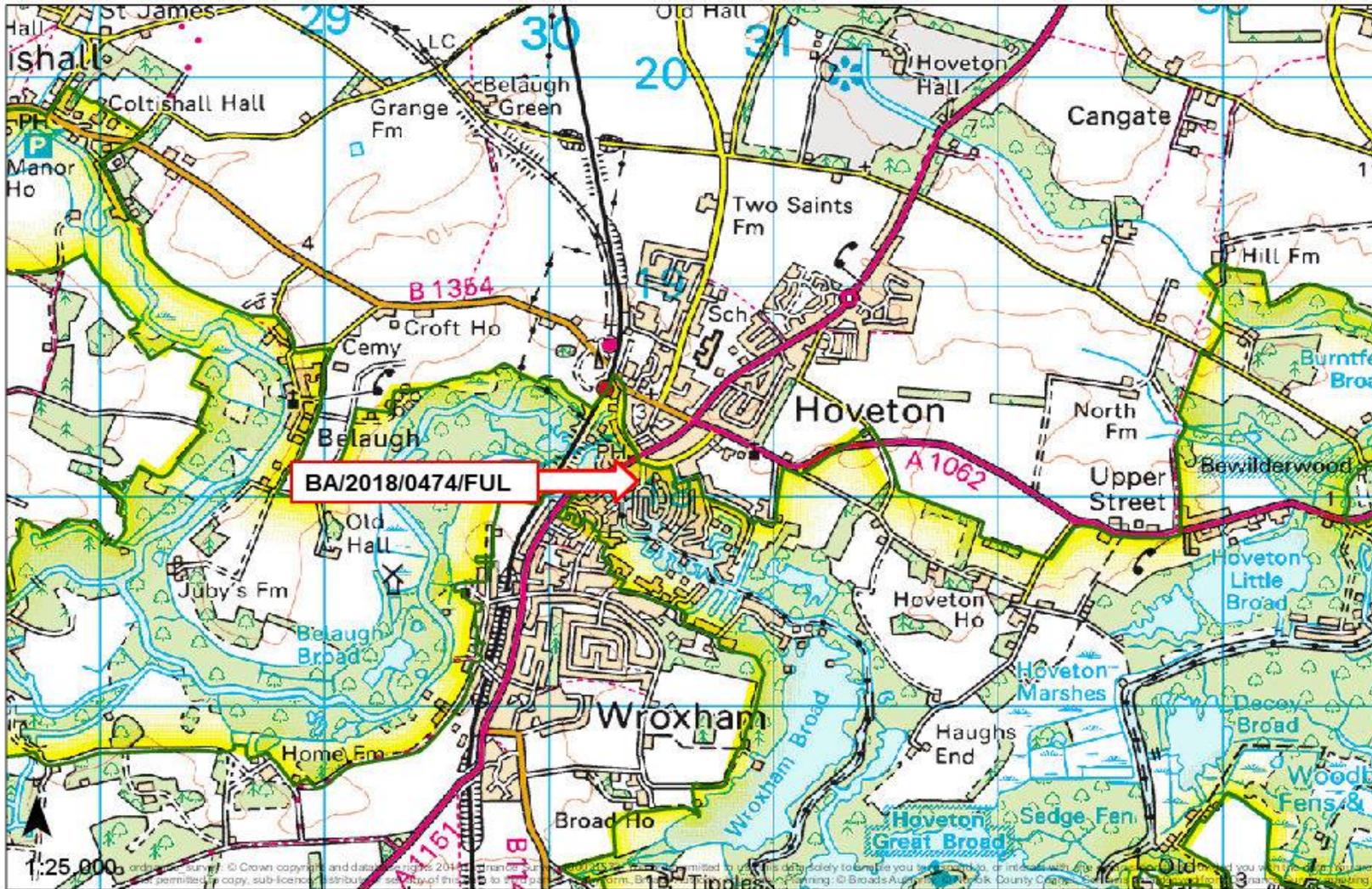
**Reference:**

BA/2018/0474/FUL

**Location**

Richardson's Day Boat Hire, Fineway  
Leisure, Fineway Boatyard, The Rhond,  
Hoveton

BA/2018/0474/FUL



## **Application for Determination**

|   |   |                    |                             |
|---|---|--------------------|-----------------------------|
| <b>Parish</b>                           | Hoveton Parish Council  |                    |                             |
| <b>Reference</b>                        | BA/2018/0474/FUL  | <b>Target date</b> | 11 <sup>th</sup> March 2019 |
| <b>Location</b>                         | Richardson's Day Boat Hire, Fineway Leisure, Fineway Boatyard, The Rhond, Hoveton |                    |                             |
| <b>Proposal</b>                         | Replacement reception building  |                    |                             |
| <b>Applicant</b>                        | Mr Paul Richardson  |                    |                             |
| <b>Recommendation</b>                   | Approve subject to conditions   |                    |                             |
| <b>Reason for referral to Committee</b> | Director of company is a Navigation Committee Member                              |                    |                             |

### **1 Description of the Site and Proposals**

- 1.1 Richardson's Day Boat Hire is located centrally in Hoveton amongst other tourist and boat yard land uses, as well as other commercial and retail businesses slightly further away. In this area there are also holiday lets and residential accommodation to the south. The application site comprises of an existing single storey porta cabin/static caravan type building of pre-fabricated construction with a floor area of 23m<sup>2</sup>, which is fixed in place adjacent to day boat moorings and large areas of car parking. This structure is used as the day boat rental office and reception with associated storage, however it is coming to the end of its economic life, and is somewhat tired in its appearance. It is accessed from an existing mooring cut which links into the River Bure, and which has an angled additional cut which runs parallel to the existing structure's southern wall.
- 1.2 Planning permission is sought for the demolition of the existing day boat hire office and its replacement with a similar scale single storey structure for the same use, albeit a permanent building. The orientation of the structure would see the building turned slightly through 30 degrees clockwise and it would have a floor area of 32.3m<sup>2</sup>, which is an increase of approximately 10m<sup>2</sup> over the existing structure. The replacement building would be a timber clad mono-pitch structure, with an access ramp along the western elevation of the site to allow for improved access to the office. The proposed roof will over sail the structure to the south to create a covered canopy area above the area of proposed decking and there would be a high level of glazing.

- 1.3 Additionally, part of the existing cut is proposed to be covered over by decking to square off the cut's northern most extent. The infill of the cut would have a timber deck and timber and rope barrier. The area of quay to be covered is approximately 14m<sup>2</sup>.

## 2 Site History

None relevant

## 3 Consultation

Parish Council – No objection.

District Member – No response received

Environment Agency – No objection but set out in their response advice to the applicant on EA permit requirements which would be relayed by way of informative, should the application be permitted.

Norfolk County Council Highways – No objection

BA Waterways and Recreation – No encroachment on the navigation and no loss in access so no objection to the proposal.

BA Operations Directorate – No encroachment on the navigation and no loss in access so no objection to the proposal.

## 4 Representations

- 4.1 None received.

## 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.

[NPPF](#)

Development Management Policies DPD (adopted 2011)

DP4 – Design

DP27 – Visitor and Community Facilities and Services

DP29 – Development on site with a High Probability of Flooding

[Development-Management-DPD2011](#)

Modification Version of the Local Plan for the Broads (January 2019)

[http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0008/1461644/Broads-New-Local-Plan-Publication-Modifications-version-January-2019.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/1461644/Broads-New-Local-Plan-Publication-Modifications-version-January-2019.pdf)

The Broads Authority has recently reviewed its Local Plan, with the Examination held in June and September 2018. The proposed Main Modifications are currently the subject of consultation until 15 March 2019 and it is anticipated that the Plan will be adopted in summer 2019. Given the advanced stage of the Plan, the emerging policies can be accorded significant weight. The following policies are relevant:

MODDM43 – Design (Page 131 of Broads Local Plan Modifications Document)

PUBHOV5 – Hoveton town Centre and areas adjacent to the Town Centre (Page 179 of Broads Local Plan Modifications Document)

Neighbourhood Plan

5.2 There is no neighbourhood plan in force in this area.

## **6 Assessment**

6.1 The proposed development relates to the replacement of an existing structure used as a reception and office for an established day boat hire business within Hoveton with a larger building for the same purpose, but with improved access and facilities.

6.2 The key issue in the determination of the application is the design of the replacement. The principle of development, flood risk, ecology, impact upon amenity, change to the mooring dyke are all issues which will also be considered as material planning matters.

### Principle of the development

6.3 The proposal is to replace a tired static caravan type building which has the appearance of a temporary structure with a permanent building of slightly larger proportions to fulfil the same function. The existing land use associated with the day boat yard is an acceptable land use which provides employment opportunities and is also a tourist facility supported by local plan policy. Therefore the replacement of this building and slight change to the mooring cut is considered to be in principle acceptable, and indeed welcomed.

### Design

6.4 The current structure detracts from the wider character of the area, and does not present a particularly positive image of either the wider area, or the business which operates from the site. The proposed development incorporates higher quality materials, including timber panel cladding, standing seam roof, timber/rope safety railings and is an attractive design which would be a positive addition to the water and street-scape. The re-orientation of the quay, and building is in principle acceptable, and whilst the building would have an approximately 10m<sup>2</sup> larger floor area, this and the more permanent character and quality of the building does not result in an over-dominance locally.

- 6.5 The proposed works would ensure that the existing building is removed and a more attractive structure replaces it to ensure better disabled access, better staff and visitor accommodation, without harming the wider character of the area. As such it is considered that the proposal in design terms is a positive change and is in accordance with policy DP4 of the Development Management Policies DPD (adopted 2011)

### Other matters

- 6.6 The current structure is not considered to offer habitat for protected species, and as such, whilst the proposal includes demolition this is not considered to have any impacts ecologically. In regards to flood risk the site is located within flood zone 3, however the current and proposed land use is considered to be a water compatible use. The Environment Agency (EA) has not objected to the development. As part of the Flood Risk Assessment a Flood Response Plan has been provided and the detail of this document will be required by condition. An informative will be attached to ensure that the applicant is aware of the EA permitting regulations.
- 6.7 Whilst there is a slight change to the mooring cut through the inclusion of a deck, this would not affect the navigation or access to the water, and is supported. Whilst there are a number of residential and holiday properties in the area the current and proposed land use is not considered to harm any of these properties' amenity. Current access and car parking would not be adversely affected, and the Local Highways Authority has not objected to the scheme.

## **7. Conclusion**

- 7.1 The proposed replacement structure is considered to be an acceptable scheme which would replace an unattractive building which houses a land use and business which is supported by the Broads Local Plan with an attractive, proportionate replacement permanent building that would contribute to the visual amenity of this popular tourism hub. Consequently the scheme is considered to be in accordance with all relevant planning policy.
- 7.2 The proposal is considered to be in accordance with Policies DP4, DP27, DP29 of the Development Plan Document (2011). It is in accordance with the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

## **8. Recommendation**

- 8.1 Approval subject to conditions as below:
- i. Standard time limit;
  - ii. In accordance with submitted plans;
  - iii. Submission of samples of materials of all external finishes; and details and samples of the decking joinery;

- iv. Prior to the commencement of use provide a completed flood response plan in-line with recommendations as set out in the Flood Risk Assessment submitted with the application.
- v. The use of the building hereby approved shall be only be in conjunction with the use of the mooring and site as a dayboat hire business.

8.2 The following informatives be specified on the decision notice:

- The consent of the Environment Agency may be required in respect of work. The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from the river and from any flood defence structure or culvert of the River Bure, designated a 'main river'. Application forms and further information can be found at: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> . Anyone carrying out these activities without a permit where one is required, is breaking the law.

Please contact the EA's National Customer Contact Centre to assess which category your proposed works fall under. They will then be able to tell you the classification of your application, the fee associated with your application, and how to proceed forward. They can be contacted by email: [floodriskactivity@environment-agency.gov.uk](mailto:floodriskactivity@environment-agency.gov.uk). It is the applicant's responsibility to secure this.

- Please consult the following guidance to confirm whether a Works licence is required from the Broads Authority - <http://www.broads-authority.gov.uk/planning/planning-permission/works-licences>

List of Appendices: Location Plan  
Background papers: Application File BA/2019/0474/FUL  
Author: Jack Ibbotson  
Date of Report: 22nd February 2019

