

**Reference:** 06/15/0205/O

**Parish:** Winterton

**Officer:** Miss G Manthorpe

**Expiry Date:** 29-05-2015

**Applicant:** MDJC Limited

**Proposal:** Erection of 3 no. bungalows and garages/carport

**Site:** 30 Bulmer Lane Winterton

## REPORT

### 1. Background / History :-

- 1.1 30 Bulmer Lane is a semi-detached property located on the western side of Bulmer Lane Winterton. The site is a portion of the rear garden of no.30 Bulmer Lane.

### 2 Consultations :-

- 2.1 Highways – No objection following submission of amended plan, conditions suggested. Comments are attached to this report.
- 2.2 Parish Council – Object on the following grounds:
- Road is narrow with no passing bays.
  - Difficult for large lorries such as oil tankers to get down and large vehicles having difficulty turning.
  - The road was constructed for light traffic and is private.
  - The plan shows an entrance of 3.66m and land registry shows 3m.
  - Vehicles would need to cross private property to turn.
  - Access could be adjacent no. 30.
  - Current problems getting in and out of drives due to lack of visibility.
  - Children play on the road and extra traffic would prevent this.
- 2.3 Neighbours - There have been four neighbour objections which are attached to this report and the main points are summarised below:
- Inadequate access.
  - No passing places.
  - Difficulty in access for oil delivery, royal mail and large vehicles.

- Insufficient parking.
- Removal of trees on private property.
- Loss of privacy.
- Right of way not as stated on the application and is not wide enough for vehicles.
- Difficult access for refuse vehicles.
- Lavender court is a private road and not suitable for increased traffic.
- Where will the rubbish be presented for collection.
- Overdevelopment.
- Potential for future development in other back gardens.

2.4 Strategic Planning – No conflict with policies and site is located within the village development limits, a sustainable location.

### 3 Policy :-

#### POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS\* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTONON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;
- (C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- (D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR

WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S EXPENSE; AND,

(E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

\* ie. developments generally comprising not more than 10 dwellings.

#### POLICY HOU8

INDIVIDUAL DWELLINGS OR SMALL GROUPS OF DWELLINGS\* MAY BE PERMITTED IN THOSE AREAS WHERE POLICY HOU7 APPLIES AND WITHIN THE VILLAGE DEVELOPMENT LIMITS OF BURGH CASTLE, FRITTON AND ST OLAVES, HOPTON-ON-SEA (LINKS ROAD/WARREN ROAD), ORMESBY ST MARGARET (YARMOUTH ROAD), ORMESBY ST MICHAEL, REPPS, ROLLESBY, RUNHAM, STOKESBY, THURNE, WEST SOMERTON AND WINTERTON. IN ALL CASES CRITERIA (A) TO (E) OF POLICY HOU7 SHOULD BE MET.

(Objectives: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

#### POLICY HOU16

A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS OF, EXISTING AND PROPOSED SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS. (Objective: To provide for a high quality of new housing development.)

#### POLICY HOU17

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE

RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS. (Objective: To safeguard the character of existing settlements.)

#### **4 Assessment :-**

- 4.1 The application is an outline application with appearance, landscaping and scale reserved and therefore if approved these matters will form a separate application. The layout and access are part of this application therefore the access shown is through a retained right of way off Lavender Court with the layout of the three bungalows indicated.
- 4.2 The access is the primary objection from both the neighbours and the Parish Council. The access to the site is off Lavender Court, a private brick weave drive currently serving four bungalows and Lavender House. The proposed development would increase the properties using the access to eight.
- 4.3 The primary objections to the access are twofold, one regarding the access roads quality and one regarding the right of way to the site. Lavender Court is approximately 90 metres long with a turning head at the western end. There are no passing places which is a concern raised by residents. The lack of passing places has not been objected to by the Highways Officer and there are no highway objections to the application. Amended plans have been submitted which include the frontage of no. 30 Bulmer Lane; this amendment has been requested so that the visibility from Lavender Court to Bulmer Lane can be improved by the removal of a hedge located to the front of no. 30 Bulmer Lane. This can be secured by condition thus providing an adequate visibility splay. In the absence of Highways objections the lack of passing provision is not deemed to be unacceptable and therefore not a reason for refusal of the application.
- 4.4 The construction of Lavender Court is not suitable for adoption and this is not required for a development of this size. The increase in vehicular movements over the land may have an effect on the surface however the maintenance and up keep is already decided and any variation to include the proposed bungalows would be a civil matter between interested parties.
- 4.5 The width of the right of way is stated by the objectors to be incorrect. The applicant has stated that the right of way is 3.66m and the objectors contend that it is 3m. The plans show an access of 3.66m which is .04m under that that should be provided. Following a discussion with Mr Scott (Building Control) in relation to the fire officer comments which state that the development must comply with Building Regulations. Mr Scott advised that there is no concern from building control point of view with a lack of 0.04m. Mr Scott was still satisfied that this minor reduction in required width even if both (to the west boundary is a garage) becomes solid. The width can be conditioned to be 3.66m with no boundary treatments which could ensure that the full width remains. It is noted that should the full width not be available

there are fire suppression measures that can be employed in properties, such as sprinklers, which would mitigate against fire. These measures could be requested at the building control application stage if deemed necessary under the Building Regulations.

- 4.6 In the absence of Highways objections the access is deemed suitable and the development complies with policy HOU7 c) of the Borough Wide Local Plan. Although the increase in traffic across the private road will affect the residents of Lavender Court the effect is not so significantly detrimental to the residential amenities to recommend refusal and is therefore in accordance with policy HOU7 e).
- 4.7 The owner of the land which the right of way is across has objected to the removal of the tree(s). While the loss of natural boundary treatment (and a wall) is unfortunate the right of access is for the person who benefits from the right to exercise their right.
- 4.8 Concern has been raised regarding the bins both storage and presentation, there is adequate room for them to be stored on individual plots and presented for collection as appropriate. Concern regarding children playing in the street is noted however this is not a matter to be controlled by planning.
- 4.9 The subdivision of the curtilage of no. 30 Bulmer Lane is in keeping with the character of the area as it will offer a development of similar density to the existing Lavender Court development. No. 30 Bulmer Lane currently has an exceptionally large garden for a property of its size and the loss of a large portion does not have an adverse effect as there is adequate remaining curtilage to serve the dwelling. The subdivision of the land is in accordance with HOU17 of the Borough Wide Local Plan.
- 4.10 The site is located within the village development limits and would form a natural continuation of the Lavender court development. The bungalows are in keeping in scale and layout with the adjacent development and would not cause a significant adverse effect on the character of the area. There is no significant adverse effect on the amenities of the occupiers of Lavender Court caused by the proposed development. It is noted that there is limited curtilage to plot two but this is not unacceptable and in the absence of prescribed sizes within the adopted plan this is not a reason for refusal. The proximity of plot 2 and plot 3's bungalows is close to the adjoining properties however they are to be single storey and can be conditioned to remain as such to reduce any overlooking or over development by height.

## **5 RECOMMENDATION :-**

- 5.1 Approve – The application site is within the village development limits of Winterton and is therefore in a sustainable location. The application is in accordance with both Local and National Planning Policy. ✓

- 5.2 Approval should be subject to condition requiring reserved matters to be submitted, the dwellings to be single storey, provision of visibility splay, garages to be requisite width (to accommodate a car), parking and turning to be laid out in accordance with plans and that the access is to be 3.66m in width to remain in perpetuity.

Gemma Manthorpe  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

NCC contact number: 0344 800 8020  
Textphone: 0344 800 8011

Your Ref: 06/15/0205/O  
Date: 10 June 2015

My Ref: 9/6/15/0205  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Gemma

**Winterton on Sea: Erection of 3 no.bungalows and garages/carport  
30 Bulmer Lane Winterton GREAT YARMOUTH NR29 4AF**

Further to my letter dated 27 May 2015, I have now received revised plans from the agent in respect of the queries raised.

I would also advise you that I have been in discussion with an existing resident of Lavender Court concerning the private right of way, damage thereto and future maintenance liabilities.

In relation to the private right of way over the land, I have advised that the Highway Authority's involvement in the planning process is restricted to issues that have a direct impact to highway use only and that they have no power or authority to comment upon private rights of way which is civil matter for the owners of the private street to seek their own legal advice.

The cumulative size of the present and proposed developments does not exceed 8 dwellings to which the Highway Authority have accepted is of a level for it be reasonably served by a private means of access and therefore it is not considered appropriate to recommend conditions relating to future maintenance agreements for a development of this level. In this respect I will leave it for the Local Planning Authority to consider if any such condition is appropriate in this respect.

In terms of the amended plans, I have no further comments, and therefore in highway terms only I have no objections to the proposals, but I would recommend the following conditions be appended to any grant of permission your Authority is minded to make.

*Continued/...*

- C 20 Prior to the first occupation of the development hereby permitted a visibility splay measuring 31 metres (to the north) x 2.4m x 43 metres (to the south) shall be provided at the access where it meets the public highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

- SHC 23 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, garage accommodation on the site shall be provided with minimum internal dimensions measuring 3 metres x 7 metres.

Reason: To minimise the potential for on-street parking and thereby safeguard the interest of safety and convenience of road users.

- SHC 24 Prior to the first occupation of the development hereby permitted the proposed access, on-site car cycle parking servicing and turning area(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

Yours sincerely

*Stuart French*

Highways Development Management & Licensing Officer  
for Executive Director for Community and Environmental Services



**Gemma M. Manthorpe**

**From:** Michael Blake <chairwinterton@yahoo.co.uk>  
**Sent:** 26 May 2015 12:05  
**To:** Gemma M. Manthorpe  
**Cc:** Sarah Welsh  
**Subject:** Planning Applications

Good Morning Gemma,

The following planning applications were considered at our recent Parish council meeting and we have no objections to the following:-

- 06/15/0106/F - Proposed lounge extension with Juliet balcony over at Cobwebb cottage, Pratts Buildings.
- 06/15/0189/F - Single storey rear extension at Monymask, Bush Road.
- 06/15/0212/F - Proposed single storey side extension at 2, Bulmer Lane
- 06/15/0128/CU - Change of use to letting office and beauty therapy treatment room at Low Farm Barns

Following a site visit and four letters of objections from neighbour's we object to the following application for reasons quoted -

06/15/0205/O Erection of 3 bungalows and garages/car ports at 30, Bulmer Lane / Lavender Court

1. Road is very narrow with no passing bays and is unadopted, it is owned and maintained by the residents.
- 2 Difficult for large lorries such as oil tankers to get down. Large vehicles would be unable to turn into access shown because of the width.
- 3 The road was constructed for light traffic and is private, surface being brickweave.
- 4 The entrance on the plans is shown as 3.66 metres but the Land Registry maps shows a maximum entrance of 3 metres.
5. Part of wall and garden of No 1 would have to be taken.
- 6 Vehicles at end would have to cross onto private property of Nos 2 and 3 to turn round.
- 7 Access to new building could be via a roadway at side of house No30. there is enough room
- 8 Problems to get in and out of drives at the moment due to lack of vision, this could double the amount of traffic using road
- 9 Several children in Lavender Court play in the road, extra traffic would prevent this.

I trust you will consider these objections and the letters you have received when considering your decision, and if possible arrange for a site visit to be carried out by the borough.

Regards  
Michael Blake  
Winterton Parish Council Chairman

<b>Application Ref</b>	06/15/0205/O
<b>Proposal</b>	Erection of 3 no. bungalows and garages/car ports
<b>Location</b>	30 Bulmer Lane, Winterton, NR29 4AF

<b>Case Officer</b>	Miss G. Manthorpe	<b>Policy Officer</b>	Ms S. Slade
<b>Date Received</b>	07.05.15	<b>Date Completed</b>	22.06.15

**The current policies specifically affecting the site at the time of writing are as follows:**

#### **National Planning Policy Framework**

Paragraph 49 states that: 'Housing applications should be considered in the context of the presumption in favour of sustainable development. The presumption in favour of sustainable development is set out in paragraph 4.

#### **Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)**

The site is within the village development limits of Winterton therefore policy **HOU8** applies. Policy **HOU8**: permits small groups of dwellings (generally comprising not more than 10 dwellings) within the villages development limits of Winterton if criteria a) to e) of **HOU7** are met.

**HOU7** criteria a) to e) which includes the provision of suitable access criteria in criterion c) and that the proposal should not be significantly detrimental to the residential amenities of adjoining occupiers or users of land in criterion e).

**HOU16**: requires a high standard of layout and design will be required for all housing proposals.

**HOU17**: applies to the sub-division of plots with the objective of safeguarding the character of existing settlements.

#### **Emerging Policies: Core Strategy Publication (Regulation 19, 2013)**

**Policy CS2**: states that approximately 30% of all new housing developments should be located in the borough's Primary Villages, which includes Winterton.

#### **Planning Policy Recommendation**

The proposed development lies within the village development limits of Winterton therefore Policy **HOU8** applies which supports the principle of residential development. However, criteria a) to e) of **HOU7** have to be met along with **HOU16** and **HOU17**.

Miss G Manthorpe  
Great Yarmouth Borough Council  
Planning Services  
Development Control  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk

Please ask for: Jonathan Wilby  
Direct Dial: 01493 339901  
Email: [jonathan.wilby@fire.norfolk.gov.uk](mailto:jonathan.wilby@fire.norfolk.gov.uk)  
My Ref: 00069079  
Your Ref:



19 May 2015

Dear Madam

Planning Application No: 06/15/0205/O  
Development at: 30 Bulmer Lane, Winterton  
For: 3 Bungalows

I acknowledge receipt of the above application and I do not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.

In particular fire appliance access to all three dwellings. Widths as stated in the above document must be complied with.

Should you require any further assistance please do not hesitate to contact me on the number shown above.

Yours faithfully

  
Jonathan Wilby  
Station Manager



Planning Services  
Development Control  
Town Hall  
Hall Place  
Great Yarmouth  
NR30 2QF

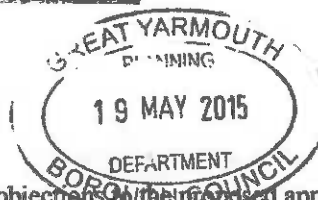
Great Yarmouth Borough Council  
Customer Services

19 MAY 2015

1 Lavender Court  
Winterton On Sea  
Norfolk  
NR29 4DG

15/5/15

Ref 06/15/0205/O



Dear Miss Manthorpe,

We wish to make you aware we have strong objections to the proposed application for the erection of three bungalows with garages on land next to our property. We have listed our objections below.

1.

Mr. Watson ( MDJC Limited ) plans to build a road through my front garden, via an old right of way, to access the land where he plans to build the three properties. In order for him to do this he plans to remove a boundary wall and remove the trees in my garden. We have been advised that this will not be possible without damage to my property beyond the right of way.

Some of these trees are over twenty years old and give us our privacy. By removing the trees there will be a serious invasion of our privacy.

My neighbours, new residents of the proposed properties and visitors will be able to see directly into my garden and also through my patio windows looking directly into my living room and dining room.

This is going to have detrimental affect on the enjoyment of our garden and our property.

2.

The right of way through my garden measures 10 feet wide (3.04 metres) This will reduce further when new boundary walls or fences are erected. This is legally not wide enough for vehicles to enter and exit safely.

With Lavender Court being a single lane narrow road turning in and out of this small area will be very difficult and may be impossible for emergency and service vehicles that need a turning area. Currently the refuse vehicle is reversed up Lavender Court every week in order not to break the law of reversing into a main road (Bulmer Lane) This vehicle could not possibly negotiate backwards in the road that Mr. Watson plans making refuse collection for the new residents impossible.

Pulling out of this road to exit into Lavender court will be dangerous for all vehicles as vision will be obscured by our boundary and trees which Mr. Watson cannot remove.

3.

Lavender Court is a single lane narrow road. It is an unadopted road owned by the residents. As the owners we pay for the upkeep of the road and the on going maintenance and repairs. The new proposed number of bungalows will double, at the least, the amount of traffic using our road adding to extra maintenance costs for which we are liable.

The road has no passing places or parking places. This will be a safety issues when vehicles meet and could mean vehicles reversing unlawfully into the main road (Bulmer Lane).

There would also be an issue for the children of residents who are currently able to play and cycle on their road in safety.

The road is simply not built for increased traffic flow.

4.

Mr. Watson accesses the proposed site via his drive next to his house on Bulmer Lane.

The site is the back garden to his house.

He could have proposed that this be access to his new development to which we would have little to oppose but we assume he doesn't want the extra traffic and noise that this will cause.

We would like to invite the planning committee to Lavender Court for an appraisal of the proposed site and to see our concerns.

Kind regards,

S & F Evans.

2 Lavender Court  
Winterton on Sea  
GREAT YARMOUTH  
NR29 4DG

10/6/2015

**For the attention of Miss G Mansthorpe**

Planning Services  
Development Control  
Town Hall Hall Plain  
Gt Yarmouth  
NR30 2QF

Dear Miss G Mansthorpe

PLANNING APPLICATION: 06/15/0205/0

PROPOSAL: Erection of 3 bungalows and garages/carport  
LOCATION: 30 Bulmer Lane Winterton Gt Yarmouth NR29 4AF

I am writing to you for your help in the proposed planning application and your advice as I believe you are involved in the above.

As it stands we have the garage wall which is the boundary to the 12 ft the builders are requesting Right of Way for. I do not know if any one is aware that the drain pipe carrying water from our garage roof is attached to this wall. Although it does not impede the right of way I should imagine it will make a slight difference to the actual size of the opening. These garages have stood there since 1988/9 when we purchased the property and were obviously passed by the Planning Committee as was the structure of the small wall which has its pillars in line with the gutter.

I have no objection to whatever is decided to be built on the adjoining garden as I know the importance of housing development being requested by the government but I cannot emphasize enough the worry of heavy vehicles using such an inappropriate road with very little room for navigation, especially fire appliances.

When the road was built we specifically asked the builder why it had been constructed in such a way and his reply was it was not necessary to put in a concrete road and drainage for only four bungalows.

Please. Please can you help and advise us on this matter.

With very kind regards

G. J Homer (Mrs)

Great Yarmouth Borough Council  
Customer Services

15 JUN 2015

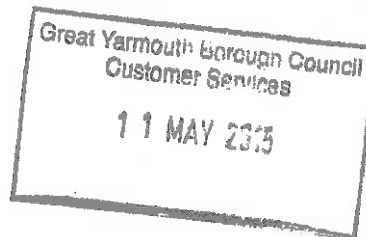


2 Lavender Court  
Winterton on Sea  
GREAT YARMOUTH  
NR29 4DG



8 May 2015

Planning Services  
Development Control  
Town Hall Hall Plain  
Gt Yarmouth  
NR30 2QF



Dear Sirs

**PLANNING APPLICATION**

APPLICATION: 06/15/0205/0

PROPOSAL: Erection of 3 bungalows and garages/carport

LOCATION: 30 Bulmer Lane Winterton Gt Yarmouth NR29 4AF

I am writing in reply to your correspondence dated 5 May 2015 regarding the above application for planning permission for three bungalows on land adjacent to Lavender Court.

I am given to understand that access to these three dwellings would be on the private road named Lavender Court.

May I comment on the very grave concerns we hold with regard to the safety of the residents in Lavender Court. The road itself is very narrow without any pavement area for walking. The garden paths lead directly onto the road.

All my plans for bungalow No. 2 Lavender Court, show only a 3 meter width of entry to the proposed site. On the Approval of Reserved Matters. Particulars of Application, Application No 6/87/1274/D submitted 27 November 1987 which appears to be the last application passed, the 3.0 m width access to adjoining garden, are the details that were passed for planning approval.

If, as the person who claims this strip says, the strip is 12 ft (3.6 meters), can it be confirmed as to what the exact regulation width for Pumping Appliances must be. Must it be no less than 3.7 meters. (The builder has not allowed for fencing posts to take up some of the width to be used.

As the existing residents are responsible for the maintenance of Lavender Court, would the new properties also be responsible for the upkeep of the road. Is it also possible that the road could not be able to carry the weight of heavy vehicles using this narrow road.

Where would the extra vehicles be able to park when visitors arrive for the new properties if there is inadequate parking places?.

How would the restricted views of the road at the entrance to Lavender Court be safe for all these extra vehicles? (Vehicles are often parked on the entrance either side, which is private land).

There would also be restricted views entering Lavender Court from the proposed new site as there will be 6ft high fences/walls continued along side the existing garage of 2 Lavender Court.

Where would the rubbish bins have to be stored for collection? If the proposal at some future time was for the bins to be left at the entrance to Lavender Court wouldn't this cause a dangerous hazard as either side of the entrance is on private land.

With regard to the proposed building of the three properties I see no problem with this but it is a great worry and very stressful to know that it is not a practical solution to use Lavender Court for all the additional traffic that would occur with this proposal.

Yours faithfully

G J Homer (Mrs) D W Homer (Mr).



3 Lavender Court  
Winterton-On-Sea  
Great Yarmouth  
Norfolk  
NR29 4DG

Planning Services

Development Control

Town Hall, Hall Plain

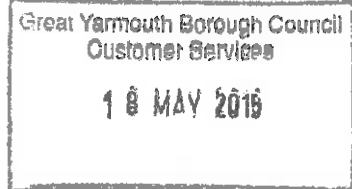
Gt. Yarmouth

Norfolk

NR30 2QF

Dear Sir/Madam

Re: Planning Application: 06/15/0205/0



Erection of 3 bungalows and garages/carport at 30 Bulmer Lane Winterton NR29 4AF

As residents of Lavender Court, we are dissatisfied with the proposed application for the above for the following reasons:-

1. Lavender Court is a private road and is only wide enough for one vehicle to drive up or down it at a time. With increased traffic of possibly as many as 10-12 cars using it, this would cause a big problem. There are no passing points on the road and in the event of more than one car using the road in opposite directions to each other, one or other of them would have to use private property to get out of the road or even have to reverse onto the main road (Bulmer Lane).
2. We would like to point out that only the brickweave part of the road coloured pink is roadway and all the grey brickweave is private property. Personally, we demolished a garden wall to make life easier for ourselves with the access to our garages and parking ours and visitors cars. We do not expect this to be used by other vehicles for turning purposes.
3. Any vehicles delivering to or visiting the proposed new site would find it difficult because of the width of the access. For example, fire vehicles, lorries delivering building materials, removal lorries, refuse collection vehicles, oil deliveries etc. etc. Any brick columns or fence posts would also restrict the width of the access.

As the council are thinking of asking for wheelie bins to be put onto a more accessible site for collection, where would these be placed? On private property at the splay of the road or on the main road?

4. The two properties either side of the right of way could have 6ft fences on their boundaries and it would then be impossible visibly to see any approaching vehicles without actually pulling into the road.
5. Part of the splay at the entrance to Lavender Court is private property and cars visiting the road use this for parking. As this is not an adopted road, it would not be possible to put double yellow lines there to prevent this visual obstruction.
6. The 5 properties on Lavender Court are all family sized dwellings and, thus, any children leaving their properties step straight onto the road as there is no footpath. Also any wheelchair users are on the road before they can see approaching vehicles.
7. Would we have to erect gates on our own property to show our boundaries?
8. According to our own records, the right of way width is only 3 metres, so we are having this checked as the planning application shows the same as 3.66m.

If this permission goes ahead, we can see many circumstances that can cause confrontation which we do not want or need, in such a small community. Would you also please consider a site meeting with the residents of Lavender Court to clarify our concerns?

Yours sincerely

M. & S. LOOMES



4 Lavender Court  
Winterton On Sea  
Great Yarmouth  
Norfolk  
NR29 4DG

14 May 2015  
REF 06/15/0205/O

Dear Miss Manthorpe.

Following receipt of the planning notification for the erection of 3 bungalows and garages/Carports at 30 Bulmer Lane, Winterton on Sea, NR29 4AF. We wish to object having looked at the Local Plan and particularly the following sub-sections; 2.3.9 POLICY HOU7, 2.3.10 POLICY HOU8, 2.5.2 POLICY HOU15, & 2.5.5 POLICY HOU17 as this application seems to contravene your own policies for the following reasons;

- 1) The current access for our homes is already inadequate as there are no passing places.
- 2) All of our properties including Lavender house are subject to oil fired central heating and delivery of this can only be achieved by requesting with the company delivering in advance that they supply a small tanker, which has to then reverse down the whole length of lavender court on to Bulmer Lane as they are unable to turn around even if we do not have any cars parked in our two parking spaces in front of our garage due to the narrow road. With an additional 3 properties this would add further difficulty.
- 3) Due to the narrowness of the main drive we are restricted to gain access to our parking spaces in front of our drive if our neighbour opposite has two cars parked on their drive as there is insufficient width of the road to drive on or to reverse on.
- 4) The royal mail delivery van is only able to turn around at the top of the Lavender Court at the top end and this has only been possible due to my neighbours allowing him access to their garden to turn around on, this can also hold up any of us trying to leave our drives. The new occupiers will need to rely on the same good will to get their post delivered.
- 5) There is a private coach that collects children/students most mornings on Bulmer lane, they completely block the access to lavender court and are unable to see us requiring to leave with us tooting our horns due to the length of their vehicle.
- 6) If we have anyone visiting us at our home who has travelled by car they have to park at our additional space at the bottom of Lavender Court where this abuts Bulmer lane, this is already marked as private, my husband also has to park his works van there as again there is insufficient width on lavender court to get a vehicle on to my drive that is larger than and estate car or small 4x4.
- 7) We have two small children and due to the poor visibility on lavender court due to the way that is dog-legs half way down we have to completely leave our front path to see if Lavender court is clear to walk to our drive to gain access to our cars. This will be made more difficult with additional cars using Lavender Court.

8) Any home delivery is extremely difficult as it can block the whole drive for the duration. This will also be replicated by additional occupiers.

9) The access on to Bulmer Lane is visually restricted in the direction towards the church and can make crossing the road difficult and dangerous with our two small children.

10) The roadway was originally constructed for light traffic, it is brick weave and already undermined by the current traffic usage as this was originally garden land.

11) Lavender court already floods ever time there is significant rain as there are no drains.

12) The measurement of the 3.66 metres shown on Mr Watsons plan as the width of the right of way on to Lavender court is inaccurate according to land registry and our title plan only shows this to be 3 metres.

13) We feel that the request for three properties constitutes overdevelopment of the site.

14) The proposed development will cause us and our neighbours significant noise from passing traffic, additional noise and disturbance during and after the building of the properties and be detrimental to our amenities.

15) We are unaware that he has exercised his right to use this right of way at any time in the 12 years that we have owned our property.

16) I have contacted Norfolk Fire and Rescue as to the minimum width that they require for emergency vehicles to attend and await their response, which once received I will forward to you.

17) We feel that if this development were to be allowed then this would permit Mr Watson to pass on his right of way to any additional house owners (i.e 26 & 28 Bulmer Lane) this would enable them to sub-divide their own gardens and build additional properties and we could end up with another estate of housing running parallel to Bulmer Lane using Lavender Court as access on what was only every to intended to be access for the existing four bungalows.

We will be consulting with our Parish Council and local Councillor Shirley Weymouth.

We would be happy to attend a site meeting to discuss our comments.

Kind Regards

Mr & Mrs Wilton

# 30 Bulmer Lane



UPRN:



**GREAT YARMOUTH**  
BOROUGH COUNCIL  
**Planning and Business Services**  
**Enforcement**

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