

Reference: 06/16/0387/SU

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 05-08-2016

Applicant: Great Yarmouth Borough Council

Proposal: Demolition of existing buildings and structures and erection of 6 residential dwellings (Class C3) together with associated highways and landscaping works

Site: land off Hertford Way
Gorleston

REPORT

1 Background / History :-

- 1.1 The application site consists of the former Norse maintenance depot and adjoining two rows of lock-up garages to the north of Hertford Way, the site is surrounded on all sides by two storey houses on Hertford Way to the south, Charter Close to the west, St Anne's Crescent to the north and Pembroke Avenue to the east. The existing main vehicular access to the site is from Charter Close which serves the depot, lock-up garages and parking spaces at the rear of some of the houses on Hertford Way. There is also a lowered kerb and parking to the front of the office building facing Hertford Way.
- 1.2 The depot and office is currently empty as Norse have relocated to new premises, 14 of the lock-up garages were leased to Norse and were vacated when they moved, the remaining garages were leased to local residents for parking/storage, the tenants were offered alternative parking nearby and all of the garages are currently empty and fenced off.
- 1.3 The existing buildings on the site will all be demolished and replaced with 6 dwellings consisting of 2 x one bedroom flats, 2 x two bedroom semi-detached houses and 2 x three bedroom semi-detached houses. The access to the site will be from Hertford Way with dwellings being arranged around a courtyard which will provide parking and open space. The existing access from Charter Close will remain to serve the parking at the rear of the Hertford Way houses only, there will be no access to the application site from Charter Close.

2 Consultations :-

- 2.1 Highways – no objection subject to standard highway condition regarding access and parking.
- 2.2 Environmental Health – no objection subject to a condition that prior to the construction phase a further site investigation shall be carried out to check for possible pollutants and contaminants and a condition restricting working hours.
- 2.3 Neighbours – one letter has been received asking question about the proposed development and possible adverse effects (copy attached)

3 Policy :-

3.1 POLICY CS1 – FOCUSING ON A SUSTAINABLE FUTURE

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals, the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

To ensure the creation of sustainable communities, the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and in a location that complements the character and supports the function of individual settlements
- b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community
- c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding
- d) A thriving local economy, flourishing local centres, sustainable tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are

no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.2 POLICY CS2 – ACHIEVING SUSTAINABLE GROWTH

Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

- a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:
 - Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
 - Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea
 - Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
 - Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
 - In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs
- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16
- d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)
- e) Encourage the reuse of previously developed land and existing buildings

To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.3 Policy CS3 – Addressing the Borough’s housing need

To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

- a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by:
 - Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
 - Allocating two strategic Key Sites; at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of 350 of which will be delivered within the plan period) and at the Beacon Park Extension, South Bradwell (Policy CS18) for approximately 1,000 additional new homes (all of which will be delivered within the plan period)
 - Allocating sufficient sites through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant
 - Ensuring the efficient use of land/sites including higher densities in appropriate locations
 - Using a ‘plan, monitor and manage’ approach, which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory: Appendix 3), to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites
- b) Encourage the effective use of the existing housing stock in line with the Council’s Empty Homes Strategy
- c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan
- d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites
- e) Support the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need
- f) Encourage all dwellings, including small dwellings, to be designed with accessibility in mind, providing flexible accommodation that is accessible to all and capable of adaptation to accommodate lifestyle changes, including the needs of the older generation and people with disabilities
- g) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with Policy CS9 and Policy CS12

3.4 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, HOPTON-ON-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.

4 Assessment :-

- 4.1 The proposed development will consist of a pair of semi-detached houses and a building comprising two flats on the west side of the site in the area currently occupied by the lock-up garages and a pair of semi-detached houses to the eastern side. The area between the buildings will provide parking, turning and open space. The houses will each have a private garden at the rear and there will be a shared garden area for the two flats. The existing access to the site from Charter Close is too narrow to serve the development so a new access will be constructed from Hertford Way which meets current highway standards. The Charter Close access will remain to serve those dwellings on Hertford Way

which have parking in their rear gardens, a fence will be provided to prevent access into the development site from this direction.

- 4.2 The buildings have been designed to reduce overlooking of the adjoining dwellings as much as possible but it has to be accepted that this is an urban area where mutual overlooking already exists and it is unlikely that the proposal will result in any significant loss of privacy to the existing dwellings.
- 4.3 The distances between the existing dwellings and the proposed vary from 15m to 20m, there is a pair of houses on St Anne's Crescent to the north which are closer to the site boundary than their neighbour but these will be next to the parking area so will not suffer from any significant overshadowing from the proposed development.
- 4.4 Some of the existing buildings on the site are built on the boundary with the adjoining dwellings and provide the boundary walls to those properties, the applicant is aware of this situation and the drawing shows that replacement walls or fences will be erected to the affected properties following demolition.
- 4.5 The application site is surrounded by housing, the existing use as a depot and lock-up garages would have the potential to cause noise and disturbance to the occupiers of the adjoining dwellings by the depot operation itself and by traffic movements associated with the uses. The proposed housing will remove this use and replace it with a more appropriate type of development taking into account the context of the surrounding area.
- 4.6 The development will provide 6 well designed units of affordable rented accommodation, the site is well served by public transport, it is close to amenities and open space and provides an ideal location for new housing.

5 RECOMMENDATION :-

- 5.1 APPROVE – the proposal complies with Policies CS1, CS2 and CS3 of the Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Borough-Wide Local Plan.

Jill K. Smith

From: Davin Stilwell <D.Stilwell@nra.gov.uk>
Sent: 06 July 2016 18:34
To: plan
Subject: Planning Application 06/16/0387/SU

ACIC's
8/7/16

Dear Sir/Madam
I will not be able to attend to proposal of the planning application of Land of Hertford way, due to work commitments.

How ever I did attend the consultation that was held at Peter House School.

Questions I asked were,

Boundary Fences, How high, and what replaced with?

How near will the proposed Dwelling will be to my property? IE I know my garden will be overlooked more than by my other neighbours, causing concerns about my outlook and view.

How will it effect the value of my Property?

I also have concerns about noise, garage roofs , as what are they made of?

How long will the demolition/other building work take

Pollution as in dust other materials ,will my garden/property be protected

When will building work commence and what hours will contractors be working?

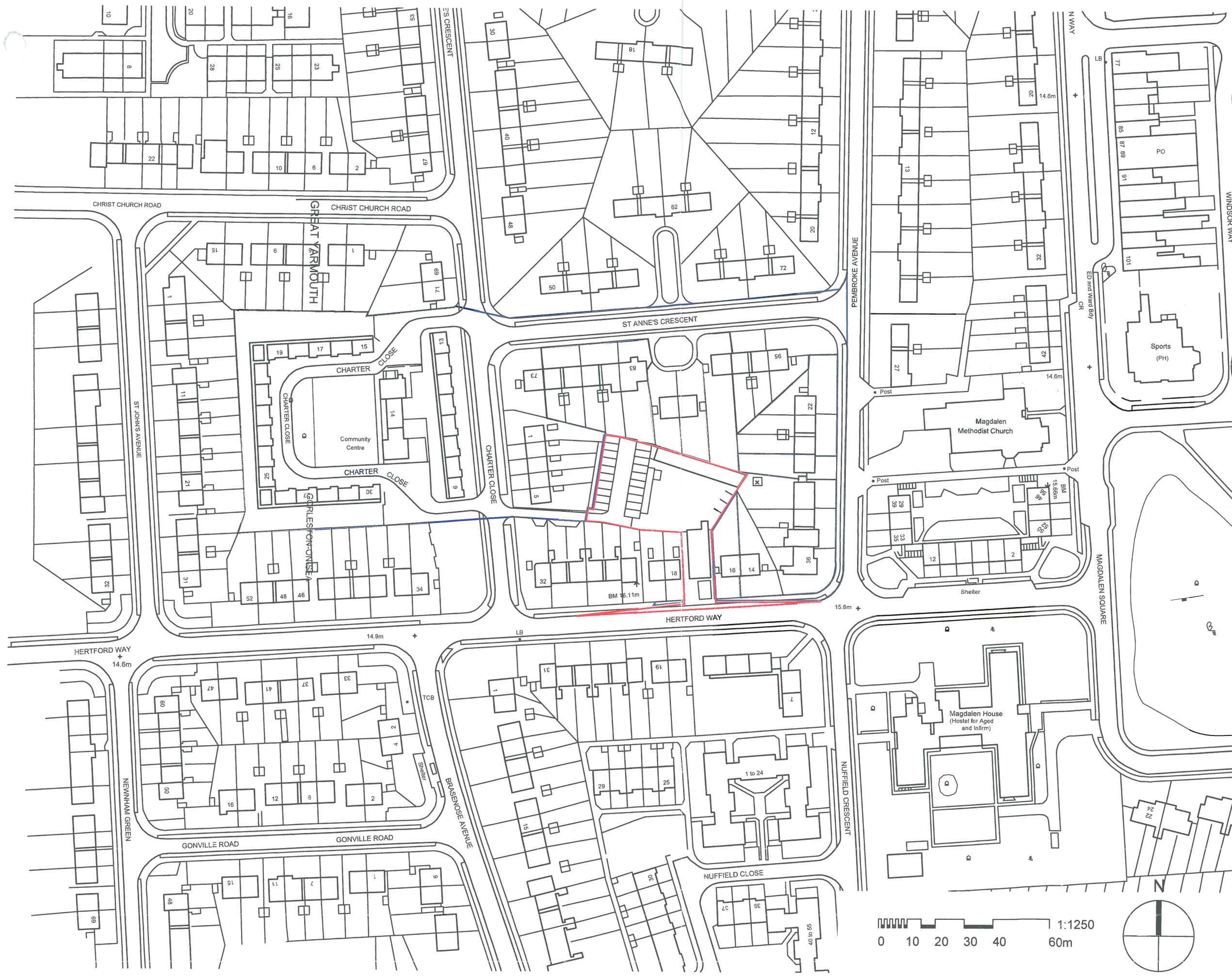
I did ask all this at the consultation but no one had no real answers or got back to me.

I was told We would be informed of the planning application throughout all stages. I have had a letter received today (06.07.16 addressed to owner/occupier) stating about the proposed planning application.

Regards

Davin Stilwell
79 St Annes Crescent
Gorleston
Great Yarmouth
NR31 7LB

07786242369



any shop drawings or work whatsoever either on their own behalf or that of sub-contractor.
Report any discrepancies to the Contract Administrator at once.
This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.
© Ingleton Wood LLP

LEGEND:
— Site Boundary
— Land within ownership of Great Yarmouth Borough Council

DO NOT SCALE

16/0387/SU



19.05.16	Issued to client	KZ
Revision	Date	Description
		Drawn
		Checked

Ingleton Wood
Vision, form and function
Norwich
8 Whiting Road
Norwich Business Park
Norwich NR4 6DN
T: 01603 666847
www.ingletonwood.co.uk

Project
Hertford Way
Gorleston
Great Yarmouth

Drawing Title
Site Location Plan

Client
Great Yarmouth Borough Council

Drawn	Checked	Date	Scale	Paper Size
KZ	-	19.05.16	1:1250	A3
Job No	Dwg No	Stage	Revision	
31469	101	Planning	-	

