

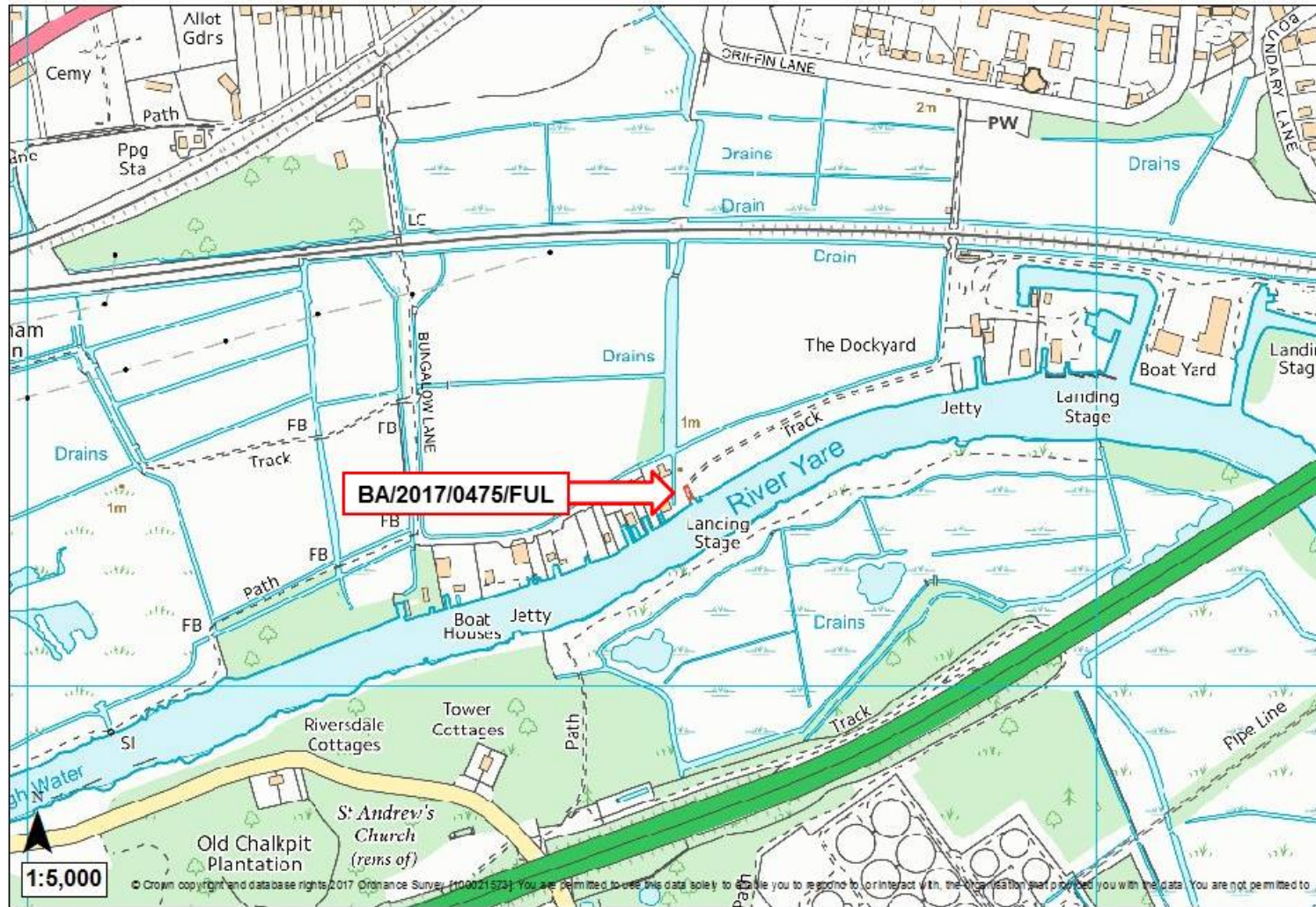
**Reference:**

BA/2017/0475/FUL

**Location**

Griffin Lane, Thorpe St Andrew, Norwich

BA/2017/0475/FUL - Griffin Lane Thorpe St Andrew



**Application for Determination**  
Report by Planning Assistant

<b>Target Date</b>	01/02/2018
<b>Parish:</b>	Thorpe St Andrew Town Council
<b>Reference:</b>	BA/2017/0475/FUL
<b>Location:</b>	Broads Authority, Griffin Lane, Thorpe St Andrew, Norwich
<b>Proposal:</b>	Replacement Boatshed
<b>Applicant:</b>	Mr Daniel Hoare
<b>Recommendation:</b>	The Committee is requested to note the contents of the report.
<b>Reason for referral to Committee:</b>	Broads Authority Application

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

- 1.1 The application site sits to the western end of an employment site used as the Broads Authority's dockyard situated on the eastern edge of Norwich. The site is accessed via Griffin Lane which is a narrow road which leads south from the Yarmouth Road (A1242) and passes beneath the railway line. The application site contains an existing wet boatshed, used as the base for a Broads Authority launch, which is accessed through the dockyard off Griffin Lane and fronts the River Yare.
- 1.2 The application proposes to replace the existing wet boatshed building, which measures 13 metres by 5 metres with a maximum height of 3.5 metres and is timber framed with a mix of cement and asbestos cement board cladding sheets which is no longer considered fit for purpose. The proposed replacement building would measure 15 metres by 5 metres with a maximum height of 3.5 metres. The replacement would be 2 metres longer than the existing in order to extend the internal office/storage space at the northern

end. No other increases in size or works to the internal wet dock are proposed.

- 1.3 The proposed replacement boatshed would be constructed from coated steel clad walls and roof; with evenly distributed translucent GRP panels on the roof to provide natural light. Double leaf slatted timber doors would provide access from the river with a single leaf personnel door on the east elevation.

## **2 Site History**

- 2.1 No relevant site history

## **3 Consultations**

### **3.1 Consultations received**

Thorpe St Andrew Town Council – no objection

Environment Agency – no objection

### **3.2 Representations received**

None received

## **4 Policies**

- 4.1 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.

DP2 – Landscape and Trees

DP4 – Design

TSA3 – Griffin Lane – boatyards and industrial area

- 4.2 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.

DP18 – Protecting General Employment

DP20 – Development on Waterside Sites in Commercial Use, including Boatyards

- 4.3 Material considerations

National Planning Policy Framework

## **5 Assessment**

- 5.1 In terms of assessment, planning policies are supportive of works which support a continued boat related and/or employment use and there is no objection in principle to the proposed replacement. Consequently, the issues which must be given consideration relate to the design, scale and materials of the proposal and the impact of the proposal on the landscape and flood risk.
- 5.2 The design and materials are both simple and functional, which is considered appropriate given the proposed use and the employment use of the site. The design of the river facing gable end matches the existing and is of a simple design using sustainable materials. In terms of scale, the replacement is of a similar size to the existing and the minor increase in length is considered appropriate, particularly given its proposed use as ancillary office/storage space.
- 5.3 In terms of flood risk, the replacement building sits on a similar footprint as the existing, with only a minor increase and therefore would not increase flood risk on site. The vulnerability classification would remain 'water compatible' and therefore is considered appropriate in Flood Zone 3b.
- 5.4 Site Specific Policy TSA3 seeks environmental and landscape improvements in this area while protecting the existing dockyard and boatyard uses under policies DP18 (General Employment) and DP20 (Boatyards). Development in the area will not be permitted except where this furthers these objectives and is compatible with the restricted road access to the area and other highway constraints.
- 5.5 The replacement building sits within an employment area and there are limited opportunities for environmental and landscape improvements around the curtilage of the building. The replacement of an old boatshed with a purpose built structure would in itself improve the appearance of the site and the setting of the employment area and result in the efficient use of the building. The replacement building would protect the existing use of the site and is therefore considered to be in accordance with policies DP18 and DP20.
- 5.6 The replacement building would see a continuation of the existing use in a purpose built structure. There is to be no intensification of this use of the site and therefore no impact on the local highway network.
- 5.7 The Town Council questioned whether the proposal is within the curtilage of the Grade II Listed 'Boatyard Foreman's Cottage' which lies to the east of the application site. The cottage does not lie in its original location and the listing does not reference any curtilage buildings and therefore the boatshed subject of this application is not considered to be curtilage listed.

## **6 Conclusion**

- 6.1 In conclusion it is considered that the replacement wet boatshed on a like for like basis is acceptable, with no detrimental impact on the surrounding landscape, highway network or flood risk. The proposal is therefore

considered to be in accordance with the relevant Development Plan Policies and the NPPF.

## **7 Recommendation**

Approve subject to the following conditions:

Time limit for commencement

In accordance with submitted plans and supporting documents.

## **8 Reason for Recommendation**

- 8.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP2, DP4, DP18 and DP20 of the Development Management Policies DPD (2011) and TSA3 of the Site Specific Policies DPD (2014), as the development is considered an appropriate form of development, with no detrimental impact on employment, landscape or flood risk.

## **9 Note by Solicitor and Monitoring Officer**

- 9.1 The Applicant is an officer of the Broads Authority, making an application on behalf of the Authority. It is clearly important to establish that proper procedures have been followed in the same way as would any other application by a member of the public. The file has been drawn to my attention by the planning officer and I have read it through. I consider that all appropriate steps have been taken by the planning officer to date to process and consult over this application. It also appears to me that the application has been considered against appropriate planning policies. The recommendation made to the Planning Committee appears to be uncoloured by the relationship noted above.

Background papers: BA/2017/0475/FUL

Author: George Papworth

Date of report: 17 01 2018

Appendices: Appendix 1 – Map

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