

Application for Determination

Parish	Horning		
Reference	BA/2013/0411/FUL	Target date	6 March 2014
Location	Heronshaw, Ropes Hill Dyke, Horning		
Proposal	Proposed two storey extension with new internal staircase and provision for a lift		
Applicant	Mr David Broad		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Applicant is a member of the Authority		

1 Description of Site and Proposals

- 1.1 The application site is a dwelling Heronshaw on Ropes Hill Dyke, Horning. The waterway of Ropes Hill Dyke runs north-west off the River Bure to the west of the village centre of Horning. Residential development lines the south-western side of the dyke and is accessed on land by a roadway that runs parallel with the dyke off the A1062 to the north. The north-eastern side of the dyke comprises a mixture of mooring and residential uses, with a further dyke to the northeast of that. To the south, beyond a drainage dyke and line of trees is a substantial marina. Heronshaw lies approximately halfway along the dyke.
- 1.2 The dwelling occupies the south-eastern part of the site and is two storey in scale, with an open fronted wet boathouse occupying the majority of the ground floor. External staircases on the northwest and southwest elevations give access to the first floor accommodation which has a covered balcony on the dykeside elevation and there are rooflights to accommodation in the roofspace. The dwelling measures approximately 16 metres in length and 5.7 metres in width, except an extension on the northwest elevation which extends a further 3 metres. This dwelling has a thatched roof over timber clad walls with timber windows.
- 1.3 Within the site to the southeast, there is a mooring cut and detached thatched ancillary building, with a further small shed nearest the road. To the northwest there is a detached wet boathouse with ancillary accommodation on the ground and first floors. This boathouse is slightly smaller in scale to the main dwelling, but is similar in appearance with an open front and side to the

boathouse and timber clad walls but has a pantile roof with dormer windows. The use and occupation of this boathouse accommodation is restricted by planning condition to the occupiers of Heronshaw only.

- 1.4 The application proposes the erection of a two storey extension to the existing dwelling. This would be across the southwest elevation in the area of the existing external staircase and would extend by 2 metres in depth from under the half-hipped roof. The area of the existing staircase would be enclosed by this extension which internally would accommodate a new staircase, space for the provision of a lift, circulation space and a toilet on the ground floor and a utility area on the first floor.
- 1.5 A new door opening under a cantilevered gabled porch roof with a pantile roof would feature on the northwest elevation as well as a small ground floor window and new first floor window under the existing thatched roof. The southwest elevation would have double doors and a small window to the ground floor with a large first floor window and the southeast elevation would also have ground and first floor windows and a glazed door.
- 1.6 The walls would be clad in timber and have timber windows to match the existing and a low pitched hipped roof would have a covering of grey fibreglass to imitate a standing seam lead roof.

2 Site History

- 2.1 In 1992 planning permission was granted for a house and boathouse with new boathouse, new boat dock and garage extension (BA/1991/2672/HISTAP). This permission was granted subject to conditions and a Section 106 agreement and a subsequent permission was granted varying some of the conditions of that permission (BA/1993/2488/HISTAP).
- 2.2 In 2008, permission was granted for a sun room with study area over, extended balcony and dormer window to the dwelling with boathouse referred to above (BA/2007/0315/FUL).

3 Consultation

Broads Society – Response awaited.

Parish Council – Response awaited.

District Member – Response awaited.

Anglian Water – Response awaited.

4 Representations

- 4.1 No responses received to date, members to be updated as necessary.

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.

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

CS1 – Landscape Protection and Enhancement

Adopted Development Management Policies (2011)
[DMP DPD - Adoption version.pdf](#)

DP1 – Natural Environment
DP3 – Water Quality and Resources
DP4 – Design

- 5.2 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.
[NPPF](#)

Adopted Development Management Policies (2011)
DP28 – Amenity

6 Assessment

- 6.1 In terms of assessment, the principle of an extension to an existing dwelling is acceptable and it is necessary to consider the scale, form, design and materials proposed, amenity and ecology.
- 6.2 This is a two storey rear extension with an overall depth of 4.4 metres, however part of this space is currently occupied by an external staircase and the extension would infill this space and extend only a further 2 metres. The roof would extend from under the existing hip, approximately 2.5 metres below the ridge of the thatched roof and consequently this extension would take a subservient scale and form that would not significantly increase the visual mass of the building. With the exception of the roof, the detailed design and materials would match the existing dwelling and a complementary roof material is considered appropriate for this subservient addition. The proposal is therefore considered acceptable in accordance with Development Management Policy DP4.
- 6.3 In terms of amenity, the new windows to the southeast elevation would not significantly increase overlooking to the neighbouring dwelling to the southeast as there are existing large first floor windows on this elevation. As the boathouse to the northwest can only be used and occupied in

connection with Heronshaw, it is not considered that the amenity of the occupiers would be detrimentally affected and this building screens any views from the proposed extension to the north and northwest. Consequently, the proposed extension is considered acceptable in accordance with Development Management Policy DP28.

6.4 There are existing bat boxes on the dwelling which would require removal to construct the extension. It is considered appropriate to require these to be replaced on the extension to ensure the biodiversity interest is maintained in accordance with Development Management Policy DP3.

6.5 It is understood the site is connected to the mains sewer. One new toilet is proposed, although it is noted that no new bedrooms are proposed and thus the occupancy of the dwelling should not increase as a result. The comments of Anglian Water and the Environment Agency are awaited on this matter.

7 Conclusion

7.1 The proposed extension is of a subservient scale, form and materials to complement the existing dwelling without detracting from it or adversely affecting the character of the surrounding area. It is not considered any unacceptable impacts on amenity would result and, subject to the comments of Anglian Water and the Environment Agency, the proposal is considered acceptable.

8 Recommendation

8.1 Approve subject to conditions:

- (i) Standard time limit
- (ii) In accordance with submitted plans
- (iii) Timing of removal and replacement of bat boxes

9 Reason for Recommendation

9.1 The proposal is considered to be acceptable in accordance with Policies DP1, DP3, DP4 and DP28 of the adopted Development Management Policies DPD (2011) and Policy CS1 of the adopted Core Strategy (2007) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

Background papers: Application File BA/2013/0411/FUL

Author: Maria Hammond
Date of Report: 14 January 2014

List of Appendices: Location Plan

APPENDIX 1

BA/2013/0411/FUL – Heronshaw, Ropes Hill Dyke, Horning
Proposed two storey extension with new internal staircase and provision for a lift

