

**Reference:** 06/18/0370/F

**Parish:** Great Yarmouth

**Officer:** Mr J Beck

**Expiry Date:** 31-05-2019

**Applicant:** Mr Maitland

**Proposal:** The construction of a detached double garage to serve existing dwelling and sub division of side garden and the construction of a detached 3 bed chalet bungalow

**Site:** The Old Vicarage  
The Street  
Hemsby

## REPORT

### 1. Background / History :-

1.1 The proposal is for the erection of a new chalet bungalow within the grounds of The Old Vicarage, Hemsby. The plot for the proposed dwelling is to the east of the existing dwelling on an area of land currently utilised for driveway/parking purposes. The proposed dwelling will utilise the existing access and a new parking/turning area shall be installed for the existing dwelling.

1.2 The site is central to the primary village of Hemsby accessing off 'The Street'. The site is also within the Hemsby conservation area (number 7). An application at this site was refused by delegated powers in 2017. The detached garage to serve the existing property which was shown on the originally submitted plans was removed from the latest revisions.

#### 1.3 Planning History:

The site has experienced a number of planning applications. A full case history can be found on the case file. Below are the applications determined since 2010:

06/10/0530/CU – Change of use from restaurant and guest rooms to residential dwelling. Approved with conditions. 05-10-2010

06/13/0114/F – Proposed detached garage. Approved with conditions. 14-05-2013

06/17/0357/F – Sub division of garden to form detached bungalow including new garage. Relocation of front door to existing property. Refused. 31-10-2017.

## **2. Consultations :-**

All Consultations are available to view on the website.

2.1 Highways – No objections subject to conditions. They requested conditions are included to ensure suitable visibility splay and that parking and turning is installed prior to occupation.

2.2 Building Control – No objection.

2.3 Conservation Officer – Originally objected to the proposal due to the impact to the existing building 'The Old Vicarage' and its potential to devalue the conservation area. Revised plans were received and the conservation officer was contacted. The first revisions reduced the massing of the property to reduce its overall impact. However it was felt by conservation that it lost character value. A second revision was received which reinstated some character elements. The final revised plan could be more acceptable to the Conservation Officer subject to a high standard of materials however they retain reservations regarding the proximity of the Old Vicarage.

2.4 Tree Officer – No objection.

2.5 Strategic Planning – No objection. Accept the principle of development, but highlight the need to comply with policy CS10 of the adopted Core Strategy.

2.6 Parish council – Object. They have objected due to parking constraints already within the area, an intensification of the existing access and impact to the conservation area.

2.7 Public comments – 7 Objectors (10 objection responses) and one other submitting comments. The main reasons given for objection were:

- Absence of tree shown in neighbouring property.
- Drainage
- Overbearing/overshadowing
- The garage
- Bats
- Trees within site
- Overlooking
- Impact to character

### **3. Policy and Assessment:-**

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

3.2 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

#### **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.

*(\* i.e. Developments generally comprising not more than 10 dwellings.)*

### 3.5 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.

### 3.6 Adopted Core Strategy:

#### 3.7 CS1 - Focusing on a sustainable future

A) Sustainable growth, ensuring that new development is of a scale and location that complements the character and supports the function of individual settlements

B) Mixed adaptable neighbourhoods, that provide choices and effectively meet the needs and aspirations of the local community

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 where it responds to positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

### 3.8 CS2 – Achieving Sustainable Growth

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 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

### 3.9 CS9 – Encouraging well designed distinctive places

A) Respond to and draw inspiration from the surrounding areas distinctive natural and built characteristics such as scale, form, massing and materials to ensure that the full potential of the development site is realised, making efficient use of land and reinforcing the local identity

D) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

E) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards

G) Conserve and enhance biodiversity, landscape features and townscape quality

### 3.10 CS10 Safeguarding Local Heritage Sites

The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by:

a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient

Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

### **3.11 National Planning Policy Framework:**

3.12 Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

### **3.13 Emerging Local Plan Part 2**

#### **3.14 Policy H11-dp**

Housing design principles

Housing development will be supported where the proposal -

1. accords with the Core Strategy's settlement strategy;
2. strengthens local distinctiveness;
3. enhances the immediate street scene and local landscape/townscape;
4. is of a density that makes the best use of land while being complementary to its surroundings;
5. avoids prejudicing potential future development in the vicinity; and

6. contributes to sustainable development.

### 3.15 Policy H13-dp

#### Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery.

Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

### 3.16 Policy E8-dp

#### Historic environment and heritage

Development will be supported where it conserves, enhances or complements the area's historic environment and heritage assets.

Particular care will be taken in relation to formally designated assets such as listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, etc., and their settings, but all buildings, structures and areas, etc. of heritage significance and value will, as appropriate, be conserved and/or used as cues for strengthening local distinctiveness.

## **4. Appraisal:**

4.1 The site is located off the Street, Hemsby relatively central to the village. Hemsby is a primary village and as such, alongside other primary villages, is expected to take

30% of the required housing over the life span of the local plan. The site is currently occupied by the Old Vicarage which is an attractive detached property and an unlisted asset to the wider conservation area. The property is within conservation area number 7 (Hemsby) and the site contains protected trees both within and adjacent.

4.2 The Old Vicarage is a large house set back from the road side with large grounds to the west and a driveway to the east. The property was previously utilised as a restaurant until it was changed to a residential property via planning permission in 2010. The grounds of the property has been previously subdivided in in 1986. A recent application was refused by delegated powers in this location in 2017.

4.3 The proposal is to create a new dwelling to the land to the east and to create a new access and driveway for the existing property. The proposal originally included the creation of a new detached garage. The plans have since been revised from those originally submitted with the property reduced in mass and size and the separate garage removed. The revised plans lacked the features of the first design and another revised plan was submitted. Further revised plans addressed an incorrect scale and added trees both within the site and adjacent.

## **5.0 Assessment**

5.1 The site is considered a sustainable location with good access to nearby services and facilities. A cluster of shops and services exist on the eastern side of 'The Street'. The proposal provides a new dwelling in a sustainable location within a primary village and is considered acceptable in principle. In addition there is currently a housing land supply of 2.6 years (2018/19) meaning the Local Planning Authority is not currently able to demonstrate 5 years.

5.2 The proposed dwelling is immediately adjacent a building which has a relatively high value to the surrounding area and wider conservation area. It is also noted that an application was refused here in 2017 largely based on the impact to the Old Vicarage and the character of the area meaning the buildings layout and design must be carefully considered. The refused application had a height of approximately 7.3 metres and footprint of approximately 124 square metres and the plans originally submitted with this application was set to a height of approximately 7.5 metres and a footprint of approximately 111 square metres. This proposal was considered a significant massing adjacent the Old Vicarage where any new dwelling should remain subservient to this dwelling. Accordingly the proposed property was reduced in height to approximately 5.8 metres at its highest ridge height and a footprint of



approximately 106 square metres. Whilst it is recognised the footprint has not significantly reduced the height has and the property now has a more subservient character.

5.3 The layout is also a key consideration in ensuring the Old Vicarage retains sufficient space in terms of character. The application refused in 2017 was refused as the proposal was too close to the existing building and provided an encroachment. This was further exacerbated by a height and footprint. The proposal is now set at 8 metres from the Old Vicarage whereas the refusal set the distance at 5 metres. The inclusion of a hedge as opposed to a close boarded fence ensures a softer boundary between the new and existing properties.

5.4 It is considered that the alterations are sufficient to overcome the reasons for refusal for the last application. An application to add a house into the grounds was refused in 2001 with the proposed property situated on the opposite side of the house in the western garden. This proposed location to the east ensures that the property retains a sufficient curtilage and retains large open grounds.

5.5 The proposal is within a conservation area and in considering whether to grant planning permission for development which affects a Conservation Area, the local planning authority must have regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of that area. The Conservation Officer was contacted regarding the application and originally objected to the proposal due to the impact to the Old vicarage which they regarded as an unlisted asset. The Conservation Officer noted that any development would inherently infringe upon the adjacent building and a development in this location would be unlikely to garner their support. Subsequent amendments were provided to both reduce the mass and improve the overall design, the conservation Officer verbally stated that the final plan would be considered more acceptable subject to high quality materials, but still retained some reservations regarding the site.

5.6 Whilst it is recognised that a property in this location would unavoidably remove land from around the curtilage it is considered that the amended plan has an overall neutral impact to the conservation area as the design means the property appears subservient. The committee will need to consider whether the proposed property has an adverse impact upon the wider conservation area.

5.7 The proposed garage which was positioned between the Old Vicarage and Beechgrove has been removed from the plans which is considered a positive progression as the garage will no longer impact the Old Vicarage.

5.8 The site contains a number of important trees, as a conservation area all the trees have a level of protection. A TPO also exists on the site, a protected Beech shown as T4 on the submitted plans have been provided a Root Protection Area. The tree appears to be the remainder of Group 2 and Group 3 of TPO 14 1993 the other trees have been removed due to disease. A Large protected Oak also exists to the north in an adjacent property. The Oak is registered as T2 on TPO 14 1993.

5.9 The Tree Officer was consulted who had no objection to the proposed plan. He stated that the Oak to the north was far enough away and it has now been given a 15 metre root protection area on the submitted plans. The smaller Beech tree has also been given a Root Protection Area and is adjacent a shingle driveway. Whilst the Tree officer has stated accepts the proposed plans further detail regarding the protection of the trees during the construction could be obtained by way of a landscape condition. The new driveway bisects a line of smaller trees that exist along side the existing access. Although none are shown to be removed these trees are of a lower quality.

5.10 The proposal is not considered to significantly and adversely affect the neighbouring properties. The property has been reduced in size in the amended plans and the rearward facing first floor windows have also been removed. The side facing roof lights serve bathrooms and staircases and can be obscure glazed if required. The property is not considered of sufficient size and mass to significantly and adversely affect the neighbouring properties and retains a gap of nearly 7 metres at its shortest extent to the rear boundary.

5.11 The Highway Department were consulted on the proposed development and had no objection subject to the inclusion of conditions on any granted planning permission. The intensity of use for the access is deemed acceptable and it should retain sufficient space to not significantly increase parking onto the highway.

5.12 Drainage was another issue raised during the public consultation. Whilst it is noted that there is a gradient to the land the site is not within an area registered for critical drainage for surface water under the Environmental Agency Maps. However surface water should still be addressed correctly and a surface water condition should be included to ensure any additional water created does not significantly affect the neighbouring properties.

5.13 Permission may only be granted if it is determined that the application will not adversely affect the integrity of any Natura 2000 site. A SHRA has been submitted and it is the assessment of the Local Planning Authority, as Competent Authority, that any adverse effects of the development on Natura 2000 sites can be adequately mitigated for by a contribution to the Habitats Monitoring and Mitigation Strategy. This assessment is made having taken into account both the direct and cumulative effects that the site may have in terms of recreational pressures on any Natura 2000 sites.

5.14 The site is largely open land utilised for a driveway and it is considered unlikely that any habitats utilised by bats would be lost. However in the interests of achieving a biodiversity gain a bat box could be requested by way of a condition.

5.15 Given the proximity, spacing and arrangement of the proposed dwelling is important for the conservation area a condition removing permitted development rights for extensions could be considered.

**6. RECOMMENDATION :- Recommended for approval**, subject to all conditions ensuring a suitable development. The full conditions recommended by the Highway Department, landscaping condition, surface water condition, materials, construction times, details of a bat box, removal of extension rights and relevant obscure glazing.

S.

<b>Application</b>	06/18/0370/F
<b>Name</b>	Hemsby Parish Council
<b>Address</b>	Parish Office Kingsway Hemsby NR29 4JT
<b>Telephone</b>	01493 719235
<b>Email</b>	clerk@hemsbyparishcouncil.org.uk
<b>Response</b>	OBJ Object
<b>Speak</b>	No
<b>Comments</b>	<div> 1. Due to the ongoing parking problems in Hemsby, HPC can not support any further potential for off road parking  2. Due regard must be taken in all aspects of the fact that this is a Conservation Area.  3. HPC are concerned re the intensification of access, on this busy and difficult </div>
<b>Change Type</b>	<input type="text" value=""/>
<b>OWPC2213</b>	<input type="button" value="Transfer"/> <input type="button" value="Delete or Invalidate"/> <input type="text" value=""/> <input type="button" value="Delete/Invalidate"/>

---

Parish	<input type="text" value=""/>	<input type="button" value="Find Consultee"/>	<input type="button" value="Show All Consultees"/>
<input type="button" value="Select"/>	Parish Clerk to Hemsby Elaine Galer The Parish Office Kingsway Hemsby		

1. Due to the ongoing parking problems in Hemsby, HPC can not support any further potential for off road parking
2. Due regard must be taken in all aspects of the fact that this is a Conservation Area.
3. HPC are concerned re the intensification of access, on this busy and difficult stretch of road, required to serve additional dwellings

Jason Beck  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QFNCC contact number: 0344 800 8020  
Text Relay - 18001 0344 800 8020Your Ref: 06/18/0370/F  
Date: 26 July 2018My Ref: 9/6/18/0370  
Tel No.: 01603 638070  
Email: stuart.french@norfolk.gov.uk

Dear Jason

**Hemsby: The construction of a detached double garage to serve existing dwelling and sub division of side garden and the construction of a detached 3 bed chalet bungalow****The Old Vicarage The Street Hemsby GREAT YARMOUTH NR29 4EU**

Thank you for your recent consultation with respect to the above.

In highway terms only I have no objection to the proposals but I would recommend the following conditions be appended to any grant of permission your Authority is minded to make.

SHC 16 Prior to the first occupation/use of the development hereby permitted visibility splays measuring 2.4 metres x 43 metres shall be provided to each side of the access where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with the principles of the NPPF.

SHC 20 Prior to the first occupation/use of the development hereby permitted the proposed access, on-site car parking and turning area 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 areas, in the interests of satisfactory development and highway safety.

Yours sincerely

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



SCAN

To: Conservation Officer

My Ref: 06/18/0370/F

From: Development Control Manager

Date: 27th July 2018

Case Officer: Mr J Beck

Parish: Hemsby 8

Development at:-

The Old Vicarage The Street  
Hemsby  
GREAT YARMOUTH

For:-

Construct detached double  
garage to serve extg dwelling,  
sub division of side garden &  
construct 3bed chalet bungalow

Applicant:-

Mr G Maitland  
The Old Vicarage The Street  
Hemsby  
GREAT YARMOUTH

Agent:-

Mr M Dixon  
Wolseley House  
1 Quay View Business Park  
Barnards Way  
LOWESTOFT

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

CONFIRMATION FOLLOWING  
ANOTHER SITE VISIT.

Please let me have any comments you may wish to make by 10th August 2018.

COMMENTS:

IAN HARDY 31.8.18  
HAVE  
BOTH PROPOSALS WILL HAVE A SERIOUSLY  
EXPERIMENTAL IMPACT ON THE 'HOST  
BUILDING' IN TERMS OF ITS SETTING  
AND PRESENTATION TO ROADWAY,  
CHURCH AND WILL THEREFORE  
DEVALUE THE CONV AREA.

RECOMMEND REFUSAL. PLEASE NOTE  
AND APPROPRIATELY DESIGNED DOUBLE  
GARAGE IN AN AGREED LOCATION MAY BE POSSIBLE

<b>Application Ref</b>	06/18/0370/F
<b>Proposal</b>	Construct detached double garage to serve extg dwelling, sub division of side garden & construct 3 bed chalet bungalow
<b>Location</b>	The Old Vicarage, The Street, Hemsby

<b>Case Officer</b>	Mr J Beck	<b>Policy Officer</b>	Mr A Parnell
<b>Date Received</b>	18 <sup>th</sup> July 2018	<b>Date Completed</b>	30 <sup>th</sup> July 2018

The proposal seeks detached double garage to serve the existing dwelling, sub division of side garden & construct 3 bed chalet bungalow.

The site is located within Hemsby which is a Primary Village as identified in the Core Strategy. Core Policy CS2 indicates that 30% of new residential development should take place in the borough's Primary Villages, with Hemsby being one of these. The site is located within the current village development limits, in a sustainable location, and would contribute to the borough's housing land supply.

It is noted that a similar proposal was previously refused planning permission due to poor layout and design in reference to its relationship to the setting of the Hemsby Conservation Area. Whilst comments on the layout and scale of the revised design has not been made here, the scheme should be considered against the criteria set out under Core Policy CS10

The Strategic Planning team raises no objection in principle to the proposal, but no doubt you may well have other matters to weigh in reaching a decision. Should you have any queries, please do not hesitate to contact me.

**George Bolan**

---

**From:** Jason Beck  
**Sent:** 17 September 2018 09:32  
**To:** George Bolan  
**Subject:** FW: The Old Vicarage, The Street, Hemsby

Hello George,

Please find a consultation response

Regards

**JASON BECK**

Planning Officer (Development Control)

**Great Yarmouth Borough Council**

Tel: 01493 846388

E-mail: [jb@great-yarmouth.gov.uk](mailto:jb@great-yarmouth.gov.uk)

Website: [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)

The information contained in this email is intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and may be legally privileged.

Emails sent from and received by Members and employees of Great Yarmouth Borough Council may be monitored.

Unless this email relates to Great Yarmouth Borough Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council. The sender will have sole responsibility for any legal actions or disputes that may arise.

Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

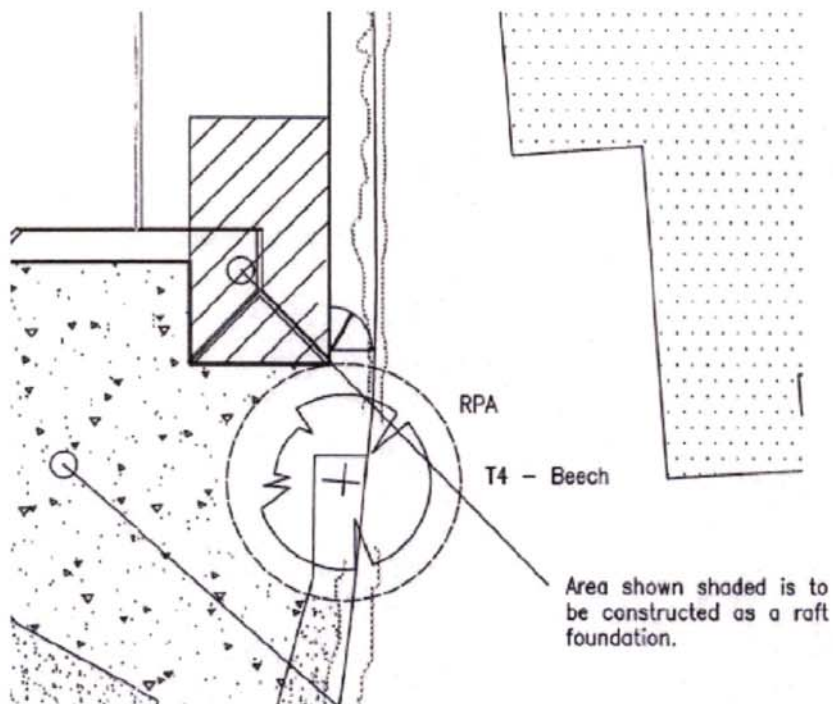
---

**From:** Watson, Graeme [REDACTED]  
**Sent:** 14 September 2018 12:01  
**To:** Jason Beck  
**Subject:** RE: The Old Vicarage, The Street, Hemsby

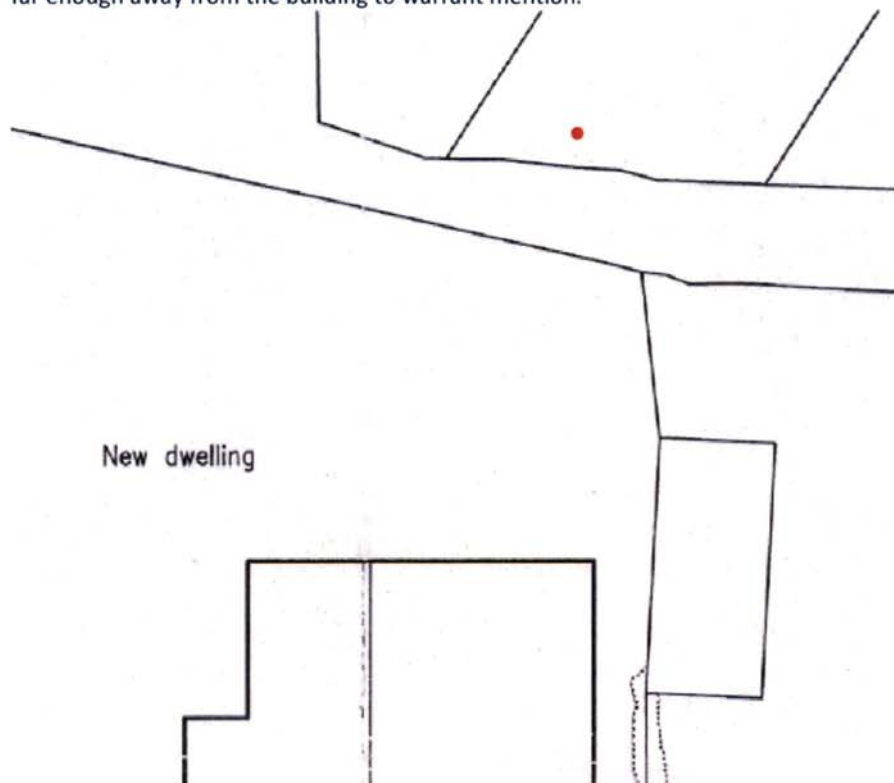
Morning Jason,

By the looks of it, the development has taken into account the tree to the south west of the building, it being built outside of the tree's RPA and also implementing raft foundations for the portion of the building closest to the tree.





There is a large tree to the north of the proposed building site (red dot below) however I would feel that this tree is far enough away from the building to warrant mention.



Any further info or input, let me know and I'll be happy to help.

Regards,

**Graeme Watson** Assistant Grounds Manager and Arboricultural Officer

**GYB Services**

101 Churchill Road | Great Yarmouth | Norfolk | NR30 4JJ

Consider the environment before printing this email

GYB Services Limited is registered in England and Wales. Registered number: 04897142 Registered office: Lancaster House, 16 Central Avenue, St Andrews Business Park, Norwich, Norfolk NR7 0HR. Our e-mail disclaimer can be found [here](#)



**From:** Jason Beck <Jason.Beck@great-yarmouth.gov.uk>

**Sent:** 21 August 2018 08:43

**To:** Watson, Graeme

**Subject:** RE: The Old Vicarage, The Street, Hemsby

Good Morning Graeme,

The reference number is 06/18/0370/F

Regards

**JASON BECK**

Planning Officer (Development Control)

**Great Yarmouth Borough Council**

Tel: 01493 846388

E-mail: [jb@great-yarmouth.gov.uk](mailto:jb@great-yarmouth.gov.uk)

Website: [www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)

The information contained in this email is intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and may be legally privileged.

Emails sent from and received by Members and employees of Great Yarmouth Borough Council may be monitored.

Unless this email relates to Great Yarmouth Borough Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council. The sender will have sole responsibility for any legal actions or disputes that may arise.

Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

---

**From:** Watson, Graeme

**Sent:** 21 August 2018 07:47

**To:** Jason Beck

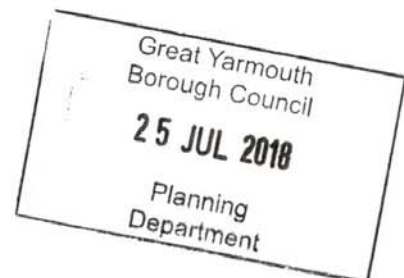
**Subject:** RE: The Old Vicarage, The Street, Hemsby

DAVID GIRDLESTONE  
CALIFORNIA FARM BARN  
CALIFORNIA ROAD,  
CALIFORNIA,  
GREAT YARMOUTH,  
NORFOLK NR293QW

23-7-18

TO, PLANNING SERVICES  
TOWN HALL,  
HALL PLAIN,  
GREAT YARMOUTH.  
NR302QF

I WOULD LIKE TO OBJECT TO PLANNING APPLICATION 06/18/0370/F THIS APPLICATION HAS BEEN REFUSED ON THE GROUNDS OF THE ADVERSE EFFECT ON THE CHARACTER OF THE OLD VICARAGE AND SURROUNDING AREA, BUT I WOULD ALSO LIKE TO OBJECT TO THE ADVERSE EFFECT IT WILL HAVE ON OUR PROPERTY, THE NEW VICARAGE NEXT DOOR. THE SIDE OF THE NEW ROOF OVERLOOKING OUR BACK GARDEN AND PATIO WILL LOOK LIKE A GIANT SKI SLOPE, AND WILL BLOCK LIGHT, AND WILL HAVE A ADVERSE EFFECT ON VIEW AND FEELING OF OPEN SPACE TO OUR PROPERTY, SURROUNDING PROPERTY AND AREA



YOURS SINCERELY

[Redacted signature]

Great Yarmouth Borough Council  
28 AUG 2018  
Customer Services  
~~23/8/18~~

00/18/03701 F

S J Atkins

13 North Rd

Hensby

Norfolk.

NR29 4EZ

Dear Sir/Madam,  
Further to your recent letter informing me of the proposed building of a bungalow and garage to the right of the rear of my garden.

I strongly object due to the fact that it will block even more light than I have coming in due to the oak trees already there.

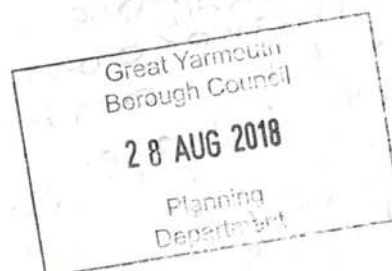
Also it will devalue my property should I wish to sell at some date. I have been and looked

at the plans.

- Proposed bungalow +  
garage

The old vicarage  
The street  
Hensby.

Hope you will take this  
into consideration  
yours faithfully





<b>Application</b>	06/18/0370/F
<b>Name</b>	Rebecca cummings
<b>Address</b>	11 north rd Hemsby Got varmouth NR294F7
<b>Telephone</b>	
<b>Email</b>	
<b>Response</b>	OBJ Object
<b>Speak</b>	No
<b>Comments</b>	I have looked at the new plans and this does not change my opinion, this construction will still take away almost every bit of light that I get into my dinning room, living room and son bedroom and we will still be over looked massively I strongly object to these plans, yours sincerely Rebecca cummings
<b>Change Type</b>	
<b>OWPC2164</b>	<input type="button" value="Transfer"/>
<b>Delete or Invalidate</b>	<input type="button" value="Delete/Invalidate"/>

---

11 nor	<input type="button" value="Find Consultee"/>	<input type="button" value="Show All Consultees"/>
<input type="button" value="Select"/> Ms R Cummings	11 North Road Hemsby GREAT YARMOUTH	

I have looked at the new plans and this does not change my opinion, this construction will still take away almost every bit of light that I get into my dinning room, living room and son bedroom and we will still be over looked massively I strongly object to these plans, yours sincerely Rebecca cummings

**Elaine Helsdon**

---

**From:** Anthony Knights [REDACTED]  
**Sent:** 16 August 2018 19:15  
**To:** plan  
**Subject:** Planning application 06/18/0370/F

Dear Sir or Madam, we have recently received a letter from you, regarding the planning application 06/18/0370/F, The Old Vicarage, The Street, Hemsby. NR29 4EU. We have been to the town hall and viewed the plans etc. Whilst it is not adjoining any properties, we do have concerns regarding the windows that are proposed for the north side of the planned dwelling. These windows would overlook the gardens and rear of a few properties, including ours. We would like to raise an objection on these grounds. Also, it will completely obstruct the view we currently have of the church. While we are aware that we can't sensibly raise an objection to this, it would be an eyesore compared the ideal view we have of the Church.

Yours faithfully.

Mr & Mrs A, Knights  
8 North Road.  
Hemsby  
NR29 4EZ

[REDACTED]

Sent from my Windows 10 phone

## Internet Consultees

Application Reference 06/18/0370/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name David Moore

Address 10, NORTH ROAD

HEMSBY

Great Yarmouth

Post Code NR29 4EZ

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

I am concerned about possible damage - above and/or below ground - to the large oak tree in my garden being caused by any work associated with the revised planning application. I am also concerned that the tree in question is not shown on the plan drawing accompanying the revised application. Please also bear in mind that the tree is subject to a tree preservation order and enhances the local environment both by its appearance and value to local wildlife.

Date Entered 02-11-2018

Internet Reference OWPC2161



0611 810370/f

Steven Pace & Helen Youngs

Beech grove, The Street

Hemsby NR29 4EU

MOB:

Email:




I am writing this letter as a objection to the proposed building works for The Old vicarage, The Street Hemsby NR29 4UE.

Under futher inspection to the proposed drawings my partner & I realised that the garage mention within the document would have a Severe impact to ~~the~~ sun light coming into our House. a long with the bulding being an eye sore from our lounge room window.

Due to the raised flower  
beds that run along the  
border between both houses  
would also cause potential  
issues with drainage.

Regards



Steven Pece

## Internet Consultees

Application Reference 06/18/0370/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Steven Pace

Address Beech Grove

The street

Hemsby

Post Code NR294 EU

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

The proposed development and double garage is not in keeping with the area.  
The double garage will impact our view and sunlight would be affected especially in the afternoon and in winter this would be depressing  
There would be effects on drainage.  
We will be over shadowed and over looked by a dominate and overbearing development effecting us dramatically reduce our privacy that we currently have.  
The area proposed is a flight and roosting area for bats and this would also be affected.  
Numerous trees have already been felled and areas grubbed out from the property without any re planting.

Date Entered 31-08-2018

Internet Reference OWPC1885

# Internet Consultees

Application Reference 06/18/0370/F

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Jennifer Woodhouse

Address 12 North Road

Hemsby

Post Code NR29 4EZ

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

My objections to the proposed application are the dormer windows over looking my property and reducing my privacy, i.e living room, kichen, bedroom and bathroom.

Date Entered 16-08-2018

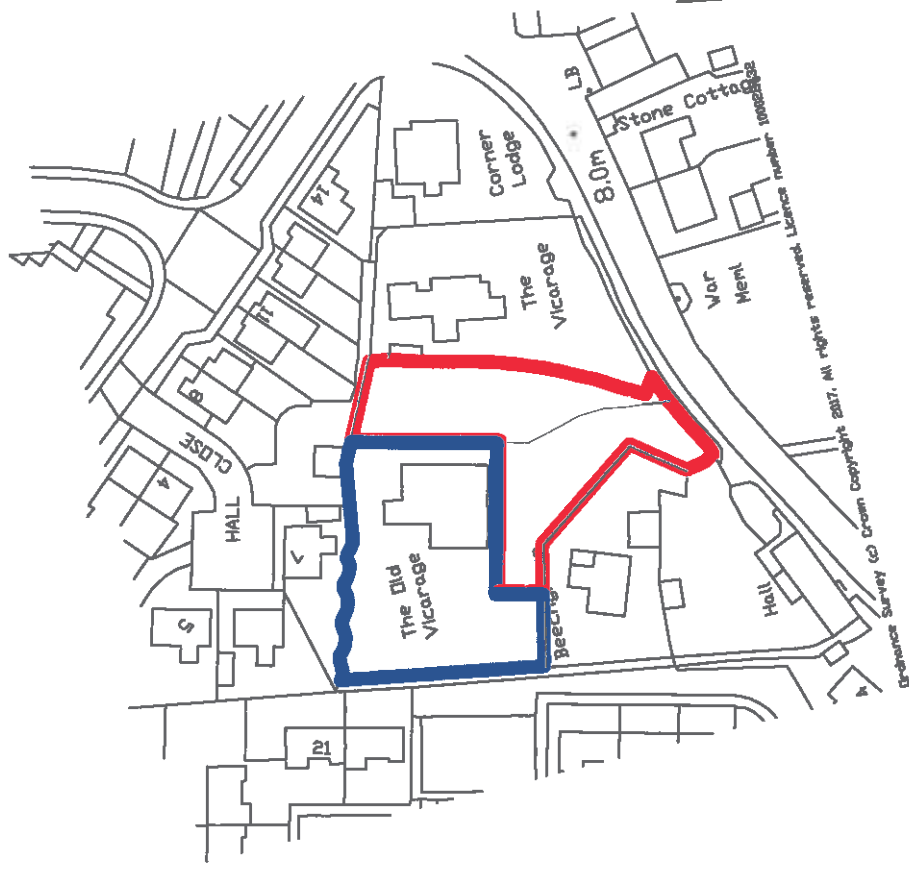
Internet Reference OWPC1859

# SUB DIVISION OF GARDEN TO FORM PLOT

The Old Vicarage, The Street, Hemsby.  
Planning Drawing - Scheme 2

Great Yarmouth  
Borough Council  
18 JUL 2018  
Planning  
Department

06/18/0370/F



Site Location Plan

Scale 1:1250 @ A4

