

## **Application for Determination**

<b>Parish</b>	Burgh St Peter/ Wheatacre		
<b>Reference</b>	BA/2013/0329/FUL	<b>Target date</b>	12 December 2013
<b>Location</b>	Waveney Inn and River Centre, Staithe Road, Burgh St Peter, Beccles		
<b>Proposal</b>	New entrances, external cladding and window alterations at Public House		
<b>Applicant</b>	Waveney River Centre (2003) Ltd		
<b>Recommendation</b>	Approve subject to conditions		
<b>Reason referred to Committee</b>	Applicant is a member of the Navigation Committee		

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

- 1.1 The application site forms part of the Waveney Inn and River Centre complex at Burgh St Peter. This is a predominantly tourism based site providing a boatyard, mooring, holiday accommodation, camping and caravan pitches, a public house (The Waveney Inn) and associated facilities.
- 1.2 There are moorings located on the river frontage and in two adjacent basins, with camping (tent) pitches and a car park to the immediate west on low ground. The ground rises to the west towards Church Lane and 17 touring caravan pitches line the higher ground along the northwest and northeast site boundaries. Between the tent and caravan pitches lies a large building which provides a swimming pool and cafe to site users and a shower block sits at the bottom of the slope adjacent to the car park.
- 1.3 Either side of the main entrance from Church Lane stand a large boatshed and the public house, as well as outbuildings which have approval to be replaced with bed and breakfast accommodation. Further to the southwest there is an extensive area of static caravans and lodges.
- 1.4 The application proposals relate to the on-site Public House, known as the Waveney Inn. The Waveney Inn itself sits facing the river to the south east and is constructed in cream painted brick under a slate roof. The doors are timber and all of the windows within the host building and extensions are white upvc. Over the years the building has been extended and remodelled on numerous occasions, reflecting changing customer demands. The extensions

sit to the south and west elevations of the host building and are single storey in form and have been added incrementally.

1.5 The proposal is predominantly for the rationalisation of the main elevation including the revamping of three entrances (Entrance A, Entrance B and Entrance C), which forms part of a wider refurbishment of the public house. The proposals include:

- Replacement of an inset timber entrance door with the erection of a glazed and roofed porch at Entrance A (into the main bar), including the addition of a roof light. The door is proposed to be powder coated aluminium.
- Replacement of an inset timber door with a glazed porch at Entrance B (into the restaurant). The door is proposed to be powder coated aluminium.
- Replacement of a upvc four light window with the installation of a glazed door and a decked and ramped area at Entrance C (into the restaurant). The decked area is proposed to be constructed in timber and is approximately 14.5m x 6m. The door is proposed to be upvc.
- Rendering of the host building. Members will be verbally updated on proposed colour.
- Timber cladding of the existing single storey extensions. Members will be verbally updated on proposed colour.
- Removal of a small lean-to on the north east (side) elevation.
- Alternatively designed entrance sign over door on the host building
- Changes to fenestration including:
  - the addition of a four light window on the northwest elevation;
  - the blocking of a single light window on the southeast (front) elevation;
  - the addition of two roof lights on the southeast (front) elevation (over entrance C);
  - the replacement of two three light windows with two alternatively designed windows on the southeast (front) elevation;
  - blocking of a first floor arched window on the southeast (front) elevation;
  - blocking of two three light windows on the northeast (side) elevation;
  - removal and replacement of a three light bay window on the northeast (side) elevation; and
  - addition of a two light ground floor window on northeast (side) elevation.
- Marking out of 13 parking spaces.

## **2 Site History**

- 2.1 In 1997 a Certificate of Lawful Use was issued for use of land for standing of touring caravans and pitching of tents (reference 97/0093).
- 2.2 In 2006 planning permission was issued for eight new static units and associated works. This is subject to a Section 106 agreement which includes a restriction on the number of touring caravan pitches to 17 and does not allow more than 17 touring caravans to be stationed on the land at any one time (reference 06/0479).
- 2.3 Planning permission was granted in 2010 for the demolition of outbuildings to the rear of the public house and replacement with five units of bed and breakfast accommodation (BA/2010/0392/FUL). This has not yet been implemented.
- 2.4 In September 2013 planning permission was granted for the retrospective installation of two mooring posts to facilitate a ferry service (BA/2013/0188/FUL).
- 2.5 In November 2013 planning permission was granted for six camping pods (BA/2013/0310/FUL). This has been part implemented.

## **3 Consultation**

Broads Society - This is an entirely appropriate improvement to the Waveney River Centre and we are pleased to support the proposal.

Parish Council - No response.

District Member - No response.

The Highways Authority - No objection subject to the car parking outlined on the drawing being provided before the commencement of the development.

## **4 Representation**

None

## **5 Policies**

- 5.1 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.

### **Adopted Core Strategy (2007)**

[Core Strategy \(Adopted\\_Sept\\_2007\).pdf](#)

CS1 – Landscape Protection and Enhancement

CS9 – Sustainable Tourism  
CS23 – Fostering Communities

**Adopted Development Management Policies (2011)**

[DMP\\_DPD - Adoption\\_version.pdf](#)

DP4 – Design

DP11 – Access on Land

DP27 – Visitor and Community Facilities and Services

- 5.2 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.

**Adopted Development Management Policies (2011)**

DP28 – Amenity

- 5.3 Material Planning Consideration  
**National Planning Policy Framework (NPPF) (2012)**

[NPPF](#)

**6 Assessment**

- 6.1 The main issues to consider in the determination of this application are the principle of the development, design, neighbouring amenity, and access.
- 6.2 In terms of the principle of the development, both the NPPF and Development Plan Policies are supportive of schemes that help improve existing local and visitor facilities. It is considered that the renovation of the Public House, with the rationalisation of the main elevation will help improve an existing local and visitor facility. The development is therefore considered acceptable in principle.
- 6.3 The heavily glazed design of the three entrances is modern, in contrast to the broadly traditional form of the host building. It is considered that this differentiation allows the traditional form of the host building to be read well and adds to the sense of time depth evident in the form of the various extensions. The use of render on the host building and timber cladding to the later extension adds to this and would help to break up the massing of the existing extensions which in turn would visually improve the Public House. The glazing at Entrance A and B is proposed to be framed in powder coated aluminium, which is considered appropriate given the modern design.
- 6.4 The applicant seeks to make the building more thermally efficient, in particular the host building which is currently constructed in a solid brick wall. In order to achieve a higher thermal efficiency the applicant proposes to insulate in front of the brick and finish in render. He also proposes to

clad the existing brick extensions in timber. The use of render and timber cladding are traditional treatments of Broadside buildings and given the increased thermal efficiency these finishes will provide are considered appropriate. It is considered that the final colour scheme of the render and the cladding should be conditioned to ensure the colours are visually appropriate.

- 6.5 The existing upvc windows are proposed to be replaced where indicated at 1.5 above with upvc, along with the door at Entrance C. Although the use of upvc for windows and doors would not usually be encouraged, given the rest of the windows are upvc, and given the windows which are proposed to be replaced are upvc currently, it would be difficult to substantiate a refusal on these grounds.
- 6.6 The decked and ramped area to Entrance C is small in scale and proposed to be constructed in timber. The ramp is required to provide a safer and more inclusive access into the restaurant which is welcomed. Given the increased popularity of al-fresco styled dining, it is not uncommon to see decked areas outside public houses and its installation is therefore considered appropriate.
- 6.7 Given the existing use of the site and given the proposed alterations face away from neighbouring dwellings, which line the road to the north west of the site, it is not considered that there would be an adverse impact on neighbouring amenity.
- 6.8 Given the existing use of the site, given the fact that the proposal does not actually increase the existing capacity of the public house, and given there is a significant amount of hard standing already existing which will help provide the additional parking, it is not considered that there would be an adverse impact on highways safety. It is considered that the proposed parking should be laid out prior to the first use of the renovated public house as requested by the Highways Authority.

## **7 Conclusion**

- 7.1 The development is considered an appropriate form of development which will help improve the existing visitor facility and in character and sympathetic to the existing buildings. It is considered that there will be no adverse impact on neighbouring amenity or highway safety as a result of the proposal.

## **8 Recommendation**

- 8.1 Approve subject to the following conditions:
- (i) standard time limit
  - (ii) in accordance with plans
  - (iii) roof lights to be conservation roof lights only
  - (iv) timber cladding detail to be agreed
  - (v) render and cladding treatment/colour to be agreed

- (vi) car parking layout to be provided prior to first use

## 9 Reasons for Recommendation

- 9.1 The proposal is considered to be acceptable in accordance with Policies DP4, DP11, DP27 and DP28 of the adopted Development Management Policies DPD (2011), Policies CS1, CS9 and CS23 of the adopted Core Strategy (2007) and also the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

Background papers: BA/2013/0329/FUL

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Date of Report: 19/11/2013

List of Appendices: APPENDIX 1: Site Location Plan

## APPENDIX 1

BA/2013/0329/FUL - Waveney Inn And River Centre, Staithe Road, Burgh St Peter  
New entrances, external cladding and window alterations

