TOWN & COUNTRY PLANNING ACT 1990

PLANNING APPLICATION FOR EXTENSION TO RAISED DECKING

at

11 MARINA VIEW, MILL ROAD, BUCKDEN, ST NEOTS, PE19 5QS

PLANNING STATEMENT IN SUPPORT OF THE APPLICATION

October 2026

1.0 Introduction

1.1 The development the subject of this report involves the extension of the existing raised decking about the property to make access to all parts a simpler exercise. It will be noted that a full application is submitted notwithstanding the fact that the decking is to a residential property within Class C3 of the Use Classes Order. This is due to a determination by officers that the chalets at Buckden Marina do not constitute dwellings but are some other form of development. It is further held by the officers that, because “dwellings” are not involved, the applicant cannot take advantage of the householder procedure, The applicant disputes this but, in order to enable the application to proceed, he has acquiesced in the Council’s demand that a full application be submitted.

1.2 In addition to this Statement, the application is accompanied by the following plans:-

Drawing No: 11MV/26/01 – Existing plan
Drawing No: 11MV/26/02 – Existing elevations
Drawing No: 11MV/26/03 – Proposed plan
Drawing No: 11MV/26/04 -Proposed elevations

and supported by the following documents:-

Flood Risk Assessment
Preliminary Ecological Assessment

2.0 The site and surrounding area

2.1 No 11 Marina View is a two-storey, three-bedroom timber lodge constructed on stilts on the west side of Buckden Marina. It is one of seven lodges of similar design and appearance located on the west side of the principal marina area and which have raised decking as at No 11, and of which several have already extended decking similar to that proposed through the application the subject of this Statement. As shown on the submitted drawings, currently there is

decking along the north and east sides of the subject property, such decking acting as either access to the “ground floor”, which is raised off approximately 1.2 metres off the ground, or outside amenity area level with the ground floor as at the east end of the property, overlooking the marina.

2.2 There are currently two sets of steps, both at the front (west side) of the property. One serves the decking along the north elevation and effectively gives access to the property. The other serves as access to the storage area on the south side of the property.





3.0 The development

3.1 The scheme the subject of the application is to extend the decking across the front (west elevation) of the property at 2.8 metres deep and provide new steps centrally located on the elevation. The principal purpose of this is to link the storage area more effectively with the rest of the accommodation, overcoming the need to traverse two sets of quite steep steps while potentially carrying heavy loads. The new decking and steps will also provide a far more balanced appearance to the property than the present arrangement of separate steps at different angles.

3.2 In addition to the decking across the west elevation, it is also intended to provide an additional 2 metres of depth for 4 metres of the decking on the north side of the property directly outside the main entrance door. This will give more space in this location necessary to improve access to the property. As the plans show, it is intended the new decking will match in all respects the existing decking.

4.0 Planning considerations

4.1 The applicant, in submitting the application, is mindful of the need to maintain the overall appearance of No 11 Marina View and the group value it has with it neighbours to the north and south. In this respect, as a site inspection will show, many of the similarly designed lodges both in proximity to and further afield at Buckden Marina have similar decking arrangements as now proposed at No 11 Marina View. In particular, as seen in the photographs provided, both the front and side extensions to decking can be seen at neighbouring properties similar to that proposed. It is assumed such decking was the subject of planning applications which were found acceptable to the Council in terms of their visual impact.

4.2 In respect of the more technical matters, it will be noted first, that the development represents no additional flood risk and, second there will be no adverse impact upon biodiversity.

5.0 Conclusions

5.1 The proposed development represents a comparatively small change to the appearance of the property, fully in keeping with earlier similar extensions to decking at a number of other properties of similar design at Buckden Marina.

5.2 In addition, there is no adverse impact upon either flood risk or biodiversity and, as such, the development is in accordance with all relevant planning policy and the Council is asked to grant planning permission accordingly.