

Application for Determination

Parish	Wroxham		
Reference	BA/2011/0307/COND	Target date	21 November 2011
Location	The Glade, Beech Road, Wroxham		
Proposal	Variation of condition 2 and 3 of approved PP 2003/0269 dated 18/06/2003 - boathouse to be used as overflow accommodation to dwelling		
Applicant	Mr Peter Farley		
Recommendation	Approve subject to conditions and Section 106 agreement		
Reason for referral to Committee	Objections received and Section 106 agreement required		

1 Description of Site and Proposals

- 1.1 The application site is a dwellinghouse The Glade on Beech Road, Wroxham. It is an early twentieth century single storey thatched dwelling with white rendered walls and black timber detailing. It sits adjacent to the River Bure and a mooring cut enters the site. There is a two storey dwelling to the east. The site is outside the Development Boundary and within the Wroxham Conservation Area, although it should be noted that this was designated in 2010.
- 1.2 In 2003 planning permission was granted for the erection of a boathouse, quayheading and the installation of a foul water treatment plant within the curtilage of The Glade (BA/2003/3933/HISTAP). Construction of the boathouse is largely complete, however the building is not in full accordance with the approved plans and the application seeks to vary condition 2 of the permission to apply to amended plans, to vary condition 3 of the permission to amend the agreed materials and also proposes use of the approved 'sail loft' for overflow accommodation.
- 1.3 The proposed amended plans of the boathouse have the same footprint as approved, although the site layout has been amended to accurately reflect what is on site, including the retention of an area of the mooring cut to the west of the boathouse. The scale and appearance of the boathouse do vary however, and these amendments, which the application seeks to regularise are set out in the table below:

Approved plans (BA/2003/3933/HISTAP, 05/03/0269)	Proposed plans (BA/2011/0307/COND)
South elevation – first floor window, no balcony	South elevation – balcony, double doors onto Juliet balcony instead of window. Single door instead of double doors on ground floor and window moved to west.
West elevation – two windows	West elevation – no windows.
North elevation – ground floor double doors and balcony stepped out	North elevation – ground floor roller shutter door, tapered balcony.
East elevation – two windows	East elevation – three windows.
Ridge height – 6.7m	Ridge height – 7.3 m.
Eaves height – 2.1m	Eaves height – 2.5m.
Site layout – 5.4 metres from western corner of quayheading	Site layout – 5 metres from western corner of quayheading.

- 1.4 Internally a toilet has been provided on the ground floor and the position of the staircase has been altered. Internal walls and doors have also been erected to separate the entrance area from the wet dock area. No internal divisions were shown on the approved first floor plans, but the boathouse has been constructed with a bedroom, bathroom and living area with kitchen facilities.
- 1.5 A cantilevered balcony has been erected on the south elevation with double doors opening onto it. The application proposes removing this and replacing with a Juliet balcony with inward opening doors and timber balustrade
- 1.6 It is also proposed to vary condition 3 to amend the agreed materials. It was agreed that the boathouse would have white rendered walls, a thatched roof with dark stained timber windows and doors. Instead the boathouse has white timber windows and a roller shutter door where double doors were proposed. It is also proposed to finish the balustrades in white.
- 1.7 The first floor accommodation is proposed to be used as overflow accommodation to the existing dwelling.

2 Site History

In June 2003 planning permission was granted for the erection of the boathouse, quayheading to dyke and installation of foul water treatment plant (BA/2003/3933/HISTAP).

Subsequently in August 2003 planning permission was granted for a single storey extension to the dwelling (BA/2003/3910/HISTAP).

In 2010 an application for a non-material amendment to change the approved thatched roof to cedar shingle was refused (BA/2010/0080/NONMAT).

In January 2011 a planning application was submitted seeking retrospective consent for the retention of the cantilevered balcony on the south elevation (BA/2011/0011/FUL) this application was withdrawn to allow other deviations from the approved plans to be addressed.

3 Consultation

Broads Society – Condemn such deliberate and unauthorised changes and urge the Authority not to permit their retention and thus not set a regrettable precedent.

Parish Council – Object to the application, fail to see how the Broads Authority could monitor the occupancy of the boathouse.

District Member – No response.

Environment Agency – Provided the Authority is able to prevent use of the accommodation as a separate dwelling, no objection subject to being satisfied that occupants would be safe.

4 Representations

- 4.1 One representation received objecting to retention of existing balcony on south elevation and change of use to accommodation.

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](#)

DP4 – Design

DP5 – Historic Environment

DP22 – Residential Development within Defined Development Boundaries

DP28 – Amenity.

6 Assessment

- 6.1 In terms of assessment the key issues to consider are the principle of providing accommodation in the boathouse, flood risk, design, scale, form and materials of the amendments, the impact on the character and appearance of the Conservation Area and the impact on the amenities of adjoining occupiers.
- 6.2 In terms of principle, the site is outside the Development Boundary and therefore the creation of a new dwelling would be contrary to Policy DP22. However, whilst the application proposes self-contained accommodation in the boathouse, it is not proposed to use this separately from the existing dwelling. It would instead provide overflow accommodation for guests and the applicant has expressed a willingness for the use of this accommodation to be controlled by planning condition and to enter into a legal agreement to prevent the two buildings being sold off separately from one another. Had this extent of additional accommodation been proposed as an attached extension to the existing dwelling, this would have been acceptable in principle. It is therefore considered that, subject to an appropriate condition and legal agreement, the provision of this accommodation in a detached building is not unacceptable.
- 6.3 The site is in flood risk zone 3b where the creation of a new dwelling would be unacceptable. However, the Environment Agency are satisfied that the proposed accommodation can be considered as ancillary to the existing dwelling and that subject to the Local Planning Authority preventing separate occupation and the implementation of an appropriate Flood Response Plan, the proposal is acceptable in respect of flood risk. The boathouse with sail loft, as approved, was considered ancillary to the dwelling and therefore the proposal does not represent any increase in vulnerability to flooding and is considered acceptable in accordance with the National Planning Policy Framework and the Authority's Development and Flood Risk Supplementary Planning Document. A Flood Response Plan has been submitted which is not considered inappropriate.
- 6.4 In considering the original proposal for the boathouse, concerns were raised about the scale of the proposed building in relation to the adjacent dwellings. Due to the discrepancy between what was approved and what has been constructed, the current proposal would result in the retention of the building at a height similar to that of the existing dwelling. Whilst this affects the visual relationship between the two buildings, the impact of this increase in scale is not considered to be so significant as to make the proposed amendment

unacceptable and the character and appearance of the Conservation Area are considered to be preserved.

- 6.5 The amendments to the window arrangements and north elevation balcony are minor and the proposed replacement of the south elevation balcony with a Juliet balcony is welcomed. The proposed amendments to the materials are also considered to be acceptable, although the approved double doors are considered more appropriate to this development and site than the proposed roller shutter door.
- 6.6 Overall and on balance, the design, scale, form and materials of the proposed amendments are not considered to significantly adversely affect the character and appearance of the boathouse or its setting and the character and appearance of the Conservation Area are considered to be preserved. In these respects, the proposal is considered to be in accordance with Policies DP4 and DP5 of the Development Management Policies DPD.
- 6.7 In terms of impact on neighbour amenity, it is considered that the retention of the existing balcony on the south elevation would result in unacceptable impacts on the amenities of the occupiers of the dwelling to the east. This dwelling is set back further from the river and consequently its front elevation, which is bay-fronted with full-height glazing, is approximately in line with the rear elevation of the boathouse. The reduction of this balcony to a Juliet almost flush with the walls is welcomed as it would not provide any space to sit or stand out on the balcony and it is not considered that the views from double doors opening to this balcony would overlook the dwelling to the east to the same extent or result in any significant additional loss of privacy compared to the approved window opening. The other amendments and proposed use of the first floor accommodation are not considered to adversely affect neighbouring amenities above that of the approved development and overall it is not considered that the development would result in unacceptable impacts on the amenities of adjoining occupiers.
- 6.8 It is noted that this is a retrospective application, which has been submitted as a consequence of an enforcement investigation. The strong concerns raised by the Broads Society in this regard are noted and there is some sympathy for the sentiments they raise. However, Government guidance is clear in respect of retrospective applications, and it is that these must be judged on their planning merits only; that they are retrospective is not a material consideration.

7 Conclusion

- 7.1 The application proposes amendments to the scale and appearance of the approved boathouse and, on balance, it is not considered that these significantly adversely affect the character and appearance of the approved development or its setting and the character and appearance of the Conservation Area, designated subsequent to the original approval, are considered to be preserved. Subject to the removal of the existing south

elevation balcony, the proposal is not considered to result in unacceptable impacts on the amenities of adjoining occupiers.

- 7.2 The provision of ancillary, overflow accommodation in the boathouse is acceptable in principle, although as self-contained accommodation it is recognised that this has potential to be occupied separately from the existing dwelling which would be contrary to Policy DP22 and the National Planning Policy Framework in respect of flood risk. It is considered that the use of this accommodation can be appropriately and satisfactorily managed by use of a planning condition and a Section 106 agreement and that on this basis, the proposed use is acceptable.

8 Recommendation

- 8.1 Approve subject to the following conditions and a Section 106 agreement:

- (i) Standard time limit
- (ii) In accordance with approved plans
- (iii) External materials to be retained as agreed
- (iv) Prior to first use of first floor accommodation, south elevation balcony to be replaced in accordance with approved plans
- (v) First floor accommodation shall not be occupied at any time other than for purposes ancillary to the residential use of 'The Glade' and shall not be used as a separate dwellinghouse
- (vi) Flood response plan

9 Reason for Recommendation

- 9.1 The proposal is considered to be acceptable in accordance with Policies DP4, DP5 and DP28 of the adopted Development Management Policies DPD (2011), Policies CS1 and CS20 of the adopted Core Strategy (2007) and the National Planning Policy Framework (2012).

Background papers: BA/2012/0307/COND

Author: Maria Hammond
Date of Report: 11 May 2012

List of Appendices: APPENDIX 1 Location Plan

APPENDIX 1

BA/2011/0307/COND – The Glade, Beech Road, Wroxham

Variation of condition 2 and 3 of approved PP 2003/0269 dated 18/06/2003 - boathouse to be used as overflow accommodation to dwelling

