

## **Application for Determination**

<b>Parish</b>	Horning
<b>Reference</b>	BA/2012/0056/FUL <b>Target date</b> 28 June 2012
<b>Location</b>	Silver Dawn, Woodlands Way, Horning Reach, Horning
<b>Proposal</b>	Demolition of existing bungalow and associated sheds/buildings on site and replacement with new chalet style dwelling and garage.
<b>Applicant</b>	Mr Nick Barrett
<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 site is an existing dwelling at Silver Dawn, Woodlands Way, Horning. The development along Woodlands Way consists of single storey and storey and a half dwellings fronting the river along the western bank of the Bure to the southwest of Horning village. The dwellings are generally detached within modest plots that enjoy a river frontage and a more private curtilage to the rear. To the immediate west is an area of wet woodland at Crabbetts Marsh which provides the backdrop when viewed from the river and the opposite bank of the river is undeveloped marshland covered by various habitat designations. The site is outside the Development Boundary and in flood risk zone 3b.
- 1.2 Silver Dawn is a single storey dwelling that sits approximately 12 metres from the river and comprises a dual-pitched dwelling with lean-to and flat roof extensions to the side and rear. The walls have white timber boarding and the windows are also white painted timber, the pitched roof has cedar shingles. Within the curtilage to the rear there is a small summerhouse and two sheds stand adjacent to a gravel parking area by Woodlands Way. The total footprint of buildings on site is approximately 95 square metres. A mooring cut extends from the river almost the whole length of the plot along the southwestern boundary and this is shared with the dwelling to the southwest. There is also a mooring cut between the site and the property to the northeast, within the curtilage of the neighbouring dwelling. Silver Dawn is not known to have any planning conditions restricting its use to holiday accommodation only, although it is used as a holiday let.

- 1.3 The dwellings either side are one and a half storey in scale, both are timber clad and to the northeast there is a pantile roof and to the southwest cedar shingles.
- 1.4 The application proposes the replacement of the existing dwelling, the removal of the sheds and summerhouse and the erection of a garage.
- 1.5 The proposed replacement dwelling would be sited a further 5 metres back from the river and would have a footprint of approximately 93 square metres. The dwelling would provide accommodation over two floors, with the first floor largely contained within the gabled roof that would face the river. The dwelling would have a ridge height of 8.6 metres AOD and a split eaves level. On the northeastern boundary the dwelling would be approximately 1.5 metres from the fenceline and to the southwest there would be a distance of 4 metres from the mooring cut.
- 1.6 The form of the dwelling would be largely symmetrical and it would have a cantilevered balcony beneath the eaves overhang on the river elevation and two Juliet balconies on the rear elevation. A raised decking area would extend to the front of the dwelling with steps down to an enclosed grassed area. At the rear, a ramp and steps would lead up to the raised floor level which would be approximately 1.2 metres above the existing ground level at 1.82 metres AOD.
- 1.7 The river elevation would be almost entirely glazed within a structural white timber frame, with obscure glazing to the first floor windows and doors on this and the rear elevation. The walls would be a light grey/green timber and the proposed roof material is zinc. Two rows of solar panels are proposed along the southwest elevation, with two rooflights on this and the northeast elevation.
- 1.8 The proposed garage would be in the northwest corner of the site, on the site of two existing sheds. This would be largely open-sided with a gabled roof, with a ridge height of approximately 3.6 metres, on white timber posts to match the dwelling. This would also provide bin storage and a small enclosed area for secure storage. A new fence is proposed along the northeast boundary, this would be approximately 1.8 metres in height, including 0.45 metres of trellis along the top.

## **2 Site History**

In 2010 planning permission was granted for the installation of a replacement sewage treatment unit (BA/2010/0071/FUL).

## **3 Consultation**

Broads Society – No objections. Commend the extent and quality of the information supplied.

Parish Council - Consider application should be approved. If permission is granted, elevation should not be higher than adjacent properties. Concerns relating to glare from proposed zinc roof, suggest it should be a duller finish.

District Member – No response.

Environment Agency – No objection providing Authority are satisfied the residual flood risk will be safely managed. Recommend conditions in respect of minimum finished floor level, flood resilient construction measures, retention of under floor void and flood response plan.

## **Representations**

Four representations received objecting to the proposal in terms of: overlarge scale of dwelling for plot and proximity to boundaries; extent of decking; design not suited to this location; materials, including appearance of zinc roof and its impact on the health of adjacent occupiers and wildlife. Concerns expressed about misleading computer visuals and inaccurate representation of neighbouring properties in submitted plans – consider Members should visit site. Other issues raised include increased use of private road and impact of holiday use of dwelling on amenities of adjoining occupiers.

## **4 Policies**

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

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

CS1 – Landscape  
CS20 – Rural Sustainability

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

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

DP1 – Natural Environment  
DP4 – Design  
DP8 – Renewable Energy  
DP24 – Replacement Dwellings  
DP28 – Amenity  
DP29 – Development on Sites with a High Probability of Flooding

### **4.3 Other Material Considerations**

National Planning Policy Framework  
Development and Flood Risk Supplementary Planning Document (SPD)  
[Development and Flood Risk Supplementary Planning Document \(SPD\)](#)

## 5 Assessment

- 5.1 The application proposes a replacement dwelling and the principle of this must be considered. If this is found to be acceptable, the key considerations are the appropriateness of the scale, mass, height, design and external appearance of the dwelling to its setting, flood risk, impact on amenities of adjoining occupiers and impact on protected species.
- 5.2 Silver Dawn is one of the remaining smaller, single storey dwellings along this stretch of the river which are gradually being replaced as they come to the end of their serviceable lives, with replacements typically being larger. Whilst the loss of traditional riverside properties is regrettable, the existing dwelling is not of any individual visual, historic, architectural or cultural significance making it worthy of retention. Whilst the property is currently used as a holiday-let, there is not known to be any holiday restriction on its use and there is no reason to consider it does not have a lawful residential use.
- 5.3 The proposed dwelling would be set back further from the river in a less prominent position; however, the proposal does represent a significant increase in scale by virtue of the increased floor level, addition of first floor accommodation and 18 square metre increase in footprint. It is noted that the representations received consider the proposal to be an overdevelopment of the site. Development along this bank of the river on the approach down river to Horning does vary in scale, with substantial two storey dwellings closest to the village, reducing to single storey dwellings at the furthest extent from the village. Where single storey development is predominant at the western end, the addition of first floor accommodation in replacement dwellings has been resisted and decisions have been upheld on appeal. Woodlands Way relates more to the larger scale village development and there are many existing dwellings of a similar scale to that proposed here in the immediate vicinity. The addition of first floor accommodation is therefore not considered to be inappropriate in this particular location. The significant increase in floor level also increases the overall height of the dwelling, however this offers significant improvements on flood safety and resilience in comparison to the existing dwelling and the treatments of the freeboard broken up with steps, a ramp and hit and miss boarding is considered to be appropriate
- 5.4 Representations have been received which dispute the scale of the adjacent dwellings as represented in the submitted plans. Ridge heights of the adjacent properties have been provided by their owners and it is stated by them that the proposed dwelling would be approximately 0.9 metres higher than the dwellings either side. It is noted that the Parish Council do not wish to see the dwelling any higher than the adjacent properties. GPS data has been submitted by the applicant's agent detailing the heights of the adjacent properties to the northeast and southwest to both be 8.49 metres AOD and the proposed dwelling is stated to have a ridge height of 8.6 metres AOD and this is what is represented on the submitted plans. It

is therefore clear that the proposed dwelling would be 0.11 metres higher than the adjacent properties.

- 5.5 The form of the dwelling is broken up with cut away sections and a split eaves level, the largely glass frontage would also give it a lightweight appearance and when read as a whole and in the context of the adjacent dwellings it is not considered that the scale or form are inappropriate to the setting, in accordance with Policy DP24 of the Development Management Policies DPD. The scale, form and siting of the garage are also considered to be acceptable.
- 5.6 The design gives a relatively traditional form a contemporary treatment and this is consistent with other recent replacements in the area and is not considered inappropriate. The inclusion of solar panels is welcomed and these would be integrated to finish flush with the roof surface which is considered appropriate. The proposed materials are considered to be acceptable, subject to confirmation of their finish, however significant concerns have been raised by owners of adjacent properties about the proposed roof material.
- 5.7 The proposed zinc roof, once established, would have a similar dull grey appearance to lead. However, this does take time to weather down from its initial finish which can be bright in terms of colour and glare. The local concerns regarding the initial visual impact of this and the impact on amenities, and particularly the health of adjoining occupiers, are appreciated. Pre-weathered products are available and the applicant is willing to use this to alleviate the concerns raised. It is considered that a pre-weathered product would be appropriate, but the precise details of this should be agreed by condition to ensure no adverse impacts would result. Neighbours have also raised concerns about the suitability of the proposed steel netting in-fill to the ground floor level balustrades, however this is a visually lightweight material that is not considered inappropriate to the contemporary finish of the proposed dwelling.
- 5.8 Amendments have been made to the extent of raised decking proposed and this now been reduced to an area similar to that at neighbouring properties and this is not considered inappropriate. Three existing willow trees to the rear of the dwelling are proposed to be retained and the applicant is amenable to agreeing a landscaping scheme by condition. The proposed fence along the northeastern boundary would match the form of the existing, although it would be higher than the existing in places, and in terms of its appearance this is acceptable.
- 5.9 In respect of flood risk, the proposal can be considered a like-for-like replacement as the total footprint of the buildings on site would be no greater than the existing and the number of bedrooms would be the same. The footprint of the dwelling would be approximately 18 square metres larger than the existing, but there would be a commensurate decrease in the footprint of outbuildings. The application has been amended to propose an open-sided garage, rather than enclosed, as this would not occupy any

floodplain area or impede flood water. It is considered necessary to remove permitted development rights for extensions and alterations to the dwelling and outbuildings to maintain control of the developed footprint on site. The Environment Agency have no objection providing the Authority are satisfied the development would be safe and it is considered that the safety of the proposal can be satisfactorily managed through flood resilience measures and a flood warning and evacuation plan which can be agreed by condition. It is also considered necessary to condition the minimum finished floor level and maintenance of the underfloor void. The proposal is therefore considered to be in accordance with Policy DP29, the Development and Flood Risk SPD and the National Planning Policy Framework in respect of flooding.

- 5.10 Significant concerns have been raised by the adjoining occupiers about the impact of the proposals on their amenities. There would be a close relationship between the proposed dwelling and that to the northeast; approximately 7 metres at the closest point, separated by the proposed 1.8 metre fence and a mooring cut. Whilst it is acknowledged that the dwelling would largely fill the width of the plot with a walkway to each side and the relationship with the neighbour would be closer than the existing situation, it is not considered that the proposal would be over dominant or result in unacceptable impacts on the amenities of adjoining occupiers.
- 5.11 The only openings on the northeast elevation are one full height ground floor window at the northeast corner and two rooflights. The southwest elevation, which would be approximately 11 metres from the dwelling to the southwest, would have two skylights, two full height ground floor windows and a door opening. It is noted that the ground floor, and thus the openings to it, will be higher than the adjacent properties. The balconies on the front and rear elevations would be set under the eaves which would provide screening from any views to the sides and the first floor windows and doors are proposed to be obscure glazed. The balconies would allow views out, but these are not to primary living accommodation and the rear balconies are only Juliet style openings. Given the nature of the proposed openings and their relationship with the adjacent dwellings, it is not considered that the proposal would result in any unacceptable overlooking or loss of privacy.
- 5.12 The concerns of the adjacent occupiers are appreciated as the proposal does represent a significant increase in scale and the relationship with the adjacent dwellings is relatively close. It is also appreciated that the personal circumstances of the adjoining occupiers may exacerbate the perception of scale and proximity. Whilst there is no right to a private view, the plans have been amended to reduce the extent of the proposed northeastern boundary fence to end in line with an existing fence and thus maintain the adjoining occupiers' current view of the river and marshes. Taking only planning matters into account, it is not considered that the proposal would impact on the amenities of adjoining occupiers to an extent that could justify a refusal of planning permission.

- 5.13 A survey has been submitted which does not identify any protected species using the existing buildings on site. It is proposed to allow space for bats to access the roof void in the garage and the overhanging purlins under the eaves would provide nesting opportunities for swallows and other birds. Concerns have been raised that a reflective roof covering could be detrimental to birdlife. This is not known to be a widespread or significant problem and the reflectivity of the roof will be considered when agreeing the materials. It is not considered that the proposal would adversely affect the designated sites across the river and the proposal is therefore considered to be acceptable in respect of biodiversity.

## **6 Conclusion**

- 6.1 The application proposes a replacement dwelling that would be like-for-like in terms of flood risk. However, the addition of first floor accommodation is proposed and the ground floor level would be significantly higher than the existing resulting in an overall increase in scale that would not be insignificant. In the context of the surrounding development this scale is not considered inappropriate and is satisfactorily broken up by the form and detailing of the dwelling. Subject to confirmation of the precise finishes, the proposed materials are considered to be acceptable
- 6.2 The proposal is considered to represent an improvement in terms of flood safety and resilience compared to the existing and subject to appropriate conditions. It is not considered that protected species would be adversely affected.
- 6.3 The concerns and objections of adjoining occupiers have been fully taken into account when assessing the impact of the proposal on their amenities. However, whilst sympathetic to their concerns and appreciative that the proposal may have a greater impact on their amenities than the existing, those impacts are not considered to be unacceptable and the proposal is therefore in accordance with Policy DP28.

## **7 Recommendation**

Approve subject to the following conditions:

- (i) Standard time limit.
- (ii) In accordance with submitted plans.
- (iii) Samples of materials.
- (iv) Landscaping scheme.
- (v) Minimum finished floor level.
- (vi) Underfloor void to remain open.
- (vii) Flood resilience measures.
- (viii) Flood warning and evacuation plan.
- (ix) Remove permitted development rights for alterations and extensions to dwelling and for outbuildings.
- (x) Obscure glazing as shown on plans.
- (xi) Maximum ridge height of 8.6 metres AOD.

## 8 Reason for Recommendation

The proposal is considered to be acceptable in accordance with Policies DP1, DP4, DP8, DP24, DP29 and DP29 of the adopted Development Management Policies DPD (2011), Policies CS1 and CS20 of the adopted Core Strategy (2007), the Authority's adopted Development and Flood Risk SPD and the National Planning Policy Framework.

Background papers: Application Files BA/2012/0056/FUL

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Date of Report: 6 July 2012

List of Appendices: Appendix 1 Location Plan

BA/2012/0056/FUL - Silver Dawn Woodlands Way, Horning Reach, Horning  
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