

Reference: 06/13/0304/F

Parish: Ormesby St Margaret with Scratby

Officer: Mr G Clarke

Expiry Date: 01-08-2013

Applicant: Mr T Philpott

Proposal: Sub-division of garden to form plot for detached house and garage

Site: 14 Beach Road, Scratby

REPORT

1. Background:-

- 1.1 No. 14 Beach Road is a detached chalet bungalow on the east side of Beach Road near to the junction with Scratby Road. The property has a large curtilage which extends around the corner which is surrounded by high hedging. The proposed building plot is to the south of the existing dwelling and will not be close to any neighbouring dwellings.
- 1.2 The site is outside the village development limit for Scratby as defined on the East Flegg Proposals Map and is shown as being landscape important to the coastal scene and the setting of settlements.

2. History:-

- 2.1 In 2005 an application for residential development of the site was submitted (06/05/0537/O) but this was withdrawn before a decision was made. In 1998 an application for a dwelling was refused on the triangular area of garden to the north of no. 14 (06/98/0168/O). The reasons for refusal were that the site was outside the village development limit, that it would be harmful to the rural landscape and poor visibility at the access would be detrimental to highway safety.

3. Consultations :-

- 3.1 Neighbours/Article 13 Notice – One letter of objection has been received the objections are on the basis that the house is too large and high and that it is outside the village boundary, also concerned about traffic. A copy of the letter is attached.

- 3.2 Parish Council – Object on the grounds that the access would be dangerous, the house is too big, the site is outside the village development limit and plans for the same plot have been refused before.
- 3.3 Highways – The plans do not indicate any visibility splay dimensions from the proposed point of access to the public highway, only that the existing hedge shall be removed to improve visibility around the bend in the road. The drawing should be amended to show these visibility splays.

4. Policy:-

4.1 POLICY NNV3

IN THE AREAS SHOWN ON THE PROPOSALS MAP AS 'LANDSCAPE IMPORTANT TO THE COASTAL SCENE' THE COUNCIL WILL ONLY PERMIT DEVELOPMENT THAT WOULD NOT SIGNIFICANTLY DETRACT FROM THE ESSENTIAL OPEN CHARACTER OF THE AREAS.

(Objective: To protect the remaining open coast.)

4.2 POLICY NNV5

IN THE AREAS AROUND SETTLEMENTS SHOWN ON THE PROPOSALS MAP AS 'LANDSCAPE IMPORTANT TO THE SETTING OF SETTLEMENTS' THE COUNCIL WILL PERMIT DEVELOPMENT PROVIDED A DEVELOPER CAN DEMONSTRATE ESSENTIAL NEED OR THAT THE DEVELOPMENT WOULD NOT IMPINGE ON THE PHYSICAL SEPARATION BETWEEN SETTLEMENTS PARTICULARLY BETWEEN GREAT YARMOUTH AND CAISTER AND GORLESTON AND HOPTON WHICH ARE MAJOR GATEWAYS TO THE TOWN, OR GIVE RISE TO ANY OTHER SIGNIFICANT ADVERSE IMPACT.

(Objectives: To protect the setting of settlements and prevent urban sprawl.)

4.3 POLICY HOU10

PERMISSION FOR NEW DWELLINGS IN THE COUNTRYSIDE WILL ONLY BE GIVEN IF REQUIRED IN CONNECTION WITH AGRICULTURE, FORESTRY, ORGANISED RECREATION, OR THE EXPANSION OF EXISTING INSTITUTIONS.

THE COUNCIL WILL NEED TO BE SATISFIED IN RELATION TO EACH OF THE FOLLOWING CRITERIA:

- (i) THE DWELLING MUST BE REQUIRED FOR THE PURPOSE STATED

- (ii) IT WILL NEED TO BE DEMONSTRATED THAT IT IS ESSENTIAL IN THE INTERESTS OF GOOD AGRICULTURE OR MANAGEMENT THAT AN EMPLOYEE SHOULD LIVE ON THE HOLDING OR SITE RATHER THAN IN A TOWN OR VILLAGE NEARBY
- (iii) THERE IS NO APPROPRIATE ALTERNATIVE ACCOMMODATION EXISTING OR WITH PLANNING PERMISSION AVAILABLE EITHER ON THE HOLDING OR SITE OR IN THE NEAR VICINITY
- (iv) THE NEED FOR THE DWELLING HAS RECEIVED THE UNEQUIVOCAL SUPPORT OF A SUITABLY QUALIFIED INDEPENDENT APPRAISOR
- (v) THE HOLDING OR OPERATION IS REASONABLY LIKELY TO MATERIALISE AND IS CAPABLE OF BEING SUSTAINED FOR A REASONABLE PERIOD OF TIME. (IN APPROPRIATE CASES EVIDENCE MAY BE REQUIRED THAT THE UNDERTAKING HAS A SOUND FINANCIAL BASIS)
- (vi) THE DWELLING SHOULD NORMALLY BE NO LARGER THAN 120 SQUARE METRES IN SIZE AND SITED IN CLOSE PROXIMITY TO EXISTING GROUPS OF BUILDINGS ON THE HOLDING OR SITE
- (vii) A CONDITION WILL BE IMPOSED ON ALL DWELLINGS PERMITTED ON THE BASIS OF A JUSTIFIED NEED TO ENSURE THAT THE OCCUPATION OF THE DWELLINGS SHALL BE LIMITED TO PERSONS SOLELY OR MAINLY WORKING OR LAST EMPLOYED IN AGRICULTURE, FORESTRY, ORGANISED RECREATION OR AN EXISTING INSTITUTION IN THE LOCALITY INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH THEM, OR A WIDOW OR WIDOWER OR SUCH A PERSON
- (viii) WHERE THERE ARE EXISTING DWELLINGS ON THE HOLDING OR SITE THAT ARE NOT SUBJECT TO AN OCCUPANCY CONDITION AND THE INDEPENDENT APPRAISOR HAS INDICATED THAT A FURTHER DWELLING IS ESSENTIAL, AN OCCUPANCY CONDITION WILL BE IMPOSED ON THE EXISTING DWELLING ON THE HOLDING OR SITE
- (ix) APPLICANTS SEEKING THE REMOVAL OF ANY OCCUPANCY CONDITION WILL BE REQUIRED TO PROVIDE EVIDENCE THAT THE DWELLING HAS BEEN ACTIVELY AND WIDELY ADVERTISED FOR A PERIOD OF NOT LESS THAN TWELVE MONTHS AT A PRICE WHICH REFLECTS THE OCCUPANCY CONDITIONS*

IN ASSESSING THE MERITS OF AGRICULTURAL OR FORESTRY RELATED APPLICATIONS, THE FOLLOWING ADDITIONAL SAFEGUARD MAY BE APPLIED:

- (x) WHERE THE NEED FOR A DWELLING RELATES TO A NEWLY ESTABLISHED OR PROPOSED AGRICULTURAL ENTERPRISE,

PERMISSION IS LIKELY TO BE GRANTED INITIALLY ONLY FOR TEMPORARY ACCOMMODATION FOR TWO OR THREE YEARS IN ORDER TO ENABLE THE APPLICANT TO FULLY ESTABLISH THE SUSTAINABILITY OF AND HIS COMMITMENT TO THE AGRICULTURAL ENTERPRISE

- (xi) WHERE THE AGRICULTURAL NEED FOR A NEW DWELLING ARISES FROM AN INTENSIVE TYPE OF AGRICULTURE ON A SMALL ACREAGE OF LAND, OR WHERE FARM LAND AND A FARM DWELLING (WHICH FORMERLY SERVED THE LAND) HAVE RECENTLY BEEN SOLD OFF SEPARATELY FROM EACH OTHER, A SECTION 106 AGREEMENT WILL BE SOUGHT TO TIE THE NEW DWELLING AND THE LAND ON WHICH THE AGRICULTURAL NEED ARISES TO EACH OTHER.

NOTE: - THIS WOULD NORMALLY BE AT LEAST 30% BELOW THE OPEN MARKET VALUE OF THE PROPERTY.

4.4 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.)

5. **Assessment :-**

- 5.1 The proposal is for the erection of a large three storey dwelling with the top floor contained within the roof space, the house will be much taller and bulkier than the existing modest chalet bungalow which can hardly be seen from outside the site due to the tall hedges around the boundary of the site. The application shows part of the hedge to the north of the vehicular access as being removed which will make the new building appear very prominent however even if this hedge is retained the height and bulk of the proposed house will be result in it being very visible in the surrounding landscape.
- 5.2 Although Highways have requested further details before commenting further the indication is that there will be no Highway objection subject to the provision of satisfactory visibility splays.
- 5.3 The site is outside the village development limit and therefore in a location where new dwellings will only be allowed if they fulfil the requirements of Policy HOU10 of the Borough-Wide Local Plan. No justification for a dwelling in this location has been submitted with the application other than that a recent development in the area was permitted which was also outside the village development limit. This presumably refers to the three houses which were approved as enabling development to allow the construction of the

village hall. At the time that application was considered Members felt the benefit to the community was sufficient reason to justify a departure from the Local Plan provided the village hall was built prior to the erection of the dwellings.

- 5.4 Taking the above into account it is considered that the height and bulk of the dwelling will result in a building that is over prominent and will detract from the character of the area and that, in this instance, there is no justification for allowing a dwelling outside the village development limit.

6. RECOMMENDATION :-

- 6.1 Refuse – the proposal is contrary to Policies NNV3, NNV5 and HOU10 of the Great Yarmouth Borough-Wide Local Plan.

Great Yarmouth Borough Council
Customer Services

26 JUN 2013

ACC'D
26/6/13

CIASB 384479

Mr. G. Stoney
18 Beach Road,
Scratby.

Application 06/13/0304/F

NR29 3AJ

Dear Miss Smith,

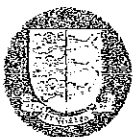
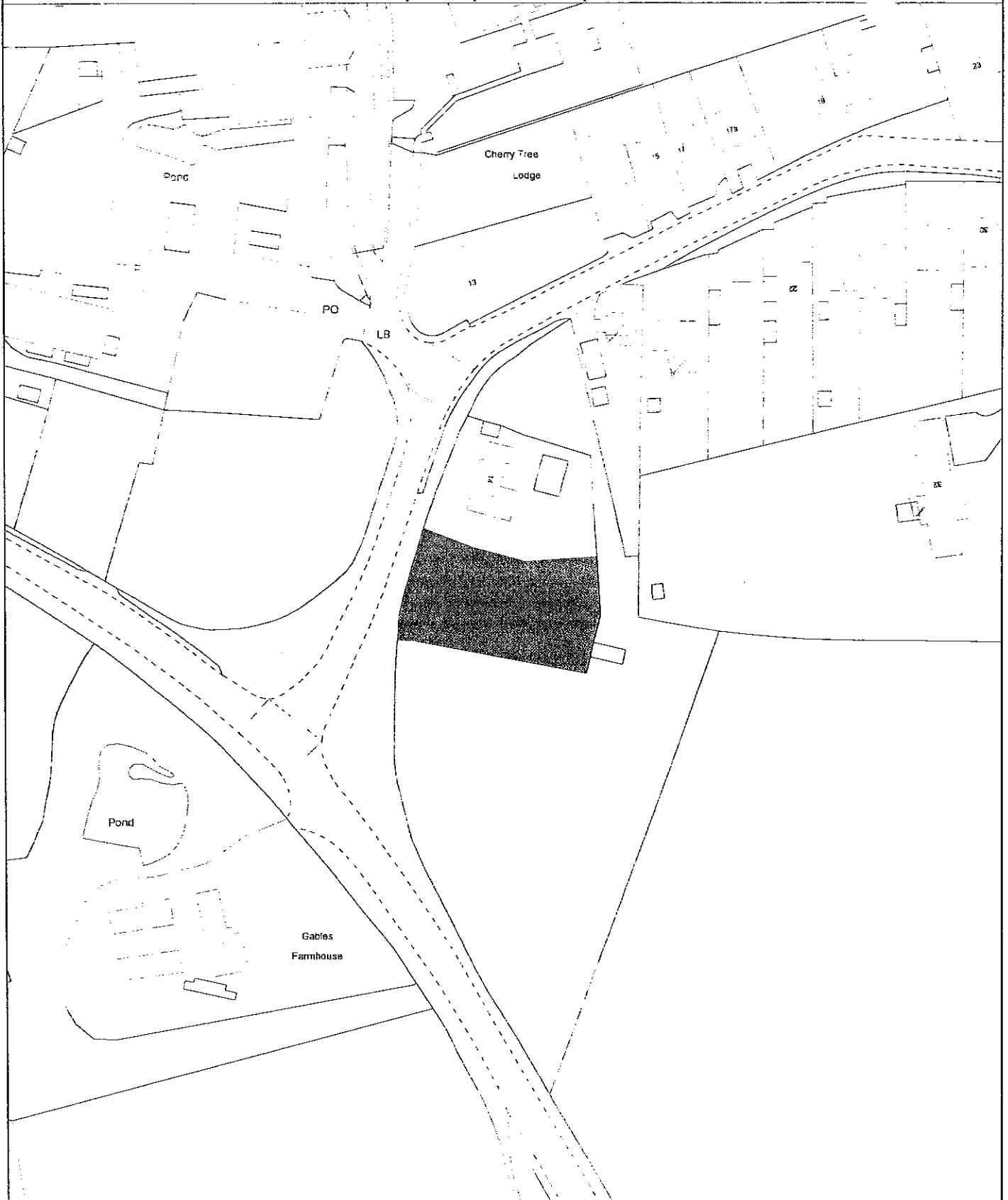
I'm writing this letter to tell you of my objections to the proposed house to be built on part of the garden at no 14 Beach Road, NR29 3AJ. Firstly it's much to large and high. You be told there is a height restriction in Scratby, also it's outside the village boundary. It's a dangerous section of road and will only get worse with more traffic, I'm already concerned about the opposite of the road when the other houses are built there, also this house is out of character with the rest of the buildings nearby. To me it will be an eyesore.



Yours Sincerely

[Redacted signature]

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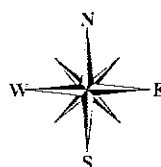
GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
Norfolk. NR30 2QF

10 0 10 20 30 40 50 60 70 80 90 100

Metres

Scale = 1:1250 @ A4



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