

Reference: 06/13/0292/F

Parish: Bradwell

Officer: Mr G Clarke

Expiry Date: 16-07-2013

Applicant: GY Development Company

Proposal: Erection of a pair of two-bedroom semi-detached houses, revised parking layout and relocation of public footpath

Site: Kingfisher Close (land to the north of 146)
Bradwell

REPORT

1. Background / History :-

- 1.1 Members will recall that a planning application for a terrace of three, two-bedroom houses on this site was considered at the last meeting, Members deferred consideration of the application as it was considered that the proposal would have a significant impact on the amenities of the dwellings to the north of the site.
- 1.2 The site involved in the application is an area of land to the east of Kingfisher Close, it consists of a parking area to the front of the site with an area of open space/amenity land behind. To the north of the site is a terrace of three houses which have their principal elevations facing the site, to the south are end terraced houses which have blank gables and to the west are two detached houses on Redwing Drive. There are trees along the western boundary which form part of a hedge that runs in a north/south direction between the rear gardens of Kingfisher Close and the houses on Redwing Drive and Whinchat Way to the west.
- 1.3 The proposal, as amended, is to build a pair of semi-detached, two bedroom houses on the area of amenity land with nine parking spaces to the front and the provision of two new parking spaces on a triangular area of land to the south west of the existing car park.

2. Consultations :-

- 2.1 Neighbours – One letter of objection has been received from the occupier of 146 Kingfisher Close and a petition has been received signed by the occupiers of 14 nearby dwellings (copies attached). The objections are based on car parking, loss of open space, overlooking and loss of light. The period for neighbour comments does not expire until 14 August, if any further comments are received they will be reported at the meeting.
- 2.2 Highways – No objection subject to conditions.
- 2.3 Parish – No comments received regarding the revised scheme.
- 2.4 Anglian Water – No comment.
- 2.5 Norfolk Wildlife Trust – Support inclusion of conditions for biodiversity enhancement as set out in the phase 1 habitat survey report.
- 2.6 Essex & Suffolk Water – We have mains within the vicinity of the proposed development, we cannot accept any buildings or structures within 3 metres either side of our main or within 3 metres either side of our easement.

3. Policy :-

3.1 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.

3.2 POLICY HOU15

ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.)

3.3 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.)

3.4 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.)

3.5 POLICY TCM17

ALL NEW OPERATIONAL DEVELOPMENT, AND WHERE POSSIBLE OR NECESSARY CHANGES OF USE IN SPECIFIED TOWN CENTRES, SHOULD COMPLY WITH THE COUNCIL'S STANDARDS FOR PARKING AND SERVICING SET OUT IN APPENDIX (A) TO THIS CHAPTER OF THE PLAN.

(Objective: To safeguard highway safety by reducing congestion of the public highway.)

4. **Assessment :-**

- 4.1 The proposal is for the erection of a pair of two-storey, semi-detached houses on the area of amenity land to the rear of the existing car park. The houses will be aligned in a north/south direction and will be sited between the end gable of 146 Kingfisher Close to the south and the front elevation of the terrace of houses to the north - 168, 170 and 172 Kingfisher Close.
- 4.2 Each new house is shown as having two parking spaces leaving five spaces for general use within the existing car park, two additional parking spaces will be provided on the grassed area to the south west.
- 4.3 The application includes a parking survey which was carried out on the evenings of Thursday 14th March, Sunday 17th March and Monday 18th March. The survey showed that the existing car park is underutilised and at any one time there was always a minimum of two parking spaces available within the designated parking area at the front of the site. The proposal will provide 11 car parking spaces in total with 4 to be dedicated to the new houses leaving 7 for use by existing residents. Whilst the parking standards would require two spaces per dwelling, Highways have requested a condition be imposed that would only require one space to be dedicated to each of the new dwellings with the remaining spaces being unrestricted. This would seem a fairer use of the parking spaces, the future occupiers of the new dwellings may not have two cars and to have two dedicated spaces per dwelling could result in the parking area being underused.

- 4.4 When it was first submitted the application showed the established trees and hedgerow at the rear of the site as being removed, the amended drawing shows these as being retained which will help to reduce any potential overlooking of the dwellings to the rear of the site. The first floor windows at the rear of the new houses will partly overlook the front garden of 24 Redwing Drive however the front garden of no. 24 is open to public view from the footpath that runs between Kingfisher Close and Redwing Drive so the new dwellings will not have any significant adverse effect on that property. The original scheme would have introduced some overlooking of the rear of 18 Redwing Drive but the deletion of one house and the retention of the trees will reduce any potential overlooking of that property.
- 4.5 The most significant adverse effect of the original development would have been on light and outlook to the three dwellings to the north of the site particularly nos. 168 and 170 whose living room windows face the development site. The distance between the windows of the existing houses and the side wall of the end house would have been just over 8 metres with the original scheme which would have had a significant impact on those dwellings. In the revised layout this distance has been increased to 13.5 metres and it is considered that this increased spacing between the existing and proposed dwellings will reduce any adverse effects on outlook and overshadowing of those dwellings.
- 4.6 The occupier of no. 146 Kingfisher Close has planning permission for a two – storey extension at the rear of her property, as a result of this extension new bedroom and dining room windows will be inserted into the gable end of the house facing the application site. These windows will be 1.3m from the boundary with the site, the new dwellings will be 1m from the boundary so there will be a gap of 2.3m between the new windows and the new houses.
- 4.7 In their consultation response Essex & Suffolk Water indicated that there is a water main crossing the site and that building would not be allowed within 3 metres either side of the main. The location of the main has been identified and it will not be affected by the proposed development.
- 4.8 On balance it is considered that the scheme, as revised, will not have a significant adverse effect on light and outlook to the dwellings immediately to the north of the site. The new houses may have some effect on the outlook to the new windows to no. 146 but this will be unlikely to be significant enough to justify refusal of the application. The reduction in the number of houses and the retention of most of the mature trees and hedgerow on the site will also help to reduce any overlooking and adverse impact on the dwellings to the rear.

5. RECOMMENDATION :-

- 5.1 Approve – subject to conditions requested by Highways, removal of permitted development rights for extensions and retention of trees and hedging.
- 5.2 The proposal complies with Policies HOU7, HOU15, HOU16, HOU17 and TCM17 of the Great Yarmouth Borough-Wide Local Plan.

ACK 13/8/13

13 AUG 2013

We, the households around the proposed development site, ref (06/13/0292/F) would like to object to the proposed plan for the following reasons,

- 1/. 18 and 24 Redwing drive, 87,93,146,168, 170 and 172 Kingfisher close, which all border the proposed development are all privately owned dwellings and as such were purchased partially because of the open views afforded by this small parcel of land,
- 2/. No 146 objects as they have planning permission for windows in their north facing wall which will face directly onto the south facing wall of the development with a two metre spacing between them.
- 3/. No 148 objects as they will have a car parking area directly abutting their outside wall.
- 4/. No's 91, 148 and 150 object as they have small children that they keep an eye on as they play on the allotted area of land, as do other mothers in the local community, and this will no longer be possible if the land is built on.
- 5/. No's 87, 89, 91, 93, 168, 170 and 172 will lose what is at present a pleasant view on to open ground from their lounges and 168, 170 and 172 especially will be confronted with a two metre high fence and a brick wall.
- 6/. 18 and especially 24 redwing will be overlooking the gardens, dustbins and rear accommodation of the proposed development.
- 7/. All of the above residents of Kingfisher Close are especially concerned over the loss of parking facilities that will result from the proposed development as there is already a shortage of parking places in the evening and night.

As well as sending individual letters we are sending this letter collectively signed by all the residents around the site as an indication of the strength of feeling against this proposal.

Redwing Drive

18-
24
Kingfisher Close
87
93
146
152
172
Q7

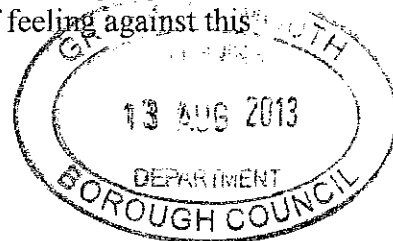
89 ~~100~~
142
148 ~~150~~
168 ~~170~~
184 ~~186~~
184 ~~186~~

~~91~~

~~144~~

~~150~~

~~170~~



ACK 13/8/13



Ms Victoria Brown
146 Kingfisher Close
Bradwell
Great Yarmouth
NR31 8PQ

9th August 2013

Planning Services Department
Town Hall
Great Yarmouth
NR30 2QF

Dear Mrs Helsdon,

Re: PLANNING APPLICATION NO: 06/13/0292/F

As a resident homeowner, I object to the proposed planning application number 06/13/0292/F - taking place at Kingfisher Close directly adjacent to my property, for the following reasons:

1. As you are aware, I have planning permission for an extension on my house, reference number 06/12/0543/F. Within the aforementioned plans, two windows will directly face this proposed site and will be only 2 metres from the house wall. Although I appreciate I am not entitled to a view, I feel having a bedroom window opening onto a brick wall would be very claustrophobic.
2. There is a lack of provision made for the loss of 15/18 car parking spaces, which are taken up evenings and weekends. Usually the proposed area is used as an overflow car park however, just before the survey was conducted, a number of cars had been keyed and were currently not using the car park for that reason.
3. The doctor's surgery, dentist's surgery and primary schools in the vicinity of the proposed development are all full to capacity. Therefore any further development in the area is an added strain on already overstretched amenities.
4. As a single mother of young children, the proposed parking would mean being more remote from the car, which is an unnecessary burden.

5. When the site is not being used as an overflow car park, it is a much frequented play area for the younger children of the surrounding houses. As it is not too far for them to go on their own, parents trust that their children will be safe there. My youngest daughter recently learnt to ride her bike using this area. The children of the neighbourhood used to be able to play on a grassy area at the bottom of the road, however this area was developed upon, leaving the proposed site as the only area that the children can access by themselves.
6. Having only owned my property for five years, I am not only worried about negative equity due to the economic climate, but also the proposed development would be so close to my boundary that this would also have a detrimental impact.

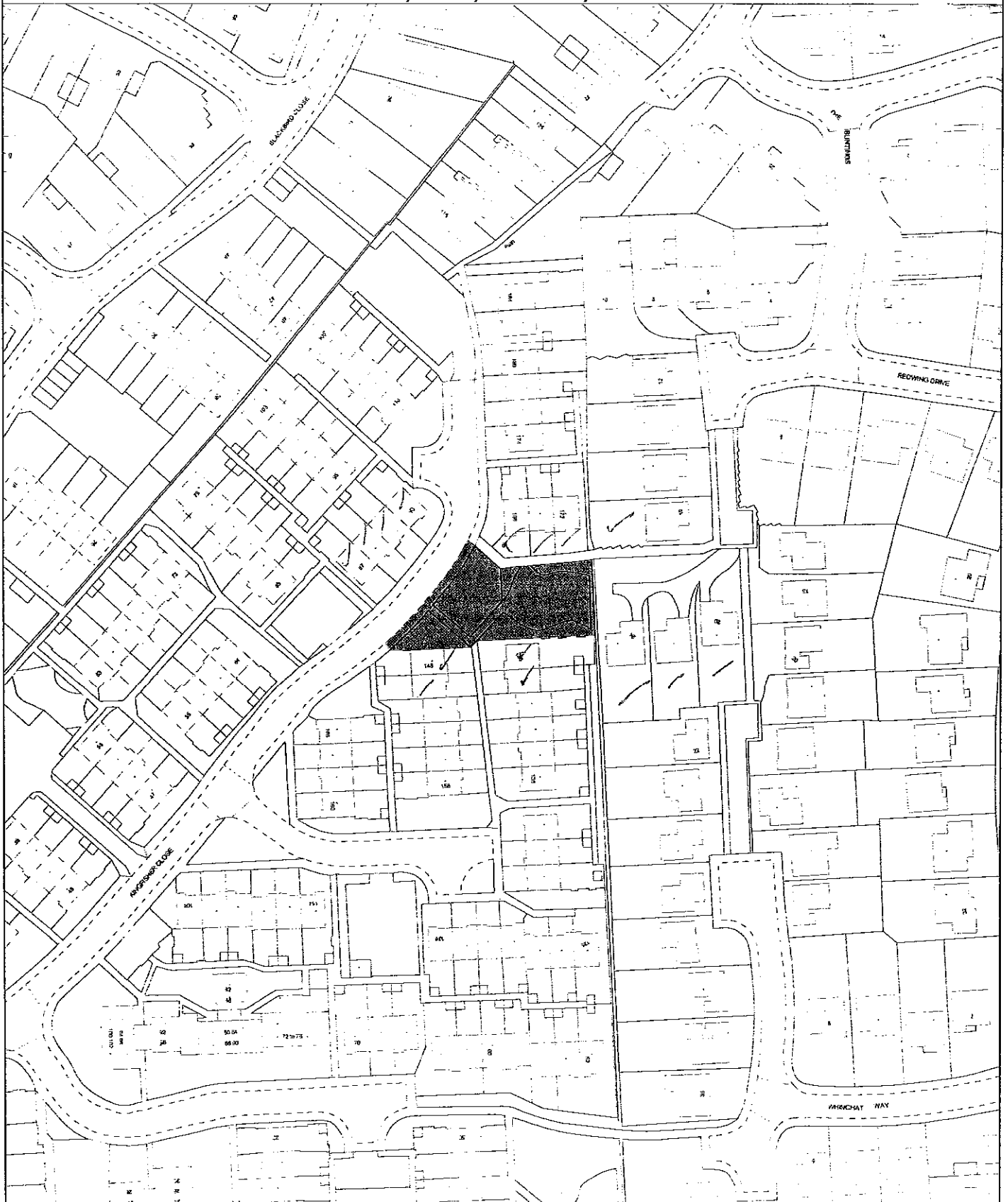
In conclusion, I feel that the proposal is an over development of an already excessively populated road.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Victoria Brown', with some stylized flourishes.

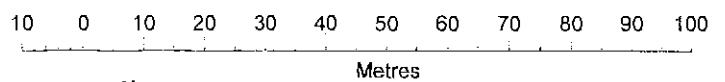
Victoria Brown

06/13/0292/F

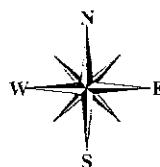


GREAT YARMOUTH
BOROUGH COUNCIL

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



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