

Planning Committee

24 May 2024

Agenda item number 7.1

BA/2024/0115/FUL - Staithe Marsh House, Stalham

Report by Planning Officer

Proposal

Change from 1 x 1-bed and 1 x 3-bed to 2 x 1-bed holiday lets, part change of use to Treatment Rooms including new yurt, changes to openings and new balcony.

Applicant

Richardsons Leisure Ltd

Recommendation

Approval subject to conditions

Reason for referral to committee

Applicant is a member of Navigation Committee

Application target date

15 May 2024

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1. Description of site and proposals

- 1.1. The subject comprises a dwelling currently in holiday use on the south-western side of the road named The Staithe located in the Stalham Staithe area. The subject site is to the north-eastern corner of the Richardsons Stalham site and is part of the same ownership, although is clearly demarcated from the Richardsons site by virtue of its boundary treatments and access.
- 1.2. The dwelling appears to have been originally constructed as a 2-storey rectangular building, to which a 2-storey side addition with rear projection was added, including an internal garage at ground floor level, and later a sizeable single storey side/rear extension, although there is no planning history of these element. The dwelling provides a 3-bed holiday let and a 1-bed holiday let. The 3-bed unit is accessed via the front door and occupies most of the ground floor, with only the 3rd bedroom and a bathroom located at first floor level. The 1-bed unit is at first floor level and accessed via an external staircase in the rear garden. The property benefits from a sizeable rear garden which includes a mooring cut and access to Stalham Dike. Parking for the holiday units is provided on site.
- 1.3. The surrounding area is a mix of residential and commercial. The residential and holiday accommodation uses include, on the adjacent site to the north-east of the subject site, a Grade II listed dwelling known as ‘The Old Granary’. To the opposite side of The Staithe are three short terraces of dwellings, and on an area of land between Staithe Road and the A149 is the converted Burtons Mill site. The commercial interests include the Museum of the Broads, a restaurant (currently closed), a builders’ merchant yard and buildings, and the large boatyards associated with Richardsons hire fleet.
- 1.4. The site is located within the Stalham Staithe Conservation Area. The site is predominantly outside of flood zones 2 and 3, with only minor areas next to the mooring cut being within flood zone 2.

- 1.5. The proposal is to alter the property, reducing the holiday let provision from 1 x 3-bed and 1 x 1-bed to 2 x 1-bed holiday lets, with the remaining space to be used as 3 treatment rooms, supplemented with a yurt in the rear garden providing a relaxation space for activities such as yoga. The Agent for the application has confirmed that in terms of the treatment rooms this will be a one-to-one element, while the Yoga will be small group sessions. Treatment and yoga sessions will both be by appointment only with all appointments being informed of parking arrangements prior to arrival. The proposed parking arrangements are a mix of on-site parking with additional parking at the adjacent Richardsons Boatyard.
- 1.6. The existing 1-bed holiday unit would be retained at first floor level only and still accessed externally but via a new staircase to a balcony which would be sited to the rear wall of the rear projection of the dwelling. The internal garage would remain. The proposed 1-bed unit would utilise the centre of the property, effectively the ground floor of the original 2-storey and half of the first floor. The treatment rooms would occupy the entire single storey side/rear extension. The yurt would be sited to the south-eastern corner of the site. There are changes proposed to existing openings, notably a change from windows to double glazed doors and side lights at the first floor rear elevation adjacent to the proposed balcony, and a change from standard windows to full length windows to the first floor rear elevation of the original dwelling. Other changes are proposed to the openings on the interior facing wall of the rear projection.

2. Site history

- 2.1. No relevant site history.

3. Consultations received

Stalham Town Council

- 3.1. The Council agree to support this application.

Norfolk County Council (NCC) Highways

- 3.2. I have noted that additional parking will be provided on the Richardson's Boatyard site and that clients will be advised accordingly. I would have preferred to have seen this parking demonstrated and so conditioned as I am minded that, notwithstanding the off-site parking provision, the proposals could still lead to an increase in on-street parking. However, on the basis that the use will be by appointment only (and is so conditioned in any grant of consent), I consider for the scale of development proposed, and having regard to the local road environment, it would not be possible to demonstrate that there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.3. Accordingly, on balance the Highway Authority raise no objection.

BA Historic Environment Manager

- 3.4. No objection following minor design changes and provision of suitable screening for the proposed yurt.

BA Ecologist

- 3.5. No objections to the application subject to proposed planning conditions and that enhancements are adhered to.

4. Representations

- 4.1. None received.

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
- DM11 - Heritage Assets
- DM13 - Natural Environment
- DM16 - Development and Landscape
- DM21 - Amenity
- DM23 - Transport, highways and access
- DM29 - Sust. Tourism and Recreation Development
- DM30 - Holiday Accom - New and Retention
- DM43 – Design

- 5.3. Material considerations

- National Planning Policy Framework
- Planning Practice Guidance
- Stalham Staithe Conservation Area appraisal

6. Assessment

- 6.1. The proposal is for a change from 1 x 1-bed and 1 x 3-bed to 2 x 1-bed holiday lets, part change of use to treatment rooms including a new yurt, and changes to existing openings and provision of a new balcony. The main issues in the determination of this application are the principle of development, the design and appearance of the

proposed external changes, impact on neighbouring amenity and privacy, and highways and parking issues.

Principle of development

- 6.2. The subject property currently provides two holiday let units, the retention of two holiday let units with a reduced scale of accommodation is therefore considered acceptable in principle.
- 6.3. The Stalham Staithe area comprises a mix of commercial and residential uses. The commercial uses are listed above at paragraph 1.3. The proposed use of part of the property as treatment rooms would not be out of keeping or character with the mix of uses in this area and is considered to be a reasonably low-key provision which would not result in an over-intensive use of the site. The proposed introduction of a commercial use in the form of treatment rooms, retaining an economic/commercial use of the building, is therefore considered acceptable in principle.

Design and appearance

- 6.4. The proposed alterations to the external appearance of the building are to the rear of the building and are reasonably low key, predominantly comprising changes to existing openings only. The notable exception to this is the provision of a balcony to the first floor rear elevation with stair access from the ground floor, this providing the entrance to one of the 1-bed holiday lets. The BA Historic Environment Manager has assessed this element of the application commenting that 'I have no objection to this proposal, which will not alter the form of the building and will be a relatively minor alteration changing the existing 20th century fenestration which is of no great merit'. The proposed railings for the staircase and balcony are acceptable and following a change to the proposed Juliette balcony for railings of the same design. The overall appearance of the rear elevation is considered acceptable in design terms, and with regard to the Stalham Staithe Conservation Area and adjacent listed building, with regard to the Policies DM11, DM16, and DM43 of the Local Plan for the Broads.

Amenity and privacy of residential properties

- 6.5. The subject property is adjacent to a residential property known as The Old Granary. There would be a reduction in holiday accommodation, so this change would not have an adverse impact on neighbouring residential amenity. The introduction of treatment rooms at the property comprises a reasonably low key provision of only 3 treatment rooms, occupying the single storey element of the property only, and is located to the side of the building which is the opposite side to the residential neighbours thereby maintaining a reasonable separation between the two uses. It is considered that the use of the building as treatment rooms would not have an unacceptable impact on neighbouring amenity.
- 6.6. The proposed treatment rooms use includes the provision of a yurt in the rear garden of the property which the submitted Design and Access Statement describes as 'providing a relaxation space for activities like Yoga etc'. The position of the yurt in the

rear garden is to the eastern side of the site, this being the opposite side to the shared boundary with neighbouring residential property, so is adjacent to the boatyard site. This separation to the residential site of 23 metres, along with the activities proposed which by their very nature are quiet activities plus the limited size of the yurt which is 6.5m in width, are considered sufficient to ensure that the proposed provision of a yurt for use in conjunction with the treatment rooms would not have an unacceptable impact on neighbouring amenity.

- 6.7. In terms of privacy, a new balcony is proposed at first floor level serving one of the 1-bed holiday lets. The balcony would be to the front of double glazed doors, these replacing an existing window. Whilst there is already some level of overlooking from the existing window, the balcony would allow congregation external to building which has the potential to result in overlooking of the neighbouring property's garden space and a loss of privacy. To address this, it is proposed to include a privacy screen to the side of the balcony. Whilst there would be a minor loss of privacy from persons using the staircase to exit the property, it is considered that this would be transient in nature and again acceptable taking into account the existing situation.
- 6.8. The proposed change of use to a mixed-use of holiday lets (including new balcony), and provision of treatment rooms including new yurt in the rear garden, would not have an unacceptable impact on residential amenity or privacy with regard to Policy DM21 of the Local Plan for the Broads.

Ecology

- 6.9. The BA Ecologist has assessed the application and noted that unless works are required to the roof of the building, then a protected species survey is not required. There are no objections to the proposed development subject to conditions to provide biodiversity enhancements. The proposal is therefore considered acceptable with regard to Policy DM13 of the Local Plan for the Broads.

Highways

- 6.10. Norfolk County Council as Highways Authority considered the application and sought additional information which was provided by the Agent for the application. This included confirmation that there would be no change in parking arrangements for the holiday lets which are provided at the subject site, with parking for the treatment rooms a mix of on-site parking with additional parking to be located at the adjacent Richardsons Boatyard which is also owned by the applicant. This proposed parking arrangement has been assessed by the Highways Authority who have commented that subject to the treatment room use being by appointment only, the proposed use would not have an unacceptable impact on highway safety, or severe residual cumulative impacts on the road network, and is therefore acceptable with regard to Policy DM23 of the Local Plan for the Broads.

7. Conclusion

- 7.1. The proposed change of use of the existing property from holiday let use to a mix of holiday let use and provision of treatment rooms including provision of a new yurt, and changes to existing openings and provision of a new balcony is acceptable in principle, would not result in an overly intensive use of the property, is acceptable in terms of design and appearance, and would not be detrimental to highway safety.

8. Recommendation

- 8.1. That planning permission be granted subject to the following conditions:
- i. Time limit
 - ii. In accordance with plans
 - iii. Short term holiday use only, register of bookings
 - iv. Treatment rooms by appointment only and 1 to 1 treatments only
 - v. Treatment rooms and yurt opening hours 8am to 7pm Monday to Saturday only (as per application form)
 - vi. Yoga and relaxation space within the approved yurt by appointment only, no music
 - vii. Yurt used in connection with this business/site only and no separate use
 - viii. Screen planting shown on approved plan P04 Rev.C as 'Proposed Planting / Vegetation To Provide Natural Screening To Yurt' shall be planted prior to first use of yurt
 - ix. Balcony privacy screen to be installed prior to first use of holiday let
 - x. Provision of woodcrete bat box
 - xi. Provision of woodstone house sparrow nest box

9. Reason for recommendation

- 9.1. The proposal is considered to be in accordance with Policies DM11, DM13, DM16, DM21, DM23, DM30 and DM43 of the Local Plan for the Broads, along with the National Planning Policy Framework which is a material consideration in the determination of this application.

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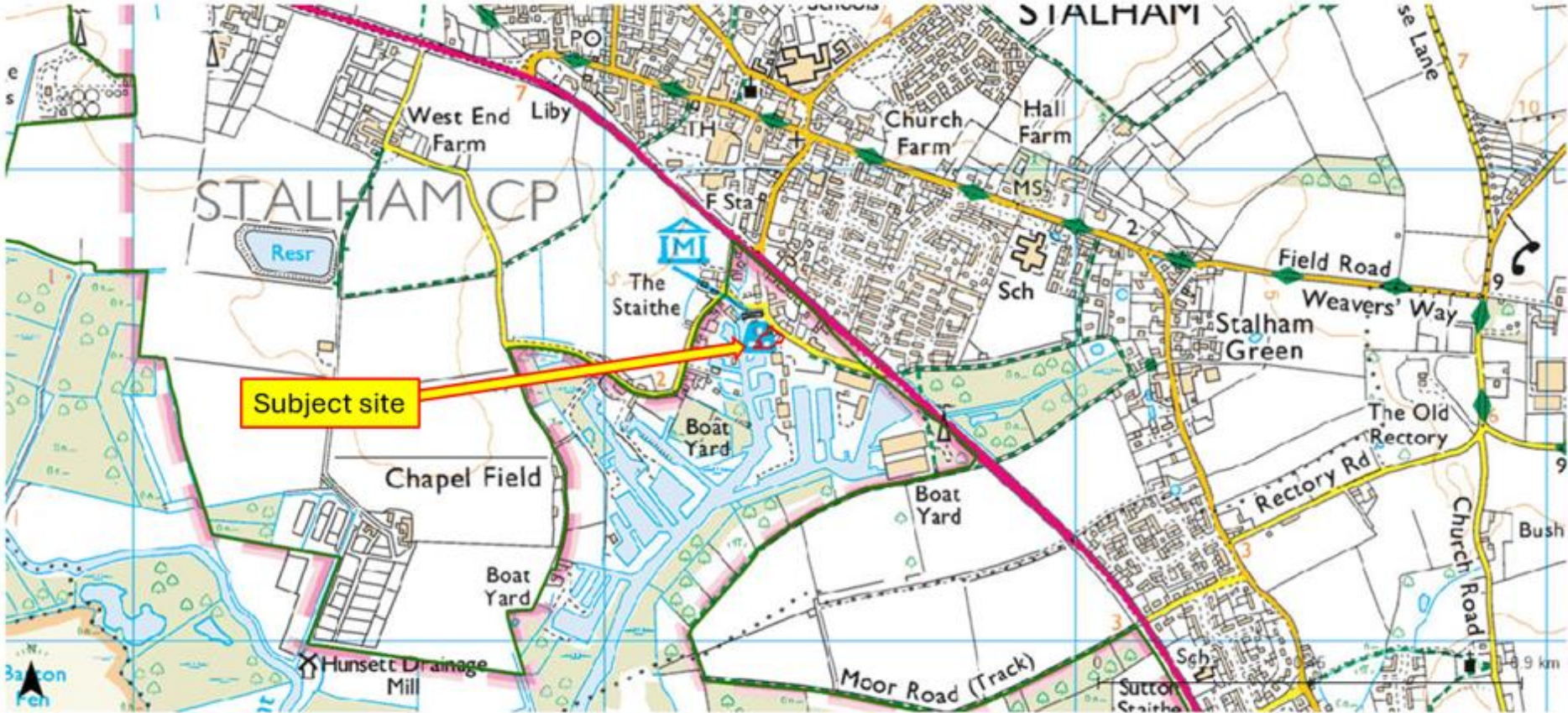
Date of report: 14 May 2024

Background papers: BA/2024/0115/FUL

Appendix 1 – Location map

Appendix 1 – Location map

BA/2024/0115/FUL - Staithe Marsh House, The Staithe, Stalham, NR12 9DA



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