

Application for Determination

Parish	Horning
Reference	BA/2014/0025/FUL Target date 20 March 2014
Location	Hickling House, The Moorings, Ferry Cott Lane, Horning
Proposal	Removal of existing metal painted balcony railings on first floor of property and replace with 42mm tubular stainless steel balustrades with toughened glass infill panels (retrospective)
Applicant	Mrs Dianne Steele
Recommendation	Approve subject to conditions
Reason for referral to Committee	Objection received

1 Description of Site and Proposals

- 1.1 The application site is a dwelling at Hickling House, Ferry Cott Lane, Horning. The two and a half storey dwelling is one of a development of four constructed in the 1990s at the corner of Lower Street and Ferry Road at the western end of the main settlement of Horning. The application site is bordered by the residential cul-de-sac of Ferry Cott Lane to the northwest, Lower Street to the north east and Ferry Road to the south east with a laurel hedge along the road boundaries.
- 1.2 In keeping with the other three dwellings of this development, the dwelling has facing red brick walls and a pantile roof. An integral garage projects beyond the main body of the dwelling on the west and north elevations providing a balcony area with access from first floor doors. The dwelling was constructed with a metal balustrade formed of simple uprights within two horizontal bars and the three other dwellings of this development have similar features, some of which have been painted.
- 1.3 This application seeks retrospective consent for the replacement of the original metal balustrade with a stainless steel balustrade with glass panels.
- 1.4 The balustrade remains in the same position as the original, enclosing the first floor balcony area above the garage on the north and west elevations. The balustrade is 18 metres long in total and stands 1.1 metres above the balcony. 15 toughened glass panels have been provided within stainless

steel uprights extending from the fascia below and a stainless steel handrail completes the balustrade.

2 Site History

- 2.1 In 1995, planning permission was granted for the erection of four dwellings on the site of a former garage and petrol filling station (BA/1993/2492/HISTAP).
- 2.2 Subsequently in 2000, permission was granted for variations to the above consent, including revisions to the fenestration (BA/2000/1885/HISTAP). On both these permission, permitted development rights for enlargements, improvements and alterations to the dwellings, as well as curtilage buildings and enclosures, were removed.

3 Consultation

Broads Society – No objections.

Parish Council – The new works have been in place some time, we consider them to be obtrusive and ugly. Will this application also be subject to Building Regulation approval? As the weight and wind loading is considerable and should have the OK from a structural engineer. We do raise an objection on size and appearance.

District Member – This application can be determined by the Head of Development Management (delegated decision).

4 Representations

- 4.1 No representations received.

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

Adopted Development Management Policies (2011)
[DMP DPD - Adoption version.pdf](#)

DP4 – Design

- 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. [NPPF](#)

Adopted Development Management Policies (2011)
DP28 – Amenity

6 Assessment

- 6.1 In terms of assessment, it is necessary to consider the design, scale, form and materials of the new balustrade, the impact this has on the character and appearance of the dwelling and surrounding area and the impact on amenity.
- 6.2 The new balustrade is of a similar scale to the original and extends around the same area. The size is standard for a balustrade of this type and is considered acceptable. The balustrade is contemporary in appearance and similar features have been included in more recent developments in the local area, including one to the northwest which is seen in views of the site from the river. This style of balustrade is lightweight in appearance and is not considered to be any more prominent than the original enclosure.
- 6.3 The proposed glass and steel balustrade sets this dwelling apart from the other three of this development as they have retained the original materials, albeit with some application of colour. Permitted development rights for alterations and extensions were removed on the permissions for the dwellings in order to maintain control over their appearance. The other three dwellings form a terrace and the application dwelling has more physical and visual separation from these. The use of a different balustrade form and material is not therefore considered to adversely affect the appearance of this group of dwellings. It is appreciated that the Parish Council does not consider the appearance to be appropriate, however it is not considered to be obtrusive or incongruous and the proposal is considered acceptable in accordance with Development Management Policy DP4.
- 6.4 It is not considered that this replacement balustrade would have any additional impacts on amenity and the proposal is acceptable in accordance with Development Management Policy DP28.
- 6.5 The Parish Council's concerns regarding the structural safety of the balustrade are appreciated and the applicant shall be reminded of their responsibility to obtain all necessary consents, including Building Regulations if applicable.

7 Conclusion

- 7.1 The retrospective nature of this application is regrettable, however the replacement of the original balustrade with a more contemporary style feature

is not considered to be inappropriate to the existing dwelling, the group of dwellings its sits within or the wider setting. It is therefore considered acceptable in accordance with Development Management Policies DP4 and DP28 and Core Strategy Policy CS1.

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 acceptable 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) which is a material consideration in the determination of this application.

Background papers: Application File BA 2014/0025/FUL

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List of Appendices: APPENDIX 1 - Location Plan

APPENDIX 1

BA/2014/0025/FUL - Hickling House, The Moorings, Ferry Cott Lane, Horning
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