

## **Application for Determination**

<b>Parish</b>	Oulton Broad		
<b>Reference</b>	BA/2013/0126/FUL	<b>Target date</b>	09.07.2013
<b>Location</b>	6 Broadland Court, Maltsters Way, Oulton Broad		
<b>Proposal</b>	Creation of new dormer window in roof space with provision of two new openings and balcony		
<b>Applicant</b>	Mr Simon Goodbrand		
<b>Recommendation</b>	Approve subject to conditions		
<b>Reason referred to Committee</b>	Third Party Objections		

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

- 1.1 The site contains converted malting buildings which are situated within a prominent position on the north bank of Oulton Broad. The malting buildings are not listed but form an important part of the national industrial heritage and form a significant landscape feature. The malting buildings were converted throughout the 1980's via a number of applications as the site was split into four sections now known as 'Swonnell's Court', 'Broadland Court', 'William Tubby House' and 'Everitt Court'. The site is situated within Oulton Broad's Conservation Area.
- 1.2 The malting buildings sit perpendicular to the Broad with gables facing out towards the water. Vehicular access is situated to the north and west sides of the development. A grassed shared open space is situated within the centre of the malting buildings with many windows of the flats looking in towards the site.
- 1.3 The application site itself relates to one of the flats of the converted malting buildings within Broadland Court. The flat is situated within the western building within a stepped down link between two larger elements. The link is two and a half storeys high and contains two large kiln towers. The flat is situated above a shared laundry room.
- 1.4 The proposal is for the installation of a dormer on the western roof slope of the flat and the installation of a first balcony on the eastern side of the flat. The balcony is proposed constructed with a metal balustrade and to be approximately 6m by 1.4m in floor area.

## 2 Site History

In 1982 planning permission was granted for the conversion of all the malting buildings into 74 flats and the erection of 12 detached houses to the north of the site (BAW211/15).

Throughout the 1980's the site was divided into four and was the subject of alternative conversion schemes- awaiting details from Waveney District Council.

In 1987 planning permission and Listed Building consent was granted for the conversion of one of the redundant malting into 56 flats and car parking and demolition of small section on the east side to create a light well (this related to one element of the east malting buildings) (BAW/211/26 and BAW/211/27).

## 3 Consultation

Broads Society - No objections

District Member - This application can be determined by the Head of Development Management (delegated decision) - No objection

Environmental Health - Response awaited

## 4 Representation

2x neighbour objection with regard to:

- size and form of dormer window - over dominant, detract from kiln towers
- concerns regarding balcony and full length door access
- understand balconies were refused on the eastern side under the original conversion and alterations to window apertures were also restricted
- a future application may be for the direct access out onto communal gardens
- concerned with the precedent approval could set given others may want to pursue permission for balconies and the impact this would have on the symmetrical look of the building
- development should be restricted in Conservation Areas
- noise, disturbance and timing of the works, both for internal alterations which have been on-going (which do not require the benefit of consent) and for the existing application if approved.

## 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:

## **Core Strategy (2007)**

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

CS5- Key Buildings, Structures and Features

## **Development Management Plan DPD (2011)**

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

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:

## **Development Management Plan DPD (2011)**

DP5- Historic Environment

DP28- Amenity

- 5.3 Material Planning Consideration  
**National Planning Policy Framework (2012)**  
[NPPF](#)

## **6 Assessment**

- 6.1 The main issues to consider in the determination of this application are the principle of the development, impact on the character of the Conservation Area, impact on the character of the malting building and impact on neighbouring amenity.
- 6.2 In terms of the principle of the development it is acknowledged that this is a highly sensitive site in terms of impact of change. The maltings form an attractive development and the conversion has been largely sympathetic meaning the industrial character has been retained. Having said the above it is acknowledged that the building has been converted to a residential use and there will be instances where there is pressure for alterations to occur. It is not considered the role of the Local Planning Authority is to restrict change but to ensure that any alteration is appropriate. It is therefore considered important that any alteration should respect the wider character of the Conservation Area and is sympathetic to the host building.
- 6.3 A number of small dormer windows have been inserted throughout the original conversion as part of the original permission. The roof on which the new dormer is proposed is recessed behind and set down lower than the larger section of the malting which faces the water. The dormer is also proposed to be situated on the less visible west elevation which is screened by other buildings from views from the Broad. It is therefore considered that this section of the roof can take an additional dormer without adverse impact on the wider Conservation Area or integrity of the host building subject to scale and design detailing.

- 6.4 Currently it is proposed to be double the size of the nearest dormers and does not match any other element on the roof in terms of scale and form. Therefore the dormer is considered to be of an inappropriate form and scale. To ensure uniformity it is considered that the proposal could be improved by matching the proposed dormer with the other smaller dormers on the roof and amendments will be required to achieve this and discussions are taking place. Members will be updated verbally regarding any subsequent amendments. Subject to the amendments to the dormer as outlined above it is considered that the inclusion of an appropriate sized and designed dormer would preserve the character of the Conservation Area and respects the integrity of the host building.
- 6.5 Balconies exist on the southern elevations of the malting buildings and form part of the original permission. In terms of the proposed balcony, the balcony is proposed to be situated on the visually prominent eastern elevation and faces into the shared amenity space, additionally there are no balconies on this elevation of the building. Two window apertures are also proposed to be increased in size to included two glazed doors to create access out onto the balcony. However, this element is also proposed to be situated on the recessed and set down link section of the building and at first floor level which will minimise its visual impact, particularly when viewed from the Broad. The balustrading is proposed to be simple to match the existing balconies on the southern gables of the building and has an industrial character. It is therefore considered that the inclusion of the balcony would preserve the character of the Conservation Area and is of a design which respects the integrity of the host building.
- 6.6 The objector's concern regarding the issue of precedent in terms of the proposed balcony is acknowledged and certainly the compounded impact of many repeated domestic elements on the character and integrity of the host building is also a concern regarding the inclusion of the new dormer window. However, given the location of these two elements and as they are proposed to be of a suitable design it is not considered they would have an adverse impact in this case. There would be a concern regarding the inclusion of many repeated balconies on the more prominent parts of the buildings but the Authority would need to assess the acceptability of any subsequent application on its own merits and judge when the impact of the inclusion of new elements becomes a negative one. It is not considered that the inclusion of these two new elements creates a negative impact in this instance.
- 6.7 In terms of impact on neighbouring amenity, it is acknowledged that the balcony faces into a shared amenity space and that a number of windows from the surrounding flats overlook the development site. However, the site itself does not provide a high level of private amenity due to its location facing a public waterway. In addition, this is a shared amenity area where the level of individual private amenity would be low and it therefore not considered that the inclusion of a balcony would adversely impact on the amenity of users of the shared space. However given this is a shared

amenity space it is considered that external lighting and amplification should be conditioned to ensure no negative impact occurs. It is also considered that the timing of the works should be restricted to ensure minimal disruption to neighbouring residents given their close proximity. The proposed dormer faces the side elevation of neighbouring developments and matches the height of other dormers on the same elevation of the host building. It is therefore considered that there will be no adverse impact in terms of overlooking of the dormer. It is therefore considered that there will be no significant adverse impact in terms of neighbouring amenity subject to the recommended conditions.

## **7 Conclusion**

- 7.1 Subject to the submission of amended drawings regarding the dormer the proposals are considered to preserve the character of the Conservation Area, are sympathetic to the industrial character of the host building and it is considered that there will be no adverse impact on neighbouring amenity as a result of the proposals. Subsequently the application is being recommended for approval.

## **8 Recommendation**

- 8.1 Approve subject to the submission of AMENDED plans and the following conditions:
- Standard time limit
  - AMENDED plans
  - Sample materials to be submitted
  - Large scale section of joinery and balustrade to be submitted
  - No external lighting or amplification
  - Works to take place between the hours of 9am and 5pm Monday to Friday only

## **9 Reasons for Recommendation**

- 9.1 The proposal is considered to accord with Development Plan Policies CS5 of the Core Strategy (2007) and DP4, DP5 and DP28 of the Development Management Policies DPD (2011) and the National Planning Policy Framework which is a material planning consideration.

Background papers: BA/2013/0126/FUL

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List of Appendices: Appendix 1: Site Location Plan

BA/2013/0126/FUL - 6 Broadland Court, Maltsters Way, Lowestoft  
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