

# Planning Committee

08 November 2024

Agenda item number 7.1

## BA/2023/0315/FUL - Silsden, Ropes Hill, Horning

Report by Planning Officer

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### Proposal

Proposed replacement dwelling

### Applicant

Mr & Mrs C Yates

### Recommendation

Approval with conditions

### Reason for referral to committee

District Member call in

### Application target date

05 October 2023

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## 1. Description of site and proposals

- 1.1. The subject comprises a modest timber chalet with a pitched roof on the southern side of Ropes Hill Dyke and to the north of Ropes Hill, the section accessed from Lower Street. The chalet sits close to the eastern boundary of the plot and features a lean-to car port to its western side which extends up to the western boundary of the plot. The plot has areas of lawn to the road and dyke sides, and an area of hardstanding beneath the car port. There is a mooring cut and slipway on the western side of the plot fronting onto the dyke. The orientation of the dwelling takes its cue from the angle of the flank boundaries, this being a common approach on this section of Ropes Hill so that the buildings are not square on to the dyke. The lawful use of the property is as a residential dwelling with a holiday use restriction.
- 1.2. The adjacent plot to the east features a 1.5 storey dwelling which sits further into the plot (away from the dyke) than the subject dwelling. The plot to the west was previously two plots which have been combined, it features a boatshed adjacent to the boundary with the subject property, and a single storey dwelling to the south-east portion of the site. Directly south of the single storey dwelling is a further plot featuring a boatshed and a sizeable 1.5 storey dwelling.
- 1.3. On this section of Ropes Hill there is a continuous band of development to the northern side and at the western end. To the south of this section of Ropes Hill is an area of private moorings. In terms of this report Ropes Hill is the private road accessed via Lower Street, as opposed to Ropes Hill to the north which forms part of the A1064. It is noted that Ropes Hill splits in two at the western end, one side providing access to properties on the northern side of Ropes Hill Dyke, and the other to the southern side of Ropes Hill Dyke. Ropes Hill Dyke is a private dyke accessed from the River Bure. The site is outside of the Horning Conservation Area and development boundary. The site is located in Flood Zone 3.

- 1.4. The proposal is to replace the existing single storey dwelling with a 1.5 storey dwelling on the location within the site although with an extended footprint.
- 1.5. The design is for a building of a traditional form, albeit with contemporary elements. The materials are timber cladding painted white for the walls, with a slate roof and grey aluminium windows. The dwellinghouse features a raised terrace at ground floor level and a balcony at first floor level, both facing onto Ropes Hill Dyke.
- 1.6. The existing dwelling has a footprint of 34.65sqm, which including the existing car port is 55.48sqm. The dwelling has a maximum height of 3.45m with an eaves height of 2.25m. The proposed dwellinghouse has a footprint of 65.75sqm with a maximum height of 7.88m with an eaves height of 3.94m. It is noted that the proposed dwelling is raised above ground level by 0.63m.
- 1.7. In addition to the replacement dwelling, the proposal also seeks permission to replace the existing metal piling and timber quayheading on a like-for-like basis. There would be a minimal widening of the existing mooring cut by approximately 0.9m and removal of the slipway at the rear of the cut.

## 2. Site history

- 2.1. BA/1993/2505/HISTAP - Alterations and extension to chalet. Approved with conditions
- 2.2. BA/1994/2379/HISTAP - Removal of condition 3 of approval B1 930842 PF (use of building as a dwellinghouse). Approved with conditions.
- 2.3. BA/1995/2348/HISTAP - Removal of condition 3 of planning permission B1 930842 PF to permit use of building as a permanent dwellinghouse. Refused.
- 2.4. BA/2002/1580/HISTAP - Certificate of Lawfulness for existing use as a residential dwelling. Issued for use as a holiday home, dated 18/9/03.
- 2.5. BA/2002/1620/HISTAP - Certificate of lawfulness for existing use as holiday dwelling. Issued for use as holiday accommodation for June, July, and August, dated 6/9/02.

## 3. Consultations received

### Parish Council

- 3.1. The Council objects to this planning application on the grounds of overshadowing.

### Cllr Varley

- 3.2. I feel that this application should be determined by the planning committee if this is being considered for approval. There are concerns over the scale of this development and the overall vernacular, how this would correlate with its surroundings and other dwellings in the immediate area. I think this warrants further scrutiny.

### **Environment Agency**

- 3.3. We have reviewed the submitted Building Regulations Part G compliance document and have decided to withdraw our objection. However, we consider that the Local Planning Authority must now decide whether the applicant has provided sufficient evidence for this application to be consistent with the Horning Knackers Wood Joint Position Statement agreed between North Norfolk District Council, the Broads Authority and the Environment Agency, as well as Policy DM2 of the Broads Authority Local Plan. We have set out some observations and suggestions below that may aid in the decision-making process.

### **Water Quality**

- 3.4. We note that the submitted Building Regulations Part G compliance document demonstrates compliance with the 110 litres per person per day, as required for all new property in Norfolk as a water stressed area. However, the policy requires that there is to be no net additional foul water load arising from the proposed development. The calculated use for the existing building of over 178 litres per person per day is significantly greater than the average for the Anglian Water Services area, which is 133 litres per person per day.
- 3.5. The calculation for the existing building appears to assume 365 days occupation but the Applicant has not provided confirmation of the previous pattern of occupation, as recommended in our letter of 26 June 2024, nor any metered water consumption. They have also not submitted any explanation as to why this has not been provided.
- 3.6. We do not currently have the relevant expertise to review the calculations made in the submitted document and provide a definitive conclusion. However, you may find that your own Building Regulations team can provide useful advice to help you reach a conclusion, as water consumption data is required for section G2 of the Building Regulations.

### **Anglian Water**

- 3.7. No comments provided for schemes of less than 10 dwellings.

### **BA Ecologist**

- 3.8. No objection subject to conditions to secure biodiversity enhancements and informatives regarding the construction phase.

### **BA Historic Environment Manager**

- 3.9. The proposed scheme has reduced the height of the stairwell element, which is successful in helping to break up the massing of the side elevations. The eaves line has also been reduced and the pitch of the roof increased, which again gives the building a more traditional form, albeit with contemporary elements.
- 3.10. It is noted that solar panels are now proposed on the west roof slope, which are PD. However, I would advise that their appearance would be enhanced if they could have a non-reflective surface, matt black frames and fixings and if they can be recessed into

the roof covering, rather than being mounted on top of it. This will make them appear more integral to the building, rather than an add-on, and given that this is a new roof that should be possible to achieve. Alternatively solar slates could be considered on part of the roof.

## 4. Representations

4.1. The Broads Society responded with no objection to 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:

- DM2 - Water Quality and Foul Drainage
- DM4 - Water Efficiency
- DM5 - Development and Flood Risk
- DM10 - Peat soils
- DM13 - Natural Environment
- DM16 - Development and Landscape
- DM21 - Amenity
- DM22 - Light Pollution and Dark Skies
- DM30 - Holiday accommodation – new provision and retention
- DM32 - Riverbank Stabilisation
- DM40 - Replacement Dwellings
- DM43 - Design

5.3. Material considerations

- National Planning Policy Framework
- Planning Practice Guidance
- Landscape Character Areas 23: Bure Valley – downstream Wroxham to Fleet Dyke, South Walsham
- Joint Position Statement on Development in the Horning Knackers Wood Water Recycling Centre Catchment

## 6. Assessment

- 6.1. The proposal is for a change from a 1-bed dwelling with an established use as a holiday home to a 1-bed dwelling not restricted to holiday use. The main issues in the determination of this application are the principle of development, the design and appearance of the proposed dwelling, impact on landscape and river scene, impact on neighbouring amenity and privacy, and flood risk and the Horning Knackers Wood Water Recycling Centre Catchment situation.

### Principle of development

- 6.2. The site lies outside of a development boundary. Policy DM40 of the Local Plan for the Broads permits replacement dwellings in this circumstance on a one-for-one basis. Taking into account the existing dwelling would be demolished to make way for the proposed dwelling, the proposal is considered to represent one-for-one development and therefore acceptable in principle.
- 6.3. Policy DM40 provides criteria for the consideration of a proposed replacement dwelling. Under criterion a) the policy requires that the existing dwelling has a lawful use. The lawful use of the existing dwelling was established through a Certificate of Lawful Use although with a restriction that the use be as a holiday home, but still compliant with criterion a) of Policy DM40. This is the only restriction on the use of the dwelling which may be occupied throughout the year, such a restriction is considered to be the same as a second home use.
- 6.4. In policy terms existing holiday accommodation is protected under Policy DM30, however the policy seeks to retain a supply of tourist accommodation to prevent it being used as a second home. Given that the use is already established as a second home, and there is no history of genuine tourism use or the short-term letting of the dwelling for such a use, the proposal is considered to fall outside of the restrictions expressed under Policy DM30. With that in mind there is no policy based justification to resist the loss of the holiday home and in terms of the use alone the proposed development is considered to be acceptable. It is noted that the subject site is within the Horning Knackers Wood Water Recycling Centre catchment and therefore warrants closer consideration of the potential impacts of a change of use in that regard, this is included later in this report.
- 6.5. Turning back to Policy DM40, under criterion b) the policy requires that the existing dwelling has no historic, architectural or cultural significance making it worthy of retention. The existing dwellinghouse does not retain historic, architectural, or cultural value to be worthy of retention and is therefore acceptable with regard to criterion (b) Policy DM40.

### Design and impact on the landscape

- 6.6. Criterion c) of policy DM40 requires that the scale, mass, height, design and external appearance of the replacement dwelling are appropriate to its setting and the landscape character of the location. Design considerations are also assessed against

Policy DM43 and landscape considerations against Policy DM16, along with Landscape Character Areas 23: Bure Valley.

- 6.7. Considering the scale, mass, height, design and external appearance of the proposed dwelling, it is acknowledged that the building is very different in all aspects to the existing chalet, save for the external cladding material. In assessing the proposed scheme an understanding of the site context is essential. The level of development at Ropes Hill Dyke is quite surprising, partly due to the limited views of the area from public vantage points. The majority of plots have been developed and these are predominantly in residential use. The scale of development varies, with a mix of single storey, 1.5 storey, and 2 storey dwellings. There are also a number of boathouses of varying size, some with accommodation in an upper floor.
- 6.8. Walking along the northern section of Ropes Hill, effectively to the opposite side of the dyke to the subject site, views are dominated by the built form and mature trees. Depending on the viewpoint there can be up to three dwellinghouse roofs in the backdrop to the subject site, with the existing chalet somewhat dwarfed by this. The change in height between existing and proposed is not insignificant, going from 3.45m to 7.88m, but it is considered in the site context to represent an acceptable scale of development, and one which would not be detrimental to the appearance of the site, surrounding area or river scene. This is helped by the design which has a low eaves level and a fairly steep roof pitch, providing the first floor mostly within the roof, reducing the mass of the building. While the proposed dwelling is close to the dyke, replicating the front building line of the existing chalet, it maintains enough of a separation so that it would represent an overbearing form, assisted by the 1.5 storey design. In terms of the plot width coverage, this is very slightly reduced from the existing structure, and whilst taking up much of the plot width, this is a fairly common approach on Ropes Hill Dyke due mostly to the size of the plots in that area.
- 6.9. The design of the dwelling has evolved over the course of the application process, this has included a reduction from 2 storey to 1.5 storey, a reduction in the number of windows, and a lowering of the rear section which provides the entrance and staircase. Along with lessening the scale and mass, this results in an acceptable design, one which has a more traditional appearance, but includes contemporary elements which are appropriate to a new dwelling. It picks up on visual cues of surrounding development and strikes a reasonable balance between a dwelling and boathouse form which is appropriate for the location and surroundings.
- 6.10. Considering wider views of the site, the property would sit comfortably amongst the surrounding development which overall is of a comparable scale. The land to the north of the subject site rises noticeably and provides a tree line and dwellings which dominate the backdrop in views from the south, this ensures that the dwelling would not be a dominant presence or of a scale which is out of character or keeping within this setting. In views along the dyke the dwelling would not appear out of place or

unnecessarily dominant. Overall, it is considered that the proposed dwelling would not have an unacceptable landscape or river scene impact.

- 6.11. Taking into account the above assessment the proposal is considered to be acceptable in terms of design and impact on the landscape, with regard to criterion c) of the Policy DM40, along with Policies DM16 and DM43 of the Local Plan for the Broads.

### **Amenity of residential properties**

- 6.12. The subject site sits opposite a series of mooring cuts and the occasional boathouse which serve properties which sit to the north of the dyke. The dwellings within those properties are a comfortable distance from the subject site and sit much higher in the landscape. It is noted that the proposed dwelling includes a first floor balcony, however this is not an uncommon feature, and taking into account the generally open dyke side of the properties, there would not be an undue loss of privacy for residents to the north of the subject site.
- 6.13. To the immediate west of the subject site is a double width boathouse which dominates that section of the site, part of a wider residential property with the dwelling itself to the southern part of the site. There is amenity space to the west of the boathouses but taking into account the separation by virtue of the boathouse and the vegetation existing within the neighbouring site, it is considered that there would not be an undue loss of amenity or privacy for occupants of the neighbouring dwelling.
- 6.14. To the immediate east of the subject site is a residential property which comprises a boathouse with accommodation in the roof, and a 1.5 storey dwelling known as South Wood, but one which, given its lower roof pitch and taller eaves height, is noticeably stouter than the subject proposed 1.5 storey dwelling. The dwelling sits adjacent to the boundary with the subject property. However, while both dwellings have the same orientation on the site, the set back from the dyke edge is notably different. The result is that the rear building line of the proposed dwelling is forward of the front building line of the neighbouring dwelling. As the proposed dwelling is on the same siting as the existing dwelling this relationship is established and follows a four property building line which begins at the site to the east of the neighbouring dwelling and takes in the neighbouring dwelling, the subject dwelling, and the double boathouse to the west. The siting has been considered in this respect and is largely dictated by the way the subject site narrows noticeably to the rear, putting a limit on development in that area of the site, in addition to restricting parking which is an issue on this section of Ropes Hill.
- 6.15. The neighbouring dwelling known as South Wood, being on the same orientation as the proposed dwelling, faces onto Ropes Hill Dyke rather than facing the neighbouring site. The ground floor has a single window, with windows and doors at first floor level opening onto a balcony. Taking into account the orientation of the dwellings and the separation between the two, it is considered that the proposed dwelling would not have an undue impact on the amenity enjoyed by residents of the neighbouring dwelling in terms of light and outlook from the dwelling itself and external balcony.

South Wood has its principal windows to both sides of the dwelling and given the siting of the proposed dwelling there would be no impact on these windows. The existence of these windows would also place a limitation on the potential to develop the rear of the subject site, which further supports the siting of the proposed dwelling.

- 6.16. To the immediate north of the neighbouring dwelling is a sizeable mooring cut, and between this and the boundary with the subject site is an area of grassed amenity space. With the siting of the proposed dwelling in mind, there would not be overshadowing of this area for the most part of the day. The proposed dwelling is markedly taller than the existing dwelling, so there could be potential for the dwelling to be an overbearing presence in relation to the grassed amenity space. However, it is noted that the proposed eaves height at 3.94m, separated from the shared boundary by 1.05m, is not excessive, and the roof pitches away from the shared boundary at an angle of 45 degrees, which would reduce the sense of an overbearing structure when experienced from the neighbouring site. It is acknowledged that the proposed dwelling taking into account its overall height would have some impact on the amenity enjoyed by neighbouring residents, but this impact is considered to be within an acceptable range and would not warrant a reason to refuse the application. Finally, it is noted that through two neighbour consultations, no objection has been raised by the residents of the neighbouring dwelling known as South Wood. The proposed dwelling is therefore considered acceptable with regard to Policy DM21 of the Local Plan for the Broads.

### Horning Knackers Wood

- 6.17. The site is within the Horning Knackers Wood Water Recycling Centre (WRC) catchment and therefore requires careful consideration of Policy DM2 and the Joint Position Statement on Development in the Horning Knackers Wood Water Recycling Centre Catchment. The WRC does not currently have capacity to accommodate further foul flows. The Joint Position Statement stipulates that 'Whilst flows to the Water Recycling Centre remain high, measures to reduce existing flows and prevent additional flows to the catchment need to be taken. Development that could increase the flows to the Water Recycling Centre therefore needs to be avoided. All opportunities to prevent and reduce clean surface, ground or fluvial water entering the sewage system also need to be taken'. It goes on to state that 'This means that there will be a presumption against developments that increase flows to the WRC'.
- 6.18. The proposal is to replace a 1-bed unit with a 1-bed unit and would therefore appear acceptable. However, there is a change from the established use as a holiday home or second home, to a primary home. While there is no restriction on occupying the existing dwelling all year round, the reality is that this is never likely to be the case and it would be reasonable to assume that the level of occupancy in terms of days per calendar year would increase. The Environment Agency (EA) in its first consultation response raised an objection citing an additional en-suite bathroom as well as a larger dwelling and more intensive use going from a holiday let to a full dwelling house. The applicants subsequently provided a Statement of Use & Water Efficiency Proposal, this

was reviewed by the EA which maintained the objection arguing that the information does not include sufficient information to withdraw the objection.

- 6.19. Further information was provided by the applicants in the form of Design Stage Water Efficiency Calculations. A third consultation was carried out with the EA and it withdrew the objection, advising that the Local Planning Authority must decide whether the Applicant has provided sufficient evidence for this application to be consistent with the Horning Knackers Wood Joint Position Statement. It is considered that the calculations provided stating existing use of 178.9 litres/day/person appear to be an overestimation, and there is no metered information provided. Given the age and type of property it would not be expected that a water meter would be present to provide such information and the absence of a meter has been confirmed by the applicants. The EA has referred to the average water consumption for the Anglian Water Services area, which is 133 litres per person per day, it is considered reasonable to use that figure as a baseline for comparison between the existing and proposed consumption. Both existing and proposed are 1-bed dwellings so a direct comparison is realistic.
- 6.20. The existing dwelling has no known water efficiency measures. A comparison of the existing flow rates and capacities and the proposed flow rates and capacities shows a significant reduction, this would contribute to water saving in the standard occupation of the dwelling, and therefore reduced flows to the WRC. Low water consumption washing machine and dishwasher would be used, a basic rainwater harvesting system and a greywater system would be installed. In addition is the suggestion of treating effluent on site to a high standard before discharging to Knackers Wood and could be beneficial in terms of nutrient loading but would not reduce flows which is the key consideration here.
- 6.21. It is noted that the current Building Regulations Part G standard of 125 litres per person per day is discussed, but in accordance with Policy DM4 it would be necessary to limit water demand equivalent to 110 litres per person per day. On a basic measure that would result in savings of 46 litres per day compared to the average consumption. Once the other measures are factored in there would be a meaningful reduction in water consumption and flows to the WRC.
- 6.22. Consideration must then turn to the difference between the existing use and the proposed use. As noted in paragraph 6.18, there would be an expected increase in the occupation of the dwelling as a main residence is generally occupied all year round aside from occasional holidays, whereas a holiday home or second home is not. The fallback position must be considered in that there is no restriction on the number of days the dwelling can be occupied, so the occupation could be nearly the same as for a main residence. There is a lack of data for second home occupation in terms of days per calendar year, and without the need to keep records of occupation as is often required for holiday lets there is no data for this particular property.

- 6.23. It is clear that there would be a notable reduction in flows to the WRC. Taking this into account it would not be reasonable to assert that the occupation would be so markedly different that, even with the reduction in flows, the overall flows to the WRC would increase. Taking a balanced approach to the consideration of this issue and noting the clear benefits of all the measures for water consumption reduction proposed, it is concluded that the proposed replacement dwelling for use without a holiday home restriction is acceptable with regard to Policy DM2 and the Joint Position Statement on Development in the Horning Knackers Wood Water Recycling Centre Catchment.
- 6.24. One final point is that the proposal includes an office which has the potential to provide bedroom accommodation. Any grant of planning permission will include a condition restricting the use of this room to ensure that it does not provide additional sleeping accommodation.

### **Flood risk**

- 6.25. In consideration of flood risk the EA has noted that the replacement dwelling is of a slightly larger size and layout to the existing dwelling, but as the existing dwelling could be extended to this larger size, our view is that there is no increase in vulnerability at the site and the flood risk to the proposed development remains the same as the risk faced by the existing development. The proposed replacement dwelling also provides betterment through the inclusion of raised floor levels, safe refuge on the first floor level, Flood Evacuation Plan and dwelling raised on stilts allowing flood water to be stored below the dwelling. Taking these points into consideration the proposal is acceptable with regards to flood risk. The recommendation is to sign up for Flood Warnings, as this is an essential part of ensuring the safety of occupants it is proposed to include this as a requirement secured by planning condition.
- 6.26. The EA has discussed the need to pass the Sequential and Exception Tests as detailed in paragraphs 168 and 170 of the NPPF. As the proposal is for a replacement of an existing dwelling it is considered that the tests as set out in the NPPF do not apply to this application.
- 6.27. The proposed development is considered acceptable in flood risk terms with regard to Policy DM5, criterion d) of Policy DM40, and the NPPF.

### **Other issues**

- 6.28. A modest widening of the existing mooring cut is proposed along with a removal of the slipway at the rear of the cut. The additional width would be narrower at the dyke end and wider at the rear, with an average width across the length of the cut of 0.9m. This is a minor operation and would have no impact on the appearance of the site or the adjacent dyke. The site is in an area of peat soils, it is proposed to use any extracted peat to fill in the area of the existing slipway and behind the quayheading which would be compliant with policy DM10 of the Local Plan for the Broads.
- 6.29. The existing hard banks comprise steel piling within the mooring cut, and timber quayheading to the dyke bank. It is proposed to replace both areas like-for-like which

would maintain the existing appearance of the site and dyke. The proposal is therefore acceptable with regard to policy DM43 of the Local Plan for the Broads.

- 6.30. The BA Ecologist has appraised the proposal and raised no objection. Advice is provided on timing of the works and protocol regarding protected species if discovered during the works. Biodiversity protocols are provided, along with proposals for biodiversity enhancements which are included in the recommendation below to be secured by planning condition. The proposal is considered to be in accordance with Policy DM13 of the Local Plan for the Broads.
- 6.31. The site is within Dark Sky Zone category 2, with Policy DM22 requiring strict control of external lighting, this would be controlled by planning condition, and it is noted that no external lighting is shown on the submitted plans. Discussions with the applicants have taken place regarding light spill, the amount of glazing fronting the dyke has been reduced compared to the originally submitted scheme, the number of rooflights has been reduced, and the glazing to the southern end of the dwelling is proposed to include measures to limit light spill. The proposal is considered to be in accordance with Policy DM22 of the Local Plan for the Broads.

## 7. Conclusion

- 7.1. The proposed replacement of the existing dwelling is acceptable in principle as it represents a one-for-one replacement, the dwelling has an existing lawful use, is not worthy of retention, and would not result in the loss of existing tourism accommodation. The proposed dwelling has a simple design and is of a reasonable scale for the site and setting, it would not be detrimental to the character of the surrounding area or the river scene and would not unduly impact on the amenity and privacy enjoyed by neighbouring residents. Subject to a raft of measures to restrict waste water flows the proposal would be acceptable with regard to the Horning Knackers Wood Water Recycling Centre. The proposal provides benefits in terms of flood risk including flood water storage capacity. The proposal is acceptable in consideration of the area dark skies status and will have no adverse impact on ecology. Consequently the proposal is considered to be in accordance with Policies DM2, DM4, DM5, DM10, DM13, DM16, DM21, DM22, DM30, DM40, and DM43 of the Local Plan for the Broads, and the Joint Position Statement on Development in the Horning Knackers Wood Water Recycling Centre Catchment and the National Planning Policy Framework (2023) which are material considerations in the determination of this application.

## 8. Recommendation

- 8.1. That planning permission be granted subject to the following conditions:
- Time limit
  - In accordance with plans and documents
  - In accordance with FRA, including Appendix A - Void Maintenance Plan

- Details of materials and large scale details of joinery
- Details of solar panels
- Provision of water measures
- Water consumption rate of no more than 110 litres/person/day
- Reuse of peat within 7 days and to be kept wet
- Sign up to Flood Warnings
- No additional sleeping accommodation (e.g. office)
- No external lighting without prior written permission
- Provision of two Summer Roost/ Nursery Bat boxes
- Provision of three Woodcrete Swallow nesting cups
- Removal of Permitted Development rights (Part 1 all relevant, and Part 2 Class A)

## 9. Reason for recommendation

- 9.1. The proposal is considered to be in accordance with Policies DM2, DM4, DM5, DM10, DM13, DM16, DM21, DM22, DM30, DM40, and DM43 of the Local Plan for the Broads, and the Joint Position Statement on Development in the Horning Knackers Wood Water Recycling Centre Catchment and the National Planning Policy Framework (2023) which are material considerations in the determination of this application.

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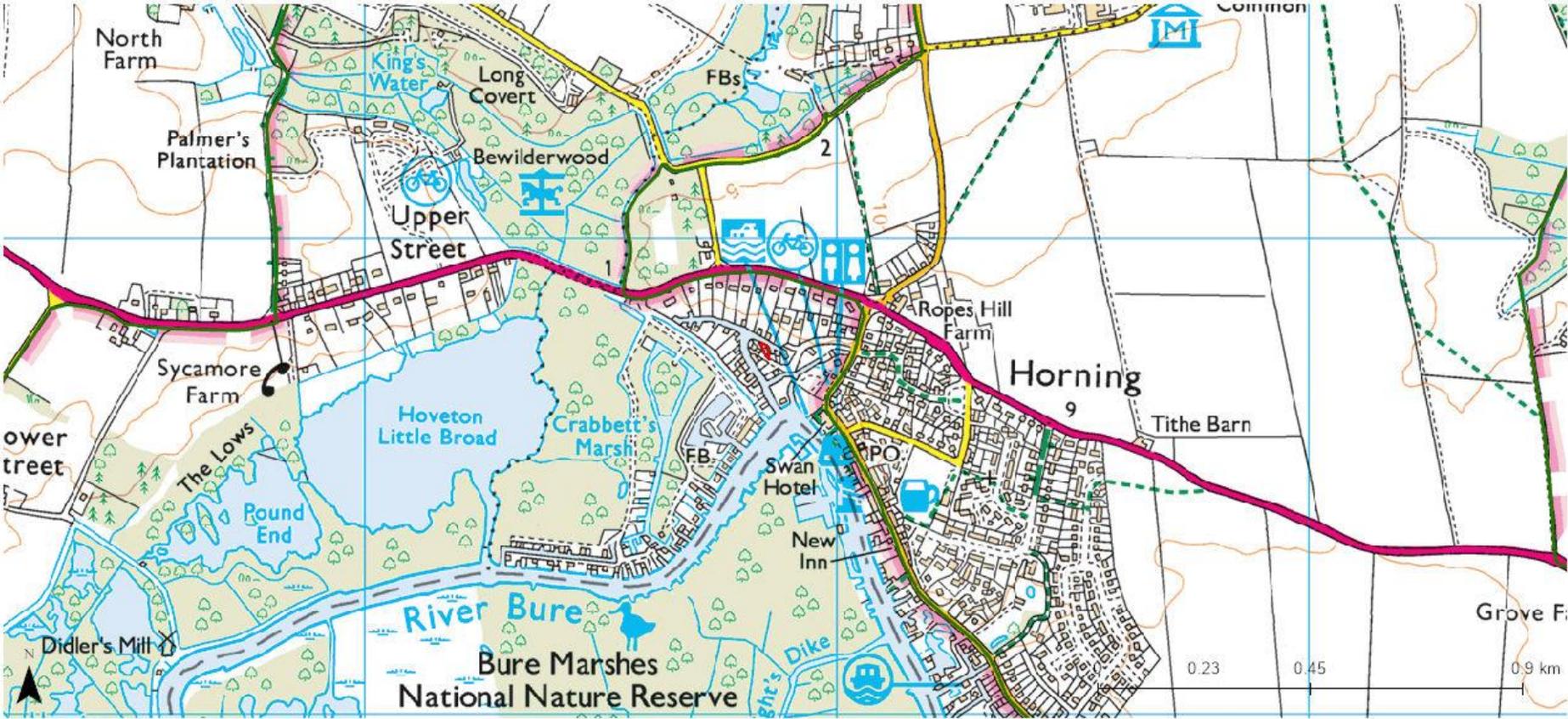
Date of report: 21 October 2024

Background papers: BA/2023/0315/FUL

Appendix 1 – Location map

# Appendix 1 – Location map

BA/2023/0315/FUL - Silsden, Ropes Hill, Horning, NR12 8PB



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