

Application for Determination

Parish	Horning Parish Council
Reference	BA/2012/0056/FUL Target date 28 June 2012
Location	Silver Dawn, Woodlands Way, Horning Reach, Horning
Proposal	Demolition of existing bungalow and associated sheds/buildings on site and replacement with new chalet style dwelling and garage.
Applicant	Mr Nick Barrett
Recommendation	Approve subject to conditions

1 Background

- 1.1 In May 2012 an application was submitted for the proposed demolition of an existing dwelling, summerhouse and sheds at Silver Dawn, Woodlands Way, Horning and their replacement with a new dwelling and garage (subsequently amended to a carport). A report was presented to the Planning Committee meeting of 20 July 2012 (attached at Appendix 1).
- 1.2 In considering the application there was discussion regarding the heights and levels presented in the application and the impact of the proposal on the amenities of adjoining occupiers. It was considered that further consideration was needed to assess this and members decided to undertake a site visit prior to determination.
- 1.3 Members undertook a site visit on 3 August 2012. Minutes of the meeting are attached at Appendix 2.
- 1.4 In order to resolve the discrepancies between the stated levels, the applicant has undertaken a further survey, the owner of the neighbouring property Broads Haven has provided survey data and officers have undertaken a survey of the site. The resulting figures are all consistent and it has been established that the ridge heights of the neighbouring properties Broads Haven and Swallows Bank are approximately 8.0m AOD.
- 1.5 The original submitted plans represented the proposed ridge height of the proposed replacement dwelling to be approximately 100mm higher than the neighbouring properties. However, this was stated to be 8.6m AOD. In light of the revised survey data, amended plans have been submitted which have reduced the scale of the dwelling to have a ridge height of 8.174m AOD.

1.6 The amended plans have been consulted on and the responses shall be updated at the Planning Committee meeting.

2 Assessment

2.1 An assessment of the proposal can be found in the report prepared for the 20 July meeting.

2.2 The amended plans have modified the scale of the building to reduce the ridge height by 0.5 metres and bring it to within approximately 100mm of the neighbouring properties. This maintains the relationship that was previously proposed, but the ridge height of the proposed dwelling and the neighbouring dwellings are approximately 0.5 metres lower than previously understood.

2.3 The main issues to consider in the determination of this application are the appropriateness of the scale, mass, height, design and external appearance of the dwelling to its setting and the impact on amenities of adjoining occupiers.

2.4 The clarification of the heights and subsequent reduction of the ridge height of the proposed dwelling to maintain the intended relationship with the neighbouring dwellings is welcomed. As set out in the report prepared for the 20 July meeting, it is appreciated that the proposed dwelling would be significantly larger in scale than the existing dwelling however this is not considered to be inappropriate in the context of the surrounding development and it is not considered that the scale would be over-dominant nor result in unacceptable impacts on the amenities of the adjoining occupiers.

2.5 There is no dispute over the existing and proposed footprint figures; the footprint of the proposed dwelling and enclosed part of the carport building would equal that of the existing dwelling, summerhouse and sheds which are proposed to be demolished. The neighbours and applicant are in agreement on this.

3 Recommendation

3.1 Subject to any further consultation responses received on the amended plans, approve subject to the following conditions:

- (i) Standard time limit.
- (ii) In accordance with submitted plans.
- (iii) Samples of materials.
- (iv) Landscaping scheme.
- (v) Minimum finished floor level.
- (vi) Underfloor void to remain open.
- (vii) Flood resilience measures.
- (viii) Flood warning and evacuation plan.
- (ix) Remove permitted development rights for alterations and extensions to dwelling and for outbuildings.

- (x) Obscure glazing as shown on plans.
- (xi) Maximum ridge height.

4 Reason for Recommendation

- 4.1 The proposal is considered to be acceptable in accordance with Policies DP1, DP4, DP8, DP24, DP29 and DP29 of the adopted Development Management Policies DPD (2011), Policies CS1 and CS20 of the adopted Core Strategy (2007), saved Policy HOR1 of the Broads Local Plan (1997), the Authority's adopted Development and Flood Risk SPD and the National Planning Policy Framework.

Background papers: Planning File BA/2012/0056/FUL

Author: Maria Hammond
Date of report: 6 August 2012

List of Appendices: APPENDIX 1 – Report to Planning Committee on 20 July 2012
APPENDIX 2 – Minutes of Site Visit on 3 August 2012

**Broads Authority
Planning Committee
20 July 2012**

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Location	Silver Dawn, Woodlands Way, Horning Reach, Horning
Proposal	Demolition of existing bungalow and associated sheds/buildings on site and replacement with new chalet style dwelling and garage.
Applicant	Mr Nick Barrett
Recommendation	Approve subject to conditions
Reason for referral to Committee	Objections received

1 Description of Site and Proposals

- 1.1 The site is an existing dwelling at Silver Dawn, Woodlands Way, Horning. The development along Woodlands Way consists of single storey and storey and a half dwellings fronting the river along the western bank of the Bure to the southwest of Horning village. The dwellings are generally detached within modest plots that enjoy a river frontage and a more private curtilage to the rear. To the immediate west is an area of wet woodland at Crabbetts Marsh which provides the backdrop when viewed from the river and the opposite bank of the river is undeveloped marshland covered by various habitat designations. The site is outside the Development Boundary and in flood risk zone 3b.
- 1.2 Silver Dawn is a single storey dwelling that sits approximately 12 metres from the river and comprises a dual-pitched dwelling with lean-to and flat roof extensions to the side and rear. The walls have white timber boarding and the windows are also white painted timber, the pitched roof has cedar shingles. Within the curtilage to the rear there is a small summerhouse and two sheds stand adjacent to a gravel parking area by Woodlands Way. The total footprint of buildings on site is approximately 95 square metres. A mooring cut extends from the river almost the whole length of the plot along the south-western boundary and this is shared with the dwelling to the southwest. There is also a mooring cut between the site and the property to the northeast, within the curtilage of the neighbouring dwelling. Silver Dawn is not known to have any

planning conditions restricting its use to holiday accommodation only, although it is used as a holiday let.

- 1.3 The dwellings either side are one and a half storey in scale, both are timber clad and to the northeast there is a pantile roof and to the southwest cedar shingles.
- 1.4 The application proposes the replacement of the existing dwelling, the removal of the sheds and summerhouse and the erection of a garage.
- 1.5 The proposed replacement dwelling would be sited a further 5 metres back from the river and would have a footprint of approximately 93 square metres. The dwelling would provide accommodation over two floors, with the first floor largely contained within the gabled roof that would face the river. The dwelling would have a ridge height of 8.6 metres AOD and a split eaves level. On the north-eastern boundary the dwelling would be approximately 1.5 metres from the fenceline and to the southwest there would be a distance of 4 metres from the mooring cut.
- 1.6 The form of the dwelling would be largely symmetrical and it would have a cantilevered balcony beneath the eaves overhang on the river elevation and two Juliet balconies on the rear elevation. A raised decking area would extend to the front of the dwelling with steps down to an enclosed grassed area. At the rear, a ramp and steps would lead up to the raised floor level which would be approximately 1.2 metres above the existing ground level at 1.82 metres AOD.
- 1.7 The river elevation would be almost entirely glazed within a structural white timber frame, with obscure glazing to the first floor windows and doors on this and the rear elevation. The walls would be a light grey/green timber and the proposed roof material is zinc. Two rows of solar panels are proposed along the southwest elevation, with two rooflights on this and the northeast elevation.
- 1.8 The proposed garage would be in the northwest corner of the site, on the site of two existing sheds. This would be largely open-sided with a gabled roof, with a ridge height of approximately 3.6 metres, on white timber posts to match the dwelling. This would also provide bin storage and a small enclosed area for secure storage. A new fence is proposed along the northeast boundary, this would be approximately 1.8 metres in height, including 0.45 metres of trellis along the top.

2 Site History

In 2010 planning permission was granted for the installation of a replacement sewage treatment unit (BA/2010/0071/FUL).

3 Consultation

Broads Society – No objections. Commend the extent and quality of the information supplied.

Parish Council - Consider application should be approved. If permission is granted, elevation should not be higher than adjacent properties. Concerns relating to glare from proposed zinc roof, suggest it should be a duller finish.

District Member – No response.

Environment Agency – No objection providing Authority are satisfied the residual flood risk will be safely managed. Recommend conditions in respect of minimum finished floor level, flood resilient construction measures, retention of under floor void and flood response plan.

4 Representations

- 4.1 Four representations received objecting to the proposal in terms of: overlarge scale of dwelling for plot and proximity to boundaries; extent of decking; design not suited to this location; materials, including appearance of zinc roof and its impact on the health of adjacent occupiers and wildlife. Concerns expressed about misleading computer visuals and inaccurate representation of neighbouring properties in submitted plans – consider Members should visit site. Other issues raised include increased use of private road and impact of holiday use of dwelling on amenities of adjoining occupiers.

5 Policies

5.1 Broads Core Strategy adopted September 2007

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

CS1 – Landscape

CS20 – Rural Sustainability

5.2 Development Management Policies DPD adopted November 2011

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

DP1 – Natural Environment

DP4 – Design

DP8 – Renewable Energy

DP24 – Replacement Dwellings

DP28 – Amenity

DP29 – Development on Sites with a High Probability of Flooding

5.3 Other Material Considerations

National Planning Policy Framework
Development and Flood Risk Supplementary Planning Document (SPD)
[Development and Flood Risk Supplementary Planning Document \(SPD\)](#)

6 Assessment

- 6.1 The application proposes a replacement dwelling and the principle of this must be considered. If this is found to be acceptable, the key considerations are the appropriateness of the scale, mass, height, design and external appearance of the dwelling to its setting, flood risk, impact on amenities of adjoining occupiers and impact on protected species.
- 6.2 Silver Dawn is one of the remaining smaller, single storey dwellings along this stretch of the river which are gradually being replaced as they come to the end of their serviceable lives, with replacements typically being larger. Whilst the loss of traditional riverside properties is regrettable, the existing dwelling is not of any individual visual, historic, architectural or cultural significance making it worthy of retention. Whilst the property is currently used as a holiday-let, there is not known to be any holiday restriction on its use and there is no reason to consider it does not have a lawful residential use.
- 6.3 The proposed dwelling would be set back further from the river in a less prominent position; however, the proposal does represent a significant increase in scale by virtue of the increased floor level, addition of first floor accommodation and 18 square metre increase in footprint. It is noted that the representations received consider the proposal to be an overdevelopment of the site. Development along this bank of the river on the approach down river to Horning does vary in scale, with substantial two storey dwellings closest to the village, reducing to single storey dwellings at the furthest extent from the village. Where single storey development is predominant at the western end, the addition of first floor accommodation in replacement dwellings has been resisted and decisions have been upheld on appeal. Woodlands Way relates more to the larger scale village development and there are many existing dwellings of a similar scale to that proposed here in the immediate vicinity. The addition of first floor accommodation is therefore not considered to be inappropriate in this particular location. The significant increase in floor level also increases the overall height of the dwelling, however this offers significant improvements on flood safety and resilience in comparison to the existing dwelling and the treatments of the freeboard broken up with steps, a ramp and hit and miss boarding is considered to be appropriate
- 6.4 Representations have been received which dispute the scale of the adjacent dwellings as represented in the submitted plans. Ridge heights of the adjacent properties have been provided by their owners and it is stated by them that the proposed dwelling would be approximately 0.9 metres higher than the dwellings either side. It is noted that the Parish Council do

not wish to see the dwelling any higher than the adjacent properties. GPS data has been submitted by the applicant's agent detailing the heights of the adjacent properties to the northeast and southwest to both be 8.49 metres AOD and the proposed dwelling is stated to have a ridge height of 8.6 metres AOD and this is what is represented on the submitted plans. It is therefore clear that the proposed dwelling would be 0.11 metres higher than the adjacent properties.

- 6.5 The form of the dwelling is broken up with cut away sections and a split eaves level, the largely glass frontage would also give it a lightweight appearance and when read as a whole and in the context of the adjacent dwellings it is not considered that the scale or form are inappropriate to the setting, in accordance with Policy DP24 of the Development Management Policies DPD. The scale, form and siting of the garage are also considered to be acceptable.
- 6.6 The design gives a relatively traditional form a contemporary treatment and this is consistent with other recent replacements in the area and is not considered inappropriate. The inclusion of solar panels is welcomed and these would be integrated to finish flush with the roof surface which is considered appropriate. The proposed materials are considered to be acceptable, subject to confirmation of their finish, however significant concerns have been raised by owners of adjacent properties about the proposed roof material.
- 6.7 The proposed zinc roof, once established, would have a similar dull grey appearance to lead. However, this does take time to weather down from its initial finish which can be bright in terms of colour and glare. The local concerns regarding the initial visual impact of this and the impact on amenities, and particularly the health of adjoining occupiers, are appreciated. Pre-weathered products are available and the applicant is willing to use this to alleviate the concerns raised. It is considered that a pre-weathered product would be appropriate, but the precise details of this should be agreed by condition to ensure no adverse impacts would result. Neighbours have also raised concerns about the suitability of the proposed steel netting in-fill to the ground floor level balustrades, however this is a visually lightweight material that is not considered inappropriate to the contemporary finish of the proposed dwelling.
- 6.8 Amendments have been made to the extent of raised decking proposed and this now been reduced to an area similar to that at neighbouring properties and this is not considered inappropriate. Three existing willow trees to the rear of the dwelling are proposed to be retained and the applicant is amenable to agreeing a landscaping scheme by condition. The proposed fence along the north-eastern boundary would match the form of the existing, although it would be higher than the existing in places, and in terms of its appearance this is acceptable.
- 6.9 In respect of flood risk, the proposal can be considered a like-for-like replacement as the total footprint of the buildings on site would be no

greater than the existing and the number of bedrooms would be the same. The footprint of the dwelling would be approximately 18 square metres larger than the existing, but there would be a commensurate decrease in the footprint of outbuildings. The application has been amended to propose an open-sided garage, rather than enclosed, as this would not occupy any floodplain area or impede flood water. It is considered necessary to remove permitted development rights for extensions and alterations to the dwelling and outbuildings to maintain control of the developed footprint on site. The Environment Agency have no objection providing the Authority are satisfied the development would be safe and it is considered that the safety of the proposal can be satisfactorily managed through flood resilience measures and a flood warning and evacuation plan which can be agreed by condition. It is also considered necessary to condition the minimum finished floor level and maintenance of the underfloor void. The proposal is therefore considered to be in accordance with Policy DP29, the Development and Flood Risk SPD and the National Planning Policy Framework in respect of flooding.

- 6.10 Significant concerns have been raised by the adjoining occupiers about the impact of the proposals on their amenities. There would be a close relationship between the proposed dwelling and that to the northeast; approximately 7 metres at the closest point, separated by the proposed 1.8 metre fence and a mooring cut. Whilst it is acknowledged that the dwelling would largely fill the width of the plot with a walkway to each side and the relationship with the neighbour would be closer than the existing situation, it is not considered that the proposal would be over dominant or result in unacceptable impacts on the amenities of adjoining occupiers.
- 6.11 The only openings on the northeast elevation are one full height ground floor window at the northeast corner and two rooflights. The southwest elevation, which would be approximately 11 metres from the dwelling to the southwest, would have two skylights, two full height ground floor windows and a door opening. It is noted that the ground floor, and thus the openings to it, will be higher than the adjacent properties. The balconies on the front and rear elevations would be set under the eaves which would provide screening from any views to the sides and the first floor windows and doors are proposed to be obscure glazed. The balconies would allow views out, but these are not to primary living accommodation and the rear balconies are only Juliet style openings. Given the nature of the proposed openings and their relationship with the adjacent dwellings, it is not considered that the proposal would result in any unacceptable overlooking or loss of privacy.
- 6.12 The concerns of the adjacent occupiers are appreciated as the proposal does represent a significant increase in scale and the relationship with the adjacent dwellings is relatively close. It is also appreciated that the personal circumstances of the adjoining occupiers may exacerbate the perception of scale and proximity. Whilst there is no right to a private view, the plans have been amended to reduce the extent of the proposed north-eastern boundary fence to end in line with an existing fence and thus

maintain the adjoining occupiers' current view of the river and marshes. Taking only planning matters into account, it is not considered that the proposal would impact on the amenities of adjoining occupiers to an extent that could justify a refusal of planning permission.

- 6.13 A survey has been submitted which does not identify any protected species using the existing buildings on site. It is proposed to allow space for bats to access the roof void in the garage and the overhanging purlins under the eaves would provide nesting opportunities for swallows and other birds. Concerns have been raised that a reflective roof covering could be detrimental to birdlife. This is not known to be a widespread or significant problem and the reflectivity of the roof will be considered when agreeing the materials. It is not considered that the proposal would adversely affect the designated sites across the river and the proposal is therefore considered to be acceptable in respect of biodiversity.

7 Conclusion

- 7.1 The application proposes a replacement dwelling that would be like-for-like in terms of flood risk. However, the addition of first floor accommodation is proposed and the ground floor level would be significantly higher than the existing resulting in an overall increase in scale that would not be insignificant. In the context of the surrounding development this scale is not considered inappropriate and is satisfactorily broken up by the form and detailing of the dwelling. Subject to confirmation of the precise finishes, the proposed materials are considered to be acceptable
- 7.2 The proposal is considered to represent an improvement in terms of flood safety and resilience compared to the existing and subject to appropriate conditions. It is not considered that protected species would be adversely affected.
- 7.3 The concerns and objections of adjoining occupiers have been fully taken into account when assessing the impact of the proposal on their amenities. However, whilst sympathetic to their concerns and appreciative that the proposal may have a greater impact on their amenities than the existing, those impacts are not considered to be unacceptable and the proposal is therefore in accordance with Policy DP28.

8 Recommendation

- 8.1 Approve subject to the following conditions:
- (xii) Standard time limit.
 - (xiii) In accordance with submitted plans.
 - (xiv) Samples of materials.
 - (xv) Landscaping scheme.
 - (xvi) Minimum finished floor level.
 - (xvii) Underfloor void to remain open.
 - (xviii) Flood resilience measures.

- (xix) Flood warning and evacuation plan.
- (xx) Remove permitted development rights for alterations and extensions to dwelling and for outbuildings.
- (xxi) Obscure glazing as shown on plans.
- (xxii) Maximum ridge height of 8.6 metres AOD.

9 Reason for Recommendation

9.1 The proposal is considered to be acceptable in accordance with Policies DP1, DP4, DP8, DP24, DP29 and DP29 of the adopted Development Management Policies DPD (2011), Policies CS1 and CS20 of the adopted Core Strategy (2007), the Authority's adopted Development and Flood Risk SPD and the National Planning Policy Framework.

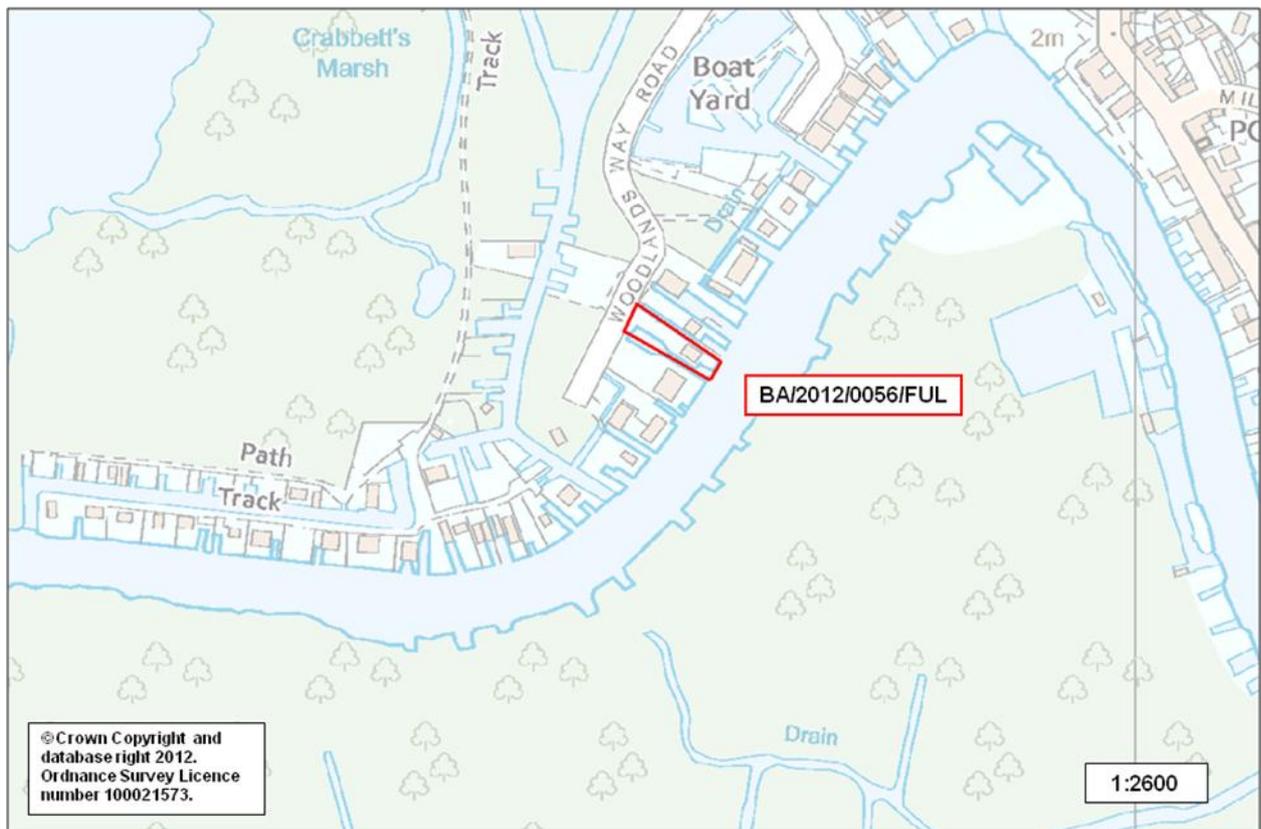
Background papers: Application Files BA/2012/0056/FUL

Author: Maria Hammond

Date of Report: 6 July 2012

List of Appendices: APPENDIX 1 Location Plan

BA/2012/0056/FUL - Silver Dawn Woodlands Way, Horning Reach, Horning
Demolition of existing bungalow and associated sheds/buildings on site and replacement with new chalet style dwelling and garage..



PLANNING COMMITTEE

17 August 2012

Note of site visit held on Friday 3 August 2012

BA/2012/0056/FULBA/2012/0056/FUL Silver Dawn, Woodlands Way, Horning Reach Horning

Demolition of existing bungalow and associated sheds/buildings on site and replacement with new chalet style dwelling and garage

Applicant: Mr Nick Barrett

Present:

Dr J M Gray – in the Chair

Mrs S Blane

Dr J S Johnson

Prof J Burgess

Mr A S Mallett

Mr C Gould

Mr P Rice

In attendance:

Ms M Hammond – Planning Assistant

Mr B Hogg – Historic Environment Officer

Ms A Long – Director of Planning and Strategy

Ms C Smith – Head of Development Management

Ms L Carlton – Administrative Officer (notes)

Mr Nick Barrett – Applicant

Mr Ben Bullen – Agents for the Applicant

Mr P Idden - Horning Parish Council

Mrs B McGoun - Local District Member

Mrs Murrells – Objector

Mr N Murrells – Objector (for part of site visit, at Broadshaven property)

Apologies for absence were received from: Mrs J C Brociek-Coulton, Mr M Barnard, Mr N Dixon, Mr M Jeal, Mr P Ollier, Mr R Stevens

Introduction

Members convened at the site, before walking round the site itself. The Chairman welcomed everyone to the site inspection emphasising its fact-finding nature and the need to have a thorough appreciation of the site and the issues involved. The Committee would not be making a decision at this visit but the matter would be considered in detail at a future Planning Committee (either 17 August 2012 or 14 September 2012). The Chairman invited everyone to introduce themselves.

The Committee had come to view the proposed development in the context of the Authority's development plan policies particularly Policy DP24 (Replacement Dwellings) and HOR 1 and in view of the concerns expressed by the neighbours.

The Proposal

The Planning Assistant introduced and gave a description of the application which was seeking planning permission for their replacement of the existing bungalow and associated sheds and buildings on the site with a new chalet style dwelling and garage.

The Planning Assistant outlined the context of the site. She drew attention to an issue that had arisen regarding a discrepancy in height figures. The applicant had carried out further survey work and agreement about these figures had now been reached. This discrepancy had arisen due to two different sets of data used. The lower figure was found to be correct. Amended plans would now show 100mm extra height to the proposed dwelling compared to that of neighbouring properties. These amended plans were shown and explained. It was noted that these amended plans had not yet gone out to formal consultation and this would have to take place before going before the Committee for decision. It was noted that the original plans for a closed garage were now replaced with an open car port. The river elevation plan was also shown with the amended heights.

The Historic Environment Manager clarified that the plans were cruciform and that the proposal included two lean to extensions and that members should bear this in mind during the site visit.

Ranging poles had been used to mark the extremities of the proposed replacement dwelling and the approximate proposed ridge heights. The proposed footprint of the dwelling would be approximately 93square metres, whilst the existing footprint was approximately 77square metres.

Members walked around the site, noting how the proposed dwelling would be set back from the river frontage by a further 5m than the current dwelling. It was noted that the side elevation, bordering the neighbouring property Swallows Bank, would include 2 full length windows and a door. It was also noted that the boundary of the proposed property on this side would be set 1m further in from the quay headings than the current property. It was confirmed that these quay headings would remain at the same height.

Members viewed the site from the river frontage and then walked around to view the side elevation bordering the neighbouring Broadshaven property. Ranging poles were used to mark the boundaries and heights of the proposed property and comparisons were made with the neighbouring properties. The proposed dwelling's internal floor level was also demonstrated and noted at 1.82mAOD, the requirement of the Environment Agency regarding the mitigation of flood risk. It was noted that this was a considerable improvement on the existing property's levels regarding flooding issues. The internal floor level at the neighbouring property of Broadshaven was noted as 1.3mAOD.

Members then viewed the property from the road-side of the site and again viewed the boundaries and heights marked out by ranging poles. Clarification was provided regarding footprints of the current property; the sheds and summer house being included in calculations when comparing with the proposed new dwelling and car port footprint. From this aspect the members were able to note the neighbouring properties' overlooking side elevation windows and doors. It was confirmed that the proposed dwelling would be at least 1.5m from the boundary of the site, but that the over-hanging eaves would reduce this to 1m in places. It was confirmed that all trees would be retained and landscaping conditions formed part of the application. Proximity of the boundary of the proposed dwelling to a tree next to the proposed ramp was also noted.

Members then viewed the area of the site currently housing two sheds. Ranging poles demonstrated the boundary of the proposed open car port. A large building behind these sheds on the neighbouring Broadshaven property was confirmed by Mrs Murrells as a building used for utilities storage.

Members were given the opportunity to view the proposals from the neighbouring property, Broadshaven. The Historic Environment Manager remained on the applicant's site to demonstrate heights using a ranging pole. Mr N Murrells joined the group for this part of the site visit. Members viewed the applicant's site from the neighbour's river frontage, the decking area and the raised decking area with demonstrations given by the Historic Environment Manager of the heights and boundaries of the proposed dwelling.

Members were also given the opportunity to view the proposals from the neighbouring property, Swallows Bank. The neighbours were not available to join the site visit but had given prior permission to Mrs Murrell to take the members to view the proposals from their property. The Historic Environment Manager demonstrated the heights and boundaries of the proposed dwelling using ranging poles. The front corner of the proposed dwelling, seen from this aspect, highlighted the increased views of the river that would be available to the residents of Swallows Bank. It was noted that the solar panels, viewed on the applicant's current property, would be replaced by improved in-set panels. It was noted that the decking area of the proposed property would be higher than that the members were standing on at the neighbouring Swallows Bank property.

Members were mindful of considering the potential impact on the amenity of the neighbouring properties throughout the site visit.

Comments

Resident of neighbouring property Broadshaven, Mrs Murrells, raised concern about the proximity of the proposed disabled access ramp to the nearest tree and asserted that removal of this tree had been included on original plans. It was confirmed by the Planning Assistant that this had never been the intention and the tree would be retained.

Mrs Murrells also drew the members' attention to the proposed dwellings solid height and range of roof area that would be viewed from the side elevation of the

Broadshaven property. Concern was expressed by Mrs Murrell that Mr Murrell would lose his view from his raised decking area because of this. The length of the roof from this aspect was confirmed as 15.1m.

Members commented that removal of the front of the current building to 5m further back from the river frontage would open up views of a willow tree and areas of the river beyond not currently available from the Broadshaven property.

Mrs Murrell raised concern regarding the replacement of the boundary fence, part of which belonged to Mr Murrell, of which he expressed a wish to retain. It was confirmed by the Planning Assistant that the fence was proposed to be replaced along the entire boundary and would be of similar height and appearance.

Conclusion

The Chairman thanked everyone for attending the site inspection. The application would be considered by the Planning Committee at its meeting on 17 August 2012 and members of the public would be welcome to attend and observe the deliberations.

The Chairman declared the meeting closed at *10.55 am*.