

## **Application for Determination**

<b>Parish</b>	South Walsham
<b>Reference</b>	BA/2012/0148/FUL <b>Target date</b> 27 June 2012
<b>Location</b>	White Lodge, Kingfisher Lane, South Walsham
<b>Proposal</b>	Retrospective application for a side and front extension to existing garage and erection of an open sided summerhouse
<b>Applicant</b>	Mr Matthew Thwaites
<b>Recommendation</b>	Approve subject to conditions
<b>Reason for referral to Committee</b>	Objections received

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

- 1.1 The application site is a dwelling White Lodge, to the north of Kingfisher Lane on the edge of South Walsham Broad. The site is situated in the south-western corner of the broad and its curtilage borders the broad to the north and a dyke to the west with the dwelling situated to the south of the plot. There are a number of dwellings and boathouses on the eastern and southern edges of the Broad of a variety of scales and styles. To the east of the site there is a mooring plot and there are dwellings to the east, south and southwest.
- 1.2 The single storey dwelling is largely thatched, with a small section of flat roof and has white rendered walls, there is an extant planning permission to replace this dwelling with a mixed one and two storey thatched dwelling. To the north of the dwelling adjacent to the eastern site boundary stands a substantial double garage. This building has a thatched gabled roof and black timber clad walls. To the north west of this stands a substantial boathouse of a similar scale and design within an open area nearest the Broad. The site is quayheaded with areas of decking alongside this.
- 1.3 The application seeks retrospective planning permission for the erection of two extensions to the existing garage and the erection of a summerhouse. The area of the site that can be occupied by outbuildings under permitted development rights has been exceeded, hence these additions require the benefit of planning permission.

- 1.4 The garage has been extended to the front (west) and side (north). A lean-to extension protrudes 1.2 metres across almost the whole west elevation. This has a shallow cedar shingle roof, black timber cladding to match the existing garage and a black roller shutter door. On the north elevation a further lean-to has been added, this measures 3 metres by 5 metres, with a shallow cedar shingle roof extending from under the eaves of the thatched garage. This extension has double timber doors.
- 1.5 The summerhouse sits on an area of decking on the Broads edge to the north of the existing boathouse. This building has a pentagonal footprint measuring 4.7 metres in length and is approximately 2 metres wide. It has a thatched roof with a ridge height of approximately 3.35 metres. The lower section of the walls are timber clad and above this it is open-sided between timber posts. Canvas screens roll down to enclose these openings. There are four external lights on this structure.

## **2 Site History**

In 2004 planning permission was granted for the erection of wet boatshed and garage (20041468).

In 2010 planning permission was granted for the demolition of a flat roofed extension and erection of a two storey extension to the existing dwelling (BA/2010/0164/FUL). This consent has not yet been implemented.

Subsequently, in 2011 permission was granted for the replacement of the existing dwelling (BA/2011/0095/FUL). This consent has also not been implemented yet.

## **3 Consultation**

*Broads Society* – No objections.

*Parish Council* – Consider the application should be refused. Consider it should not have been done without planning permission, it would set a dangerous precedent if allowed and it is not in keeping with the area. Note the summerhouse is not open-sided. If permission is granted, consider no more summerhouses should be allowed on Broads edge and all building should be in keeping with the Broads.

*District Member* – No response.

## **4 Representations**

None received.

## **5 Policies**

### **5.1 Broads Core Strategy adopted September 2007**

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

CS1 – Landscape.

### **5.2 Development Management Policies DPD adopted November 2011**

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

DP4 – Design

DP28 – Amenity.

### **5.3 National Planning Policy Framework**

## **6 Assessment**

6.1 The application proposes development within the curtilage of an existing dwelling that is incidental to the enjoyment of this dwelling and it is therefore acceptable in principle. The key issues to consider in the determination of this application are the design, scale, form and materials of the structures, the impact on the surrounding area and the impact on the amenities of adjoining occupiers.

6.2 In terms of scale, the two extensions to the garage are subservient to the original structure and their lean-to form is considered appropriate. The summerhouse is a relatively small scale structure, particularly when seen from the water against the backdrop of the boathouse, garage and dwelling. The plot itself is large and comfortably accommodates the existing dwelling, boathouse and garage. It is not considered that the retention of the garage extensions or summerhouse detrimentally increases the ratio of the development on the plot and it is noted that no further outbuildings or structures would benefit from permitted development rights on this site.

6.3 Concerns have been raised about the appropriateness of the appearance of the summerhouse to the setting, however it is a lightweight, thatched building that is largely open-sided when in use. The thatched roof does increase the bulk of the structure, however this material is consistent with the existing buildings on site and others around the Broad and the design, form, scale and materials of the summerhouse are considered to be appropriate to the setting. Accordingly it is not considered that the proposals adversely affect the character and appearance of the surrounding area.

6.4 The materials largely match the existing structures on site. The cedar shingle roofs to the garage extensions are considered appropriate for these low pitched additions to a thatched building and the use of thatch on the summer house is welcomed. Condition 4 of the original permission for the garage (20041468) required agreement on any doors to be added to

the original garage. The roller shutter door on the west elevation is relatively recessive in the context of the timber cladding and this is not considered unacceptable.

- 6.5 To the immediate east of the site is a mooring plot with a boathouse and the nearest dwellings are to the south and east of the dwelling within the application site. The distance of the proposals from the neighbouring dwellings is not insignificant (over 30 metres at the closest point) and it is not considered that the garage extensions or summer house would result in any unacceptable impacts on the amenities of adjoining occupiers.

## **7 Conclusion**

- 7.1 Whilst the retrospective nature of this application is regrettable and the Parish Council's concerns in this respect are noted, when considered on their planning merits the retention of the extensions to the garage and the summerhouse are not considered to be unacceptable. Their design, scale, form and materials are considered to be appropriate to their setting and the proposals are not considered to adversely affect amenities.

## **8 Recommendation**

- 8.1 Approve subject to conditions:
- (i) Standard time limit.
  - (ii) In accordance with submitted plans.

## **9 Reason for Recommendation**

- 9.1 The proposal is considered to be in accordance with Policies DP4 and DP28 of the adopted Development Management Policies DPD (2011), Policy CS1 of the adopted Core Strategy (2007) and the National Planning Policy Framework (2012).

Background papers: Application File BA/2012/0148/FUL

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Date of report: 8 June 2012

List of Appendices: APPENDIX 1 - Location Plan

APPENDIX 1

BA/2012/0148/FUL - White Lodge, 3 Kingfisher Lane, South Walsham  
Retrospective application for a side and front extension to existing garage and erection of an open sided summer house

