

Planning Committee

01 April 2022

Agenda item number 7.1

BA/2021/0473/FUL- Plot 29 Bureside Estate, Crabbetts Marsh, Horning – replacement boathouse

Report by Planning Assistant

Proposal

Replacement boathouse

Applicant

Mr Martin Chapman

Recommendation

Approve – Subject to conditions

Reason for referral to committee

Applicant is a member of staff at the Broads Authority

Application target date

11 April 2022

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1. Description of site and proposals

- 1.1. The application site is a plot known as Plot 29 Bureside Estate and is in the riverside estate of dwellings and moorings at Crabbetts Marsh which lie just upstream of the village of Horning. A private dyke runs parallel with the river to the rear of the river-fronting plots and a series of further dwellings and moorings run along this dyke, forming two parallel lines of development with wet woodland to the rear. The scale and intensity of development decreases with distance from the village, forming a gentle transition to the marshes beyond.
- 1.2. The application site is located at the western end of the back dyke, close to the River Bure. The plot measures 15m by 14.5m and consists of a dilapidated, single storey wet boathouse located to the west of the plot. There is a small storage shed located in the north-east of the plot and the remaining land is empty and consists of grass. The plot is accessed by a woodchip footpath which can only be accessed from the woodchip driveway which is the main access to Bureside Estate from the main A1062. There is a property to the west side of the plot and scrub to the rear with another plot to the east.
- 1.3. The application proposes the construction of a boathouse to replace the existing boathouse which measures 11.2m by 5m. The boathouse will sit in the same location as the existing in the western end of the plot which is 1.8m from the west boundary line. The new boathouse will measure 12.5 metres long and 6.5m wide with a total height of 4.6m. The structure would be two storey and includes a small, low in height sail loft and a full size window on the front elevation to overlook the dyke. The sail loft is accessed by an internal staircase and sits in front of the toilet facility. The proposed materials are featheredge boarding for the walls and colour coated steel for the roof, although the exact details will be conditioned to ensure satisfactory design and appearance of the development.

- 1.4. The proposal has been amended in the course of the determination process and the changes have resulted in a reduction in scale amounting to a height reduction of 0.5m which has placed the boathouse roof at 0.6m below that of existing buildings.
- 1.5. The access to the plot will remain unchanged and can still be accessed by the woodchip footpath. There is no vehicle access to the site currently and there is none proposed.

2. Site history

- 2.1. BA/1976/7525/HISTAP - Continuation of existing use as boat house. Approved.
- 2.2. BA/1986/7559/HISTAP - Continuation of existing use of boathouse. Approved.

3. Consultations received

Parish Council

3.1. **Original Response:**

The Council has reviewed the consultation and objects to the application. The only issue that the council would see is that the height of proposed building is much higher than the surrounding wet sheds on the back row and so is out of character. The Council would see no issue if the roof line could be lowered.

- 3.2. There has been no additional comments received from the Parish Council following the amended height of the proposal.

BA Heritage Officer

3.3. **Original response:**

The Historic Environment Manager raised several concerns regarding the height and overall bulk of the development. It was suggested that the height be reduced to that of the existing buildings along the back dyke. Although it was said that given the deteriorated state of the existing boatshed, there is no objection to its replacement.

3.4. **Response to latest amended plans:**

Thank you for the re-consultation. They have now reduced the width, length and height of this meaning the new boathouse would be around 600mm below the neighbouring chalet ridge and I think on balance is now acceptable. Whilst in an ideal world it would be nice to see the doors removed from the side elevation and the eaves brought down further to produce a more traditional eaves overhang and large roof to wall ratio (meaning the boatshed would appear anchored) I believe the most recent drawing shows an acceptable compromise. I can therefore advise I have no further objection to the application and would request the materials to be used be conditioned to ensure the detail are appropriate to protect the appearance of the building and character of the conservation area, in accordance with Policies SP5 and DM11 of the Local Plan 2019.

BA Navigation

- 3.5. No objections from a navigation point of view.

BA Tree Officer

- 3.6. There is a mature tree (Alder) with a number of stems leaning over the existing boathouse and having inspected this tree it does have a limited safe useful life expectancy. Given this I feel it would be unwise retain the tree as part of the redevelopment of the existing boathouse. I would much rather see the planting of a replacement tree that will grow and establish itself alongside the new boathouse. Given this I have no objections to the proposed new boathouse.

4. Representations

- 4.1. None received

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the Local Plan for the Broads (adopted 2019). 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.
- 5.2. The following policies were used in the determination of the application:
- DM16 Development and Landscape
 - DM21 Amenity
 - DM43 Design
 - DM50 Leisure Plots and Mooring Plots

6. Assessment

- 6.1. The main considerations in the determination of this application are the principle of development, the design of the proposed replacement boathouse and the impact the development would have on the neighbouring amenity and landscape.

Principle of development

- 6.2. In terms of the principle of the development, Policy DM50 of the Local Plan for the Broads generally seeks to keep mooring and leisure plots free from buildings. However, this proposal is for a replacement building and therefore the precedent for a building has been established and subject to the design and appearance of the replacement building, the principle of development is acceptable.

Impact upon the landscape

- 6.3. The existing boathouse located at the site is dilapidated, unusable and has a negative impact on the surrounding landscape. The site is a visually sensitive area and there are glimpsed views through existing buildings sited along the river frontage. Many of the neighbouring buildings are small in scale which means that development must be of a modest scale to be appropriate. The proposals have been amended over the course of

the application to reduce the scale and bulk of the proposed building to ensure that it is in keeping with the local area. The proposed building is an attractive boatshed of traditional proportions and sympathetic design which will sit well in this location.

- 6.4. There was originally a large tree which overhung the entire site, however during the application process, this has been removed which creates an open feeling to the site and allows room for the boathouse to sit comfortably.
- 6.5. A river scene plan has been provided to allow the view of the heights of buildings along the back dyke and it is concluded that the height is similar to those that are existing and the revised proposals are not considered to result in an adverse impact on the character of the area or negatively impact the sensitive landscape. The proposals are therefore considered to be in accordance with Policy DM16 of the Local Plan for the Broads.

Design

- 6.6. Policy DM43 of the Local Plan for the Broads requires all development to be of a high standard of design and requires that they integrate effectively with their surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage.
- 6.7. The proposed building relates well to the neighbouring boathouses and other properties along Bureside Estate. There is a mixture of design and sizes along the back dyke in Crabbetts Marsh. The height and size of the boathouse fills the plot well and creates a consistent scale with the neighbouring properties when viewed from the river.
- 6.8. The materials intended will be of traditional design and match that of existing structures which will also be sympathetic to the surrounding area. The design is broadly traditional and simple in form and will be an improvement over the existing. Elements of this policy has already been covered above but the proposal is considered to be in accordance with Policy DM43 of the Local Plan for the Broads.

Amenity of residential properties

- 6.9. Policy DM21 of the Local Plan for the Broads seeks to protect the existing amenity of neighbouring properties and the users of the footpath to rear as well as providing the applicant with a satisfactory level of amenity. The replacement boathouse at plot 29 is situated in a similar position to the existing boathouse, however the size is larger than existing and this could have an impact on the neighbouring property as a result of the increased height and position of openings.
- 6.10. The height of the proposed boathouse was originally submitted at 5.4m which would be considerably taller than that of existing properties along the back dyke. The revised height of 4.6m will place the boathouse in the linear development of buildings and avoid any detrimental impacts to the neighbouring amenity. The location of windows and doors have been positioned in a way to reduce the effects to the neighbouring

property and the plot to the east, with smaller openings which are placed higher in the elevation. There are two windows on the west elevation with a full size door which faces the property to the west, however these have been placed in a location which doesn't overlook or over shadow the property. There is a window on the south facing elevation which overlooks the dyke. This will allow views over the dyke and onto the properties along the River Bure. The main window is on the south elevation (to take advantage of the views), and the use of the smaller windows on the side elevations helps to reduce overlooking.

- 6.11. Taking the above points into consideration, it is considered that the development will not result in an unacceptable impact on the amenity of neighbours and users of the footpath. The proposals are considered to accord with the requirements of Policy DM21 of the Local Plan for the Broads.

Other issues

- 6.12. The site included a large alder tree which overhung the entire site and was in poor condition. This tree had suffered from damage over the years. This has now been removed following advice from the BA Tree Officer and this work has been completed.
- 6.13. Existing parking arrangements remain unchanged. There is no parking for the site and the closest parking is that located further down the dyke, in the public parking area.

7. Conclusion

- 7.1. In summary, the proposal is for the replacement of an existing dilapidated boathouse with a new, larger boathouse with a sail loft. The design of the proposal is modern but will use traditional materials. The development will reinforce the linear pattern of development along the dyke and contribute to the traditional character.
- 7.2. The positioning of the boathouse is similar to the existing and will ensure there is no direct overlooking, overshadowing or loss of privacy for existing neighbours. The proposals are therefore, considered to be in accordance with the policies of the Local Plan for the Broads.

8. Recommendation

- 8.1. Approve subject to the following conditions:
- Time Limit
 - In accordance with plans & documents
 - Submission of exact materials and samples
 - Details of hard and soft landscaping
 - No overnight accommodation

9. Reason for recommendation

- 9.1. This application is considered to be in accordance with Policies DM16, DM21, DM43 and DM50 of the Local Plan for the Broads 2019.

Author: Callum Sculfor

Date of report: 21 March 2022

Appendix 1 – Location map

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BA/2021/0473/FUL - Plot 29, Bureside Estate, Crabbetts Marsh



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