

Reference: 06/16/0167/F

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 05-05-2016

Applicant: Butler Le Gallez Properties Ltd

Proposal: Single storey rear extension

Site: 115 High Street
Gorleston

REPORT

1 Background / History :-

- 1.1 The application site is the southern part of a group of three flat roofed shops built in the 1960's, the shop is currently occupied by Peacocks, the adjoining unit to the north is a British Heart Foundation shop. There is a footpath immediately to the south of the site which links the High Street to Blackwall Reach to the east, this widens towards the eastern end where it also serves as vehicular access to two bungalows to the south of the site and a house which faces Blackwall Reach. There is a car park and servicing area at the rear of the shops which has access from Blackwall Reach.
- 1.2 The proposal is to build an extension at the rear of the shop into the car park which will increase the floor area of the shop, the application has been amended since it was originally submitted in an attempt to overcome objections received from the occupiers of the two bungalows (no's. 15 & 16 Blackwall Reach).
- 1.3 The site is within conservation area no. 16.

2 Consultations :-

- 2.1 Highways – no objection
- 2.2 Conservation Officer – no objection
- 2.3 Neighbours – two letters of objection have been received (copies attached), the reasons for objection area loss of outlook and light, anti-social behaviour and possible obstruction to access during building work.

3 Policy :-

3.1 POLICY BNV18

THE COUNCIL WILL REQUIRE ALTERATIONS AND EXTENSIONS TO BUILDINGS TO BE SYMPATHETIC TO THE CHARACTER OF THE BUILDING TO BE EXTENDED AND TO ITS SETTING.

3.2 Policy CS7 – Strengthening our centres

Overall, the majority of town, district and local centres within the Borough are performing well, despite the national economic downturn. To enable them to continue to compete with centres outside of the borough, out-of-town retailers and the internet, the Council will:

a) Focus future development and investment using the retail hierarchy in Table 12 below

Table 12: Retail Hierarchy Classification	Location
Main Town Centre	Great Yarmouth
Town Centre	Gorleston-on-Sea
District Centres	Bradwell (Proposed) and Caister-on-Sea
Local Centres	Well defined groups of shops and services in the borough's villages and main towns, such as The Green, Martham; Bells Road, Gorleston and Northgate Street, Great Yarmouth

b) Seek to allocate in accordance with the retail hierarchy and the sequential approach between 2,152sqm (net) and 4,305sqm (net) of new 'food' shopping floor space, and up to 8,865sqm (net) of new 'non-food' shopping floor space, in identified opportunity sites in the borough, up to 2031.

c) Promote the extension of the Great Yarmouth's centre to include The Conge and parts of North Quay as a mixed-use development scheme through Policy CS17 and the Great Yarmouth Waterfront Supplementary Planning Document

d) Aim to improve the vitality and viability of our town and district centres by:

- Safeguarding the retail function and character of each centre. Primary, Secondary and Holiday Shopping frontages will be identified in the Development Policies and Site Allocations Local Plan Document where appropriate
- Enhancing the appearance, safety and environmental quality of the centres
- Encouraging a diversity of uses within each centre, enabling a wide range of retail, leisure, social, educational, arts, cultural, office, commercial and where appropriate, residential uses

- Supporting small and independent businesses, including retaining and enhancing important local markets
 - Promoting the short and long-term reuse of vacant buildings
 - Enhancing the early evening economy
 - Improving access to the centre by sustainable modes of transport and encouraging multi-purpose trips
- e) Maintain and strengthen the role of local centres and local shops in the borough to better serve the day-to-day needs of local communities
- f) Ensure that all proposals for town centre uses outside defined centres demonstrate that there are no sequentially preferable sites available and that the proposal can be accessed by sustainable transport. Proposals over 200sqm (net) will also be required to submit a Retail Impact Assessment demonstrating that there will be no significant adverse impact on existing designated centres, including those beyond the borough boundary, such as Lowestoft.

4 Assessment :-

- 4.1 The extension as originally proposed was for a flat roofed structure that would have projected 12.6 metres from the rear of the existing building with the south elevation being built on the boundary of the site. The land slopes downwards from west to east and in order to maintain a level floor within the building the height would have been 4.3m nearest the building and 4.9m at the eastern end. The occupiers of the two bungalows to the south of the site which currently face the car park objected because of the effect on light and outlook amongst other reasons.
- 4.2 The application was subsequently amended by setting the extension in from the boundary by 1.3m and splaying the corner, the extension has also been reduced in height by 600mm. The drawing also shows that the existing wall and fence along the southern boundary will be retained. The occupiers of the bungalows were reconsulted on the revised proposal but maintained their objections.
- 4.3 The extension, as revised, will be set into the site and the existing wall and fence will remain so the building work should not affect the vehicular access to the bungalows.
- 4.4 The front elevations of the bungalows are just over 20m to the south of the south wall of the extension, taking into account this separation and that the extension is to the north of the bungalows, it is unlikely to have a significant adverse effect on light to those dwellings. The bungalows currently have an open aspect to the front where they face the chain link fence along the side of the car park, the extension will mean that the bungalows will face a brick wall that will be between 3.7m and 4.3m in height. This will have an effect on the outlook but due to the distance between the dwellings and the extension, it is considered that it would be difficult to justify a refusal of the application on the basis of loss of outlook alone.

5 RECOMMENDATION :-

5.1 Approve – the proposal complies with saved Policy BNV18 of the Great Yarmouth Borough-Wide Local Plan and Policy CS7 of the Core Strategy.

ACK 27/6/16

Edward Atkinson
16 Blackwall Reach
Gorleston
Great Yarmouth
Norfolk NR31 6SA



24 June 2016

Mr D Minns
The Group Manager (Planning)
Planning Services Development Control
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk NR30 2QF

Town Hall Reception

Date: 24/6/16

Dear Sir

Planning Application - Application: 06/16/0167/F Proposal: Single storey rear extension
Location: 115 High Street Gorleston Great Yarmouth NR31 6RE

I write with regard to the above planning application. I have examined the revised plans which now show a splayed corner 2.5 metres and the extension is now 2.5 metres back from the existing fence line but we are still objecting on the following grounds as previously stated in our letter 17 May 2016:

Loss of outlook and light:

It will cause us to lose a significant level of sunlight and daylight. We would feel a greater sense of enclosure and of being hemmed in at our property because of the close proximity and height of the extension which would be dominant and overbearing.

Loss of light would affect the front of our property namely lounge, dining room and kitchen.

The above is in breach of the Planning Policy Statement A34 *In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will be considered. Where an extension would be likely to reduce the amount of light entering the window of a room, other than those indicated above, to an unreasonable degree, planning permission is likely to be refused.*

At present, the rear of the building is a bricked area which contains rubbish bins. This is not shown on the new plans put forward for planning permission, will this no longer be the case or should it have been incorporated into the new plans? At present the brick wall is approximately 6ft high.

ASB issues:

There have been lots of problems with ASB (Anti Social Behaviour) as listed within the Anti Social Neighbourhood Plan within this area, especially as Morrisons Supermarket provide stone seating opposite and youngsters congregate in this area in the evening, causing noise, littering and intimidating members of the public passing by.

This overbearing extension along the passage in front of our property would be another area these youngsters could use hidden from general view.

Should any extension planning rights be granted in this vicinity then strong consideration should be given to Council CCTV cameras to be positioned in this area in order to eliminate the increased risk of any ASB/Crime.

Our right of access which runs along the south side of the boundary is not just a pedestrian right of way. Within the deeds to our property it states clearly that we have the right to pass and repass over and along Bussey's Lane with or without horses, carts, motor vehicles and carriage.

On the revised plans showing it will be set 2.5 metres inside the fenceline would it still be the case that our right of access to our property, due to building works, would create Health & Safety Issues not only for us and our neighbours but also the general public usage of this thoroughfare and would it, if planning consent given, have to be closed whilst the building work is undertaken?

Consideration should be given to emergency services wishing to access our properties fire, ambulance etc.

Can you verify whether any consideration or thought has been given to the point that if this building, is extended, it would create a lot less space within the existing car park for large lorries making deliveries and large refuse collection vehicles to the business outlets within this car park. There is already a problem with lorries negotiating the very tight maneuvering space to access and exit the car park from the public road and if this extension was to go ahead even less space available.

If this extension is granted it will cause my property to be **devalued** because of the previously stated factors

Could you inform me as to when this proposal will be put before the relevant Planning Development Control Committee.

I await your comments regarding our ongoing concerns and objections.

Yours faithfully

Edward Atkinson

A large, dark, irregular redacted area covering the signature of Edward Atkinson.

ACK 27/6/16

Anne & Richard Hunter
15 Blackwall Reach
Gorleston
Great Yarmouth
Norfolk NR31 6SA



24 June 2016

Mr D Minns
The Group Manager (Planning)
Planning Services Development Control
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk NR30 2QF

Town Hall Reception

Date: 24/6/16

Dear Sir

**Planning Application - Application: 06/16/0167/F Proposal: Single storey rear extension
Location: 115 High Street Gorleston Great Yarmouth NR31 6RE**

I write with regard to the above planning application. I have examined the revised plans which now show a splayed corner 2.5 metres and the extension is now 2.5 metres back from the existing fence line but we are still objecting on the following grounds as previously stated in our letter 17 May 2016:

Loss of outlook and light:

It will cause us to lose a significant level of sunlight and daylight. We would feel a greater sense of enclosure and of being hemmed in at our property because of the close proximity and height of the extension which would be dominant and overbearing.

Loss of light would affect the front of our property namely lounge, dining room and kitchen. I have, in my previous letter, attached photos showing the present outlook from the bungalow as well as photos of the actual height of the extension.

The above is in breach of the Planning Policy Statement A34 *In terms of daylighting, the effect on all rooms, apart from halls, landings, bathrooms and utility rooms will be considered. Where an extension would be likely to reduce the amount of light entering the window of a room, other than those indicated above, to an unreasonable degree, planning permission is likely to be refused.*

At present, the rear of the building is a bricked area which contains rubbish bins. This is not shown on the new plans put forward for planning permission, will this no longer be the case or should it have been incorporated into the new plans? At present the brick wall is approximately 6ft high.

ASB issues:

There have been lots of problems with ASB (Anti Social Behaviour) as listed within the Anti Social Neighbourhood Plan within this area, especially as Morrisons Supermarket provide stone seating opposite and youngsters congregate in this area in the evening, causing noise, littering and intimidating members of the public passing by.

This overbearing extension along the passage in front of our property would be another area these youngsters could use hidden from general view.

Should any extension planning rights be granted in this vicinity then strong consideration should be given to Council CCTV cameras to be positioned in this area in order to eliminate the increased risk of any ASB/Crime.

Right of Access:

Our right of access which runs along the south side of the boundary is not just a pedestrian right of way. Within the deeds to our property it states clearly that we have the right to pass and repass over and along Bussey's Lane with or without horses, carts, motor vehicles and carriage.

The revised plans showing it will be set 2.5 metres inside the fenceline would it still be the case that our right of access to our property, due to building works, would create Health & Safety Issues not only for us and our neighbours but also the general public usage of this thoroughfare and would it, if planning consent given, have to be closed whilst the building work is undertaken?

Consideration should be given to emergency services wishing to access our properties fire, ambulance etc.

Can you verify whether any consideration or thought has been given to the point that if this building, is extended, it would create a lot less space within the existing car park for large lorries making deliveries and large refuse collection vehicles to the business outlets within this car park. There is already a problem with lorries negotiating the very tight maneuvering space to access and exit the car park from the public road and if this extension was to go ahead even less space available.

If this extension is granted it will cause our property to be **devalued** because of the previously stated factors

Could you inform my husband and I when this proposal will be put before the relevant Planning Development Control Committee.

We await your comments regarding our ongoing concerns and objections.

Yours faithfully

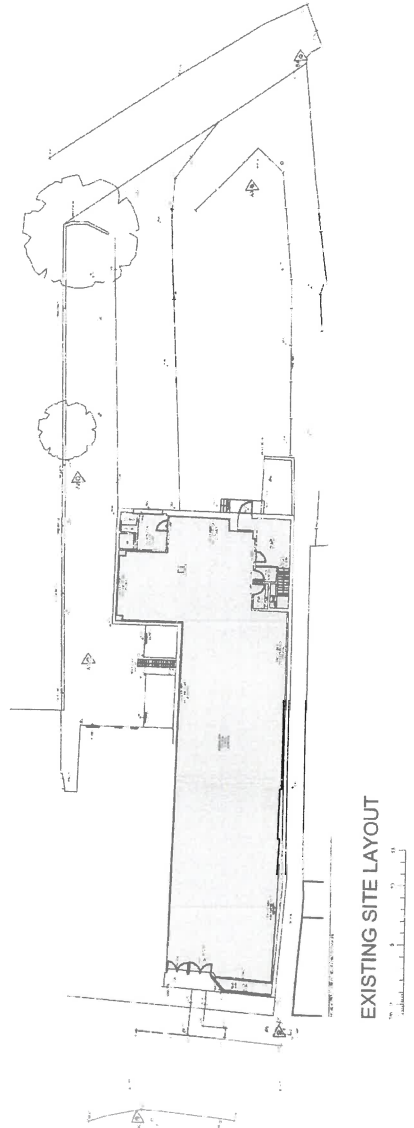
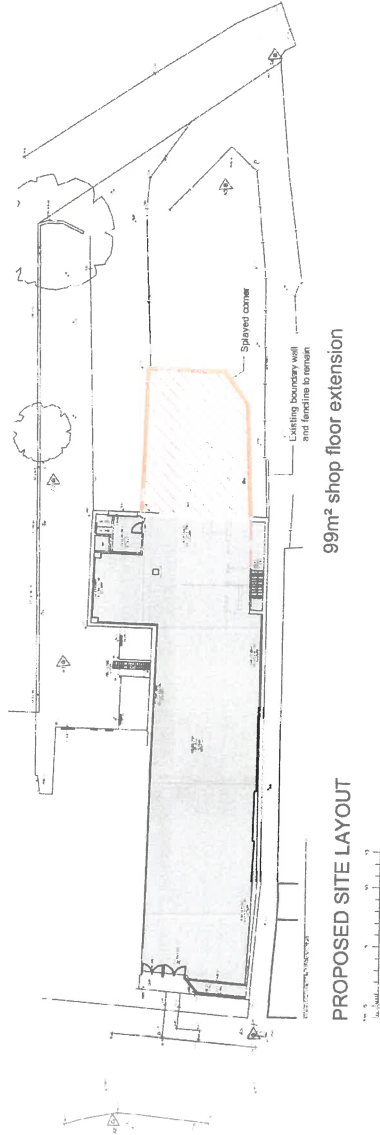


Anne Hunter (Mrs)

Richard Hunter (Mr)



Encs:



1. Not to be used for any other purpose than the one for which it was prepared.
2. This drawing is the property of the client and is not to be used for any other purpose without the written consent of the client.
3. Any use of this drawing for any other purpose is at the user's risk.
4. Any use of this drawing for any other purpose is at the user's risk.

App. No. **2016/01016**
REVISED PLAN
Received: **9/1/16**



SITE LOCATION PLAN

PLANNING FEB 16



1 NETHERCROSS ROAD, 93-95 KING STREET,
NORWICH NR1 1PW
Telephone: 01603 831329
Fax: 01603 831330
www.asquardarchitects.com

Client: Buller and Le Gallez Properties Ltd
Job: Retail development
115 High Street, Gorleston

Drawing Title		Drawing No.	
Existing and proposed site layout Proposed elevations, SLP		15 / 57 / P10 A	
Scale	Date	Drawn By	15/57
1:200 / 1:100 @ A1	Jan 2016	RM	
Checked By			