Birmingham City Council

PLANNING CONTROL

Document Title: Residential Houseboat Moorings

*"Securing a **Better** environment for all the people of **Birmingham**"*

Residential Moorings
Planning Policy Guidelines

1. All houseboats must be suitable for permanent residential occupation by the maximum number of persons for which permanent beds are provided as part of the integral construction of the boat.

2. No boats to be moored where they may constitute a hazard or obstruction to navigation nor where there would be any interference with the general pedestrian usage of the adjoining towpath.

3. Adequate facilities should be provided for the storage and collection of domestic refuse.

4. All boats shall have integral satisfactory sanitary facilities. Disposal of foul waste shall only take place via the properly provided sanitary facilities or at a boatyard with the necessary pump out provision.

5. Where no electricity hook-up provision exists then the siting, type and hours of operation of electrical generators shall be subject to approval.

6. All locations for residential moorings shall include the provision of necessary car parking and suitable vehicular access, including access by emergency vehicles and suitable access for use by people with disabilities.

7. Only minor servicing/repair of vessels shall take place at the approved mooring, all other such work to be carried out at a suitable boatyard or other appropriate location away from the residential site.

8. Planning permission shall not be granted for residential moorings in locations unsatisfactory by reason of noise, fumes or other nearby polluting activities.

9. In determining a planning application for residential moorings the Local Planning Authority will take into account the effect that such moorings and their associated activities may have on the amenities or activities of nearby residential or other uses.

10. Where residential moorings are provided the provision of all necessary ancillary facilities shall be designed in such a way as to be sympathetic to the architectural quality and historic character of the canal.

11. No residential moorings shall be provided along the length of canal where the provision of such residential uses would be in conflict with other approved Local Authority policies.

12. In certain locations it may be appropriate for a developer to enter into a planning obligation with the Local Planning Authority before the grant of planning permission to ensure the overall satisfactory development and/or management of the site.

Good Practice

Although not forming part of the criteria listed above for the determination of planning applications for residential moorings the Local Planning Authority should take into account the following matters in dealing with such applications.

a) Developers of residential moorings should be advised to obtain and apply the advice of British Waterways in respect of water safety and the Fire Authority in respect of fire safety.

b) Consultations on planning applications for residential moorings should include:- British Waterways (where they are not the applicant), Fire Authority, Environmental Health Department, Housing Department, Highway Authority.

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