

Planning Committee

13 February 2026

Agenda item number 7.3

BA/2026/0004/COND Broad View, Fleet Lane, South Walsham

Report by Planning Officer

Proposal

Amendment to dormer windows and extension to decking area, variation of conditions 2 and 4 of permission BA/2025/0120/FUL.

Applicant

Mr Alan Goodchild

Recommendation

Approval with conditions

Reason for referral to committee

Applicant is BA Member

Application target date

6 March 2026

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1. Description of site and proposals

- 1.1. The subject comprises a residential plot on the eastern bank of South Walsham Broad, accessed via Fleet Lane, a narrow tarmacked road which runs parallel to the Broad on part of its eastern side. Fleet Lane in this section is a private road also forming a Public Right of Way, known as South Walsham Footpath 1. The plot contains a cabin which has a lawful use as a dwellinghouse located adjacent to the northern boundary of the site, to the immediate east of which is a storage shed. The cabin features black painted timber walls and a thatched roof. Both the cabin and shed are located on the eastern half of the plot which is mostly hard surfaced and includes areas for dinghy storage, car parking, and slipway access. The western half of the plot is laid to lawn. The southern side of the site features a mooring cut with a slipway to the rear.
- 1.2. The area is predominantly rural, with development around the Broad being limited to the areas along Fleet Lane and the adjacent Kingfisher Lane. The remaining areas around the Broad comprise woodland. Development along Fleet Lane and Kingfisher Lane is generally small and domestic in scale. There is a boatyard to the northern end of Fleet Lane which offers moorings, launching and other boating services, currently operated by Bondons Moorings Ltd. The proposed location is in an area dominated by chalet type dwellings and boathouses adjacent to the water's edge. The buildings are almost exclusively clad with dark-stained timber shiplap cladding and have thatched roofs.
- 1.3. The Broad bank along the developed areas is hard engineered, predominantly with timber quayheading. Along Fleet Lane the boundary to the Broad side of the road is generally a mix of >1.8m high closed panel fences and hedges, the obvious exception being the South Walsham staithe and slipway which is open to the road.
- 1.4. The site is located within flood zones 2 and 3, with the proposed dwelling being sited in both flood zones. The site is not within a Conservation Area and does not contain any listed buildings.
- 1.5. In July 2025 planning permission was granted with conditions to demolish the existing cabin and shed, and to replace these with a 1.5 storey dwellinghouse featuring a gable fronting the Broad and 2 gabled roof dormers to either side of the roof. The approved dwelling measures 8.0m x 10.5m, with a maximum height of 8.05m, falling to 4.2m at eaves. The approved external finish of the dwelling was black stained timber cladding with a cedar shingle roof. The dwelling would be raised above ground level by 0.91m, with hit and miss boarding to screen the void beneath the building, apart from on the northern side where the proximity of the boundary fence would screen the void. The

approved scheme includes a raised terrace to the western and southern sides of the dwelling, along with a smaller section in a recessed area within the south-west corner of the dwelling. The roof would include the provision of flush fitting solar pv panels sited between the two dormers on the southern roof slope. The approved scheme includes a canoe and dinghy pontoon to the front of the existing hard engineered bank, this would measure 13m by 1.9m.

- 1.6. Some months after gaining planning permission the applicant contacted the Broads Authority to advise that the roof dormers (commonly referred to as gabled dormers) would need to be adjusted to overcome a technical issue which has been highlighted during detailed study ahead of manufacture. Essentially, the latest Building Regulations and required U Values dictate the roof sections must be much thicker to comply, which means that the dormers cannot be provided in the approved position.
- 1.7. To overcome this issue the applicant proposes lowering the dormers so that effectively they become a continuation of the dwellinghouse flank walls and are cut into the roof eaves (commonly referred to as wall dormers). The overall size and design of the dormers, and their position on the horizontal axis have not been altered.
- 1.8. In addition to the proposed change to the dormer position, the applicant proposes to a minor addition to the approved raised terrace, this would extend the terrace area beyond the approved steps at the northern end only. The width of the proposed extended area is 3.82m and the additional projection is 0.75m, with the depth of the remaining 6.50m width of terrace remaining as approved including steps down to the garden.
- 1.9. It is noted that the application as submitted included a proposed change of materials from timber cladding to composite cladding. Following discussion with the applicant this element of the proposal has been removed.

2. Site history

- 2.1. In 2020 planning permission was granted for the re-location of the southern boundary of the site, provision of a replacement building on the site to the south, and relocation of the site access. The permission included the replacement of timber quay heading with galvanised steel, and a new mooring cut (planning reference BA/2020/0055/FUL).
- 2.2. In 2022 a Lawful Development Certificate for established use of a building as a dwellinghouse within Class C3 was not issued due to a lack of evidence being provided in support of the application (planning reference BA/2022/0475/CLEUD).
- 2.3. In 2023 a Lawful Development Certificate for established use of a building as a dwellinghouse within Class C3 was issued following submission of additional evidence (planning reference BA/2023/0467/CLEUD).

- 2.4. In 2025 planning permission was granted to demolish the existing cabin and outbuildings and replace with a new dwellinghouse. The permission included the installation of a canoe and dinghy pontoon (planning reference BA/2025/0120/FUL).

3. Consultations received

BA Historic Environment Manager

- 3.1. No objection subject to conditions.

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:

- DM2 - Water Quality and Foul Drainage
- DM4 - Water Efficiency
- DM5 - Development and Flood Risk
- DM6 - Surface water run-off
- DM13 - Natural Environment
- DM16 - Development and Landscape
- DM21 - Amenity
- DM22 - Light pollution and dark skies
- DM23 - Transport, highways and access
- DM31 - Access to the Water
- DM40 - Replacement Dwellings
- DM42 - Custom/self-build
- DM43 – Design

- 5.3. The Local Plan for the Broads is being reviewed. This has reached a late stage; the Regulation 19 consultation ended 16 January 2026 and as a result, the Local Plan is being prepared for submission to the Planning Inspectorate. As set out at Paragraph 49 of the December 2024 NPPF, Local Planning Authorities may give weight to emerging policies in emerging plans, reflecting the objections received on them and also how the policies meet the NPPF. All emerging policies have been assessed as to what weight

they can be afforded, in line with paragraph 49 of the December 2024 NPPF. Where relevant, commentary relating to an emerging policy is included in this report. For ease of reference, the policies in the Publication version/Regulation 19 version of the Local Plan have a prefix of PUB. The Regulation 19 version of the Local Plan can be found here: [Regulation 19 Local Plan](#). The following policies, relevant to this application, received no negative comments and therefore have some weight:

- PUBDM5: Water quality and foul drainage
- PUBDM22: Development and landscape
- PUBDM38: Access to the water
- PUBDM51: Custom/self-build

5.4. Material planning considerations:

- National Planning Policy Framework
- Planning Practice Guidance
- Self-build and custom Housebuilding Act 2015
- Landscape Character Area 23 Bure Valley - Wroxham to Fleet Dyke, South Walsham
- Design Guide and Code for the Broads
- Broads Authority Flood Risk SPD

6. Assessment

6.1. The replacement dwelling and canoe pontoon was approved under planning ref BA/2025/0120/FUL and was assessed against current planning policy, the Local Plan for the Broads and the NPPF. As such the assessment of this application only needs to consider the change to the position of the dormers, and the alteration to the raised terrace. The key areas of consideration are impact on landscape, design, and residential amenity.

Impact on the landscape

6.2. The proposed amendments to the dormers and raised terrace are considered acceptable as they retain the overall appearance of the approved scheme and do not have an unacceptable impact on landscape and waterscape character. The dormers overall the same size as approved so do not project further from the roof plane. Indeed, in being partly cut into the eaves the cheeks of the dormers are less visible, the resulting appearance being less prominent roof protrusions. The overall roof appearance with the amended dormer positions, and the appearance of the dwelling, are considered to be acceptable in landscape and waterscape terms, and complies with Policy DM16 of the Local Plan for the Broads and emerging Regulation 19 Local Plan policy PUBDM22.

- 6.3. The proposed amendment to the raised terrace only results in a minor increase to the footprint of the approved terrace and access steps and does not increase the height of the structure, with the additional projection being only 0.75m. It would result in an additional section of balustrading along the terrace frontage; in the context of the approved development this is considered acceptable. The additional terrace area is proposed for the siting of a hot tub, this is shown on the plans as being free standing on a concrete slab, therefore the hot tub itself would be screened by the hit and miss boarding. The amendment to the raised terrace is considered to be acceptable in landscape and waterscape terms, and complies with Policy DM16 of the Local Plan for the Broads.

Design

- 6.4. The overall design of the dormers is not altered, but their amended siting does result in a noticeable change to the design of roof and the relationship of the dormers to the vertical dwellinghouse walls. The use of wall dormers is not an unusual approach when making roof additions, and the design of the dwelling is such that the roof can affectively accommodate wall dormers without having an unacceptable impact on the design of the dwelling. The scale of dormers and their siting is acceptable and maintain a suitable balance to the appearance of the dwelling. The overall roof appearance with the amended dormer positions, and the appearance of the dwelling, are considered to be acceptable in design terms, and complies with Policy DM43 of the Local Plan for the Broads.
- 6.5. The proposed change to the approved raised terrace results in a form of design and appearance which is typical of raised terraces which commonly are finished with a balustrade, steps, or a combination of both. The combination in this instance is well considered, maintaining a sufficient openness to the water frontage, and in terms of design and appearance is acceptable and complies with Policy DM43 of the Local Plan for the Broads.

Amenity of residential properties

- 6.6. The property to the north of the subject site is part of the wider Bondons boatyard site, with a mooring cut sited adjacent to the shared boundary. The amended area of the raised terrace would not result in an undue loss of privacy at the neighbouring site taking into account the use of the site, the layout, and with regard to the approved scheme at the subject site. The proposed amendment to the raised terrace is therefore acceptable and complies with Policy DM21 of the Local Plan for the Broads.

7. Conclusion

- 7.1. The proposed amendments to the approved dormers and raised terrace has an acceptable design which maintains the appearance of the approved dwelling, with no impact on the character and appearance of the surrounding landscape and waterscape, and no impact on the amenity at neighbouring sites, consequently the application is

considered to be acceptable and complies with Policies DM16, DM21, and DM43 of the Local Plan for the Broads, and emerging Regulation 19 Local Plan policy PUBDM22.

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 Pollution Prevention Plan
- In accordance with materials
- Details of large scale details of joinery
- Water consumption rate of no more than 110 litres/person/day
- PROW to remain open and accessible
- Sign up to Flood Warnings
- Void beneath dwelling to remain unobstructed
- No external lighting without prior written permission
- Provision of bat boxes
- Provision of bird cup or box
- Pontoon to be used for dingy and canoes and not for large, beamed vessels
- Removal of Permitted Development rights (Part 1 all relevant)

Author: Nigel Catherall

Date of report: 28 January 2026

Background papers: BA/2026/0004/COND and BA/2025/0120/FUL

Appendix 1 – [Location map](#)

Appendix 1 – Location map

BA/2026/0004/COND - Broad View, Fleet Lane, South Walsham



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