

Planning Committee

31 March 2023

Agenda item number 7.3

BA/2023/0032/FUL Reedham – Replacement Ranger hut at quay

Report by Planning Officer

Proposal

Replacement of 2.85m x 2.2m timber ranger hut with a 2.85m x 3.2m timber hut. Raise supporting brick plinth by 0.3m to raise it above the flood level.

Applicant

Mr Sam Bates, Broads Authority

Recommendation

Approve, subject to conditions

Reason for referral to committee

Broads Authority application

Application target date

24 March 2023

Contents

1.	Description of site and proposals	2
2.	Site history	2
3.	Consultations received	2
4.	Representations	3
5.	Policies	3
6.	Assessment	3
7.	Conclusion	4
8.	Recommendation	4
9.	Reason for recommendation.....	5
	Appendix 1 – Location map	6

1. Description of site and proposals

- 1.1. The application site comprises a small building located between the River Yare and the flood wall on the Broads Authority 24 hour moorings at Riverside in Reedham. The application site is situated within Flood Risk Zone 3. The building is used by Broads Authority staff members between the months of April and October to allow for shelter while aiding with mooring and provide an information service for visitors to Reedham Quay. The application is seeking permission for a replacement larger building, with the inclusion of a veranda to allow for more room for staff members when on duty.
- 1.2. The existing building measures 2.85m x 2.2m with a height to the roof ridge of 2.8m (including brick plinth) and the proposed replacement measures 2.85m x 3.2m with a height to the roof ridge of 3.1m (including brick plinth).
- 1.3. The hut will be constructed from feather edge timber, to be painted black on the exterior to match that of the existing building. The roof is to be cedar wood tiles and windows and stable door are to be timber painted black. The proposed building is to be raised from the ground level by an additional 0.3m to allow for further protection from flooding and includes a veranda on the river fronting elevation.

2. Site history

- 2.1. None.

3. Consultations received

Parish Council

- 3.1. The Parish Council had no objections and were supportive of the extra shelter to be provided for the Rangers. Their only concern was that the defibrillator would be stored safely and replaced on the hut once the work had finished.

Environment Agency

- 3.2. We have inspected the application as submitted, and have no objection to this planning application, providing that you have taken into account the flood risk considerations which are your responsibility.

BA Historic Environment Manager

- 3.3. The site sits on the front of Reedham Quay, close to the River Yare and within the Broads Authority Executive Area. The proposal is to replace the existing small Ranger's hut with a slightly larger hut, incorporating a veranda. The new building will be positioned on a slightly taller red brick plinth, to reduce the likelihood of flooding. I have no objection to the proposal. The traditional materials will match those used on the existing hut, as will the overall style of the simple building. The slight changes in

design are potentially an improvement to the appearance of the building and it should provide a much more useable facility for the Rangers to assist members of the public.

4. Representations

Broads Society

- 4.1. The Broads Society supports this application.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
- DM5 – Development and Flood Risk
 - DM16 – Development and Landscape
 - DM43 – Design
- 5.3. The National Planning Policy Framework (2022) (NPPF) is a material consideration.

6. Assessment

- 6.1. The main considerations in the determination of the application are the principle of the development, the design and impact on the surrounding area and flood risk.

Principle of development

- 6.2. The proposal is for a replacement building to be used by Broads Authority staff members typically between the summer season months of April and October, to allow for shelter while aiding with mooring, and to provide an information service for visitors to Reedham Quay. The existing building has been in place for some time and its replacement is considered to be acceptable.

Design and Impact on the Area

- 6.3. The proposed timber building is to measure 2.85m x 3.2m with a height to the roof ridge of 3.1m (including brick plinth).
- 6.4. In assessing the design of the proposed development, Policy DM43 states that all development will be expected to be of a high design quality and should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage. The proposed building is to be constructed out of feather edge timber, to be painted black, a cedar wood tiled roof and timber windows and door, to be painted black. The proposed building is to be raised from the ground level by an additional 0.3m red brick plinth and includes a veranda design on the river fronting elevation. It is considered that the proposed design of the hut relates well to its location and does not detract from the special qualities of the area. The

proposal is in accordance with the requirements of Policy DM43 of the Local Plan for the Broads.

- 6.5. With regards to impact on the character and appearance of the area, the Broads Authority Historic Environment Manager has not raised any objection to the proposal development commenting that the traditional materials will match those used on the existing hut, as will the overall simple style of the building. It is considered that the changes from the design of the existing hut for example, the incorporation of the veranda are an improvement, and the replacement building will be more attractive, as well as providing improved functionality for the Rangers to assist members of the public. The development is therefore considered acceptable in terms of DM16 of the Local Plan for the Broads.

Flood Risk

- 6.6. The site is located within Flood Zone 3, with the development being situated on Reedham Quay forward of the flood wall and it is therefore susceptible to flooding during flood events. The new hut will be positioned on a slightly taller red brick plinth (increase of 0.3m), to reduce the likelihood of flooding during an event.
- 6.7. The Environment Agency has raised no objection to the proposed scheme subject to the Broads Authority taking account of flood risk considerations. The proposal is for a non-habitable room and classified as a water compatible development, therefore it is not considered the replacement hut would adversely affect flood risk. The proposal increase in footprint is considered minor and the development would not result in a loss of flood plain storage capacity. The development therefore is considered to comply with Policy DM5 of the Local Plan for the Broads.

7. Conclusion

- 7.1. Planning permission is being sought to replace the existing hut used by Broads Authority staff members at Reedham Quay with a slightly larger structure. The proposed hut materials are to match that of the existing building, while improving the flood reliance of the building by increasing the brick plinth the hut sits on by 0.3m. The design of the proposal is considered to be in accordance with Policy DM43, DM11 and DM16 of the Local Plan for the Broads and there will be no adverse impact on Flood Risk resulting from the development in accordance with DM5 of the Local Plan for the Broads. On this basis, it is considered that the application is acceptable.

8. Recommendation

- 8.1. Approve subject to the following conditions:
 - i. Three-year time frame for commencement
 - ii. In accordance with the approved plans and material details

9. Reason for recommendation

- 9.1. The proposal for the replacement of the building (hut) at Reedham Quay is in accordance with NPPF guidance and Policy DM5, DM16 and DM43 of the Local Plan for the Broads.

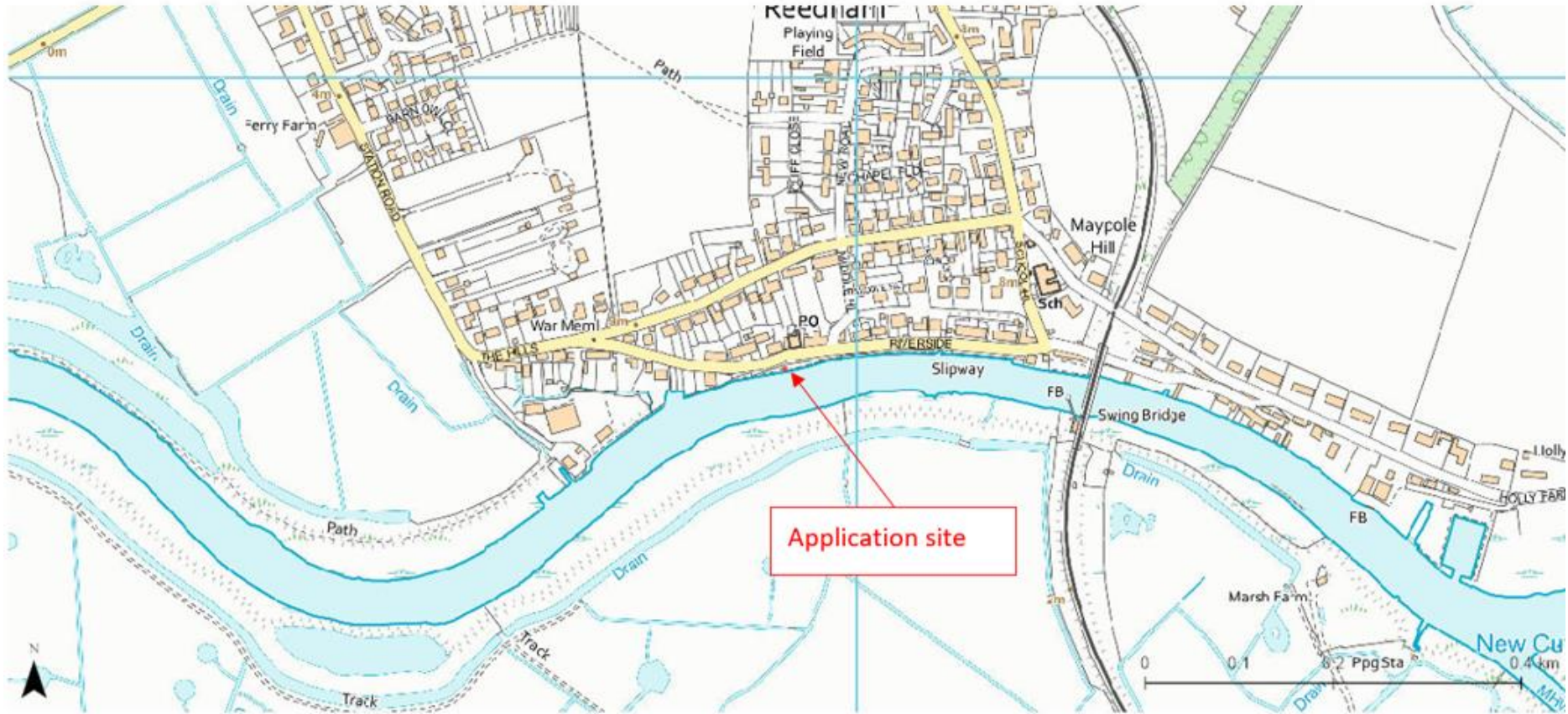
Author: Amy Hambling

Date of report: 16 March 2023

Appendix 1 – Location map

Appendix 1 – Location map

BA/2023/0032/FUL – Quay Ranger Hut, Reedham Quay



© Crown copyright and database rights 2020 Ordnance Survey 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.