

Reference: 06/13/0151/F

Parish: Winterton-on-Sea

Officer: Mr D Minns

Expiry Date: 10-05-2013

Applicant: Mrs E Hunt

Proposal: Proposed internal alterations, extensions and formation of rooms in roof space for disabled persons.

Site: Harmony Patch Bush Rd, Winterton-on-Sea, Great Yarmouth

REPORT

1. Background / History :-

- 1.1 Harmony Patch occupies a large plot on Bush Road in an area identified in the Great Yarmouth Borough Wide Local Plan as comprising residential/holiday accommodation. The property is an older style bungalow with a hipped roof built in the 1950's which has over the years been altered and extended in a minor way. The property stands on a relatively large plot, particularly in depth, and has residential properties to the north and south, Swiss House and Mony Musk.
- 1.2 The application proposes single storey extensions to the front and side of the property and a one and half storey extension to the rear. In addition it is proposed to alter the shape and form of the roof to the main body of the dwelling to put accommodation in the roof space by introducing a pitched roof, gables and dormer windows.
- 1.3 Since the submission of the application amendments to the original drawings have taken place in order to reduce the impact upon the neighbouring properties and address the neighbours concerns whilst maintaining the accommodation needs of the applicant.
- 1.4 The amendments included the removal of two dormer windows to the rear replacing them with roof lights thus reducing the bulk of the roof. To the front lowering the roof and removing the accommodation in the roof space and dormer window which again reduces the overall bulk of the extension. The front single storey extension is lengthened and incorporates a garage and store in addition to a proposed kitchen.
- 1.5 The application now proposes:
 - a) To the Rear: Ground Floor utility and bedroom with en-suite 7.6m by 7.9m wide
 - b) In the Roof Space: Bedroom with en-suite with roof-lights to southern elevation and window to en-suite in eastern elevation.
 - c) Main body of dwelling roof raised with gable ends to incorporate carers room with dormer windows to front and rear and Sunroom to southern

boundary 3m by 8.5m (depth of existing dwelling) The highest part of the roof remains same as existing.

d) to the front, kitchen and garage, store towards northern boundary 16m by 6.4m wide approx 4.3m to ridge height and 2.7 m to eaves. All materials are to match existing.

Neighbours and the Parish Council were re-consulted on the application and the responses received are included below.

1.6 Previous planning applications on the site include:-

06/99/0810/F - Front/rear/side extensions, internal alterations demolish conservatory and replace with front garage. Approved 23 Nov 1999.

06/12/0709/F –Extension and Alterations and formation of rooms in the roof space. Withdrawn following concerns raised by neighbours and Officers. There is also a caravan in the front garden which was considered to be permitted development.

1.7 To the rear of the site is a Natural Conservation Area which is both a Site of Special Scientific Interest and Special Protection Area.

2. Consultations :-

2.1 Parish Council: The Chairman noted that a similar application had been considered in January 2013. The Parish Council voted again to unanimously **not** to approve this application for the following reasons: overdevelopment of the site ; unneighbourly, out of keeping with the surrounding properties, objections from neighbours. Revised Plans: The Parish Council's comments and objections to the previous plans remain the same with respect to the revised drawings. Article 8 notice/neighbours: 1 letter of objection received (full copy attached)

2.2 Article 8 notice/neighbours: 3 letters of objection received (full copy attached)
In summary

- Overlooking to neighbouring properties invasion of privacy
- Overdevelopment of site
- Design out of keeping with other properties in this section
- Overlooking /overshadowing of neighbouring properties.
- Contrary to Policy HOU18 of the GYBC adopted plan
- Oppressive, overbearing, un-neighbourly, loss of daylight
- Adverse impact on residential amenity

2.3 Building Control – No adverse comments

2.4 Norfolk County Highways: No objection subject to the imposition of conditions

3. Policy :-

3.1 POLICY HOU18

EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL:

- (a) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREA;
- (b) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND,
- (c) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE

4. Assessment :-

- 4.1 There is no doubt that in plan form the proposed extensions in particular seem rather long and in conjunction with the existing dwelling run approximately 33m along the northern boundary of the application site. The rear extension also abuts building in the rear garden which is to be retained. The proposal however has to be considered in the context of the surroundings and the size of the plot. Drawing a centre line down the site the plot measures 75 m long and 17 m in wide.
- 4.2 A number of properties in the area have been subject to alteration and extension including garages to the front of the properties and this includes the immediate neighbouring properties. Swiss House to the north is a two storey property with a blank gable abutting the application site and has outbuildings abutting the northern boundary of the application. Those buildings coupled with the fact that the proposed front extension has been reduced to single storey will reduced the impact of the extension on the outlook of the occupiers of Swiss House. Mony Musk is single storey.
- 4.2 In terms of overlooking the removal of the dormer windows in the southern elevation of the rear extension replacing them with roof lights should, because of the angle that they sit in the roof help to offset overlooking into the adjacent garden Mony Musk. There is a window in the gable end of the extension which the neighbour in Swiss House is concerned about in terms of overlooking and if considered a problem could be glazed with obscure glass.
- 4.3 The dormer windows to the front and rear also introduce the potential for overlooking to Mony Musk to both their front and rear garden albeit at an angle particularly to the rear however this should be offset by the existing boundary treatment of fencing and planting.
- 4.4 In consideration of the application in the context of Policy HOU18, in real terms beyond the immediate neighbours the proposal has limited impact outside the site having minimal impact upon the street scene and the areas of

Nature Conservation to the rear of the site. The size of the site makes it difficult to frame a case that the proposal represents over development of the site or that it would adversely impact upon the character of the area.

5. RECOMMENDATION :-

- 5.1 On balance the application is recommended for approval being considered in accordance with Policy HOU18 and subject to a controlling condition prohibiting further windows being inserted into the building above ground floor or in the roof. Given the sensitive nature of the proposal it is subject to a Members site visit.

Lesley V. Penn

From: Gill Lack [clerkwinterton@yahoo.com]
Sent: 28 May 2013 17:24
To: Lesley V. Penn
Cc: CHAIR
Subject: 06/13/0151/F Revised drawings for Harmony Patch

Hi Lesley

The Parish Council's comments and objections to the previous plans remain the same with respect to the revised drawings.

Regards

Gill

Gill Lack
Parish Clerk
Winterton on Sea

Tel/Fax: 01493 393306

Please note: My normal office hours are 10.00 a.m. to 1.00 p.m. Monday to Thursday. If your enquiry is urgent please contact Michael Blake on wintertonchair@yahoo.co.uk

Elaine Helsdon

From: Gill Lack [clerkwinterton@yahoo.com]
Sent: 03 July 2013 17:50
To: plan
Cc: Vicechair; CHAIR; Lesley V Penn
Subject: Planning Applications

06/13/0151/F Harmony Patch revised drawings - Reject as follows Overdevelopment of the site, unneighbourly, out of keeping with the surrounding properties, objections from neighbours.

~~06/13/0300/F Erection of two storey side & single storey front extension/ Erection of a shared double garage and access 1 & 2 High Burn Farm - No objections received from any Councillors~~

Gill Lack
Parish Clerk
Winterton on Sea

Tel/Fax: 01493 393306

Please note: My normal office hours are 10.00 a.m. to 1.00 p.m. Monday to Thursday. If your enquiry is urgent please contact Michael Blake on wintertonchair@yahoo.co.uk

Winterton Valley Estate

Holiday Chalets

REGISTERED IN ENGLAND NO: 1155455

Edward Road, Winterton on Sea, Nr Great Yarmouth, Norfolk, NR29 4BX Tel: 01493 393662

F.A.O. Miss J Smith
Planning & Business Services,
Town Hall,
Great Yarmouth
Norfolk
NR30 2QF



ACK'D
30/4/13

26th April 2013

Planning Application: 06/13/0151/F

Location: Harmony Patch, Bush Road, Winterton on Sea, Great Yarmouth

Dear Miss Smith

Thank you for your letter dated 8th April regarding the above planning application. Our comments concerning the development are as follows.

We are once again concerned with the size of the development in relation to the plot size. The plans show the proposed alterations extending outwards to the edges of boundaries, whilst we are aware these have changed since the first application made in 2012 in our opinion could be considered an over development of the land.

We would add that the proposed design, appearance and layout of the property is not in keeping with other buildings on this section of road and furthermore contribute towards overshadowing/overlooking adjoining properties.

It should also be noted that within the deeds of this property there is a covenant stating that all planning applications for Bush Road must first be approved by this company and we must inform you that on this occasion once again no plans have been submitted for our approval.

Yours Sincerely


J D Cole

Great Yarmouth Borough Council
Customer Services

30 APR 2013

Winterton Valley Estate

Holiday Chalets

REGISTERED IN ENGLAND NO: 1155455

Edward Road, Winterton on Sea, Nr Great Yarmouth, Norfolk, NR29 4BX Tel: 01493 393662

F.A.O. Miss J Smith
Planning & Business Services,
Town Hall,
Great Yarmouth
Norfolk
NR30 2QF

ACC'D
22/5/13



21st May 2013

Planning Application: 06/13/0151/F

Location: Harmony Patch, Bush Road, Winterton on Sea, Great Yarmouth

Dear Miss Smith

Thank you for your letter dated 15th May regarding alterations to the above planning application. Our comments concerning this development are still reflected by our concerns detailed in our letter dated 26th April.

Yours Sincerely

J D Cole

Great Yarmouth Borough Council
Customer Services

22 MAY 2013

Jill K. Smith

From: Christina Stone [christinastone@hotmail.co.uk]
Sent: 26 April 2013 12:05
To: plan
Subject: Re: Planning application 06/13/0151/F

ACK'D
26/4/13

Monymusk
Bush Road
Winterton-on-sea
Great Yarmouth
NR29 4BY
26th April 2013

Dear Ms Penn,

Re: Planning application. 06/13/0151/F

I am writing to express my concerns regarding the proposed extensions and formation of rooms in the roof space of Harmony Patch, Bush Road, Winterton on sea, Great Yarmouth NR29 4BY. Dormer windows as shown in the plan would overlook my gardens both to the front and the rear of my property. It may also be possible that a view from the proposed dormer windows could look into my house and cause a distinct invasion of my privacy.

Yours Faithfully

Christina Stone



Mr & Mrs C J Daglish
Swiss House,
Bush Road
Winterton-on-Sea
NORFOLK. NR29 4BY

Your Ref: 06/13/0151/F

12th August 2013.

PLANNING APPLICATION NO 06/13/0151/F - INTERNAL ALTERATIONS,
EXTENSIONS AND FORMATION OF ROOMS IN ROOF SPACE FOR DISABLED
PERSONS AT HARMONY PATCH, BUSH ROAD, WINTERTON, GREAT YARMOUTH

Dear Mr Minns.

Thank you for your letter dated 6th August 2013 informing
us of progress to the above application. We would be
grateful for a hard copy report to be sent to us as
soon as it becomes available.

Please accept this letter as confirmation of our
request to address The Development Control Committee at
its meeting on Thursday 22nd August 2013.

We would like to suggest that Committee Members
would be both welcome and better informed for
the decision process by viewing the proposal from
our properties perspective during the prior site
visit and trust we will be notified of the
correct procedure in due course.

Yours Sincerely



Mr C J Daglish


Mrs C J Daglish

5/7/13

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Mr & Mrs C J Daglish
 Swiss House
 Bush Road
 Winterton-on-Sea
 Norfolk NR29 4BY

F.A.O. Mrs L Penn

3rd July 2013.

Planning Application Ref: 06/13/0151/F

Proposal: Proposed internal alterations, extensions and formation of rooms in roof space for disabled persons.

Location: Harmony Patch, Bush Road, Winterton-on-Sea
 Great Yarmouth, NR29 4BY

Dear Mr Minors.

Thank you for your letter dated 24th June 2013 advising us of the third set of revised plans now submitted for the above application.

We are extremely concerned and fail to understand how Great Yarmouth Planning Services Department can still be deliberating over these proposals, which clearly increase the overall footprint of "Harmony Patch" along the northern boundary from earlier plans. 06/12/0709/F submitted in January this year, which the applicant was advised by yourselves to withdraw.

The overall design has not changed, it still constitutes an unbalanced, unsympathetic form of development certainly not in keeping with the current design or neighbouring properties.

Page 2 of 2.

these revised plans propose extensions in excess of 33 metres directly adjacent to our property. 15 metres of which would be two storeys high at 5.7 metres with a gable wall facing directly onto us. Simply by virtue of the total height and length as a result would be significant overshadowing with obvious loss of daylight and sunlight to our living rooms, kitchen and garden area.

In addition there are clear relevant Planning decisions which affect this application and its locale.

Planning Refusal no 06/07/0257/F Detached Chalet Bungalow and garage adj Seaview "Swiss House" Bush Road.
Planning Passed. no. 06/08/01100/F Detached Bungalow and garage (Details as per your records)

Planning Refusal no 06/09/0040/F Garage. Swiss House
Planning Passed no 06/09/0252/F Garage. Swiss House
Garage moved to a westerly position some 17 metres distant from adjoining boundary with "Harmony Patel". Conditions: no windows or other openings shall be inserted above ground floor level in either roof slope or gable wall in order to prevent overlooking into adjoining properties. (Details as per your records)

We trust our objections are reasonable and will receive them due consideration under Policy HOU18 of the Borough wide Local Plan.

Yours sincerely



Mr C J Daglish



Mrs S J Daglish

Jill K. Smith

From: cjdaglish@nec.co.uk
Sent: 29 April 2013 13:00
To: plan
Subject: Planning Application 06/13/0151/F Winterton

F.A.O. Mrs L Penn
Planning Application 06/13/0151/F
Harmony Patch, Bush Road, Winterton-on-Sea, Great Yarmouth. Norfolk. NR29 4BY

Ref: Additional information to objection letter dated 26th April 2013.

Dear Mrs Penn,

During your visit to our property (Swiss House) with respect to the above. Please find reference No below for The Planning Inspectorate Appeal Decision. Bush Road Winterton we mentioned.
This covers conditions put in place by The Inspector due to the windows facing adjoining properties close to the boundary, North/South e.g. Obscure glass over 1.8m, nor the installation of any additional windows or dormer windows, also no enlargement or improvement of the dwelling and further erection of buildings within the curtilage.

APP/U2615/A/08/2067843

We also failed to mention that the plans appear to show the removal of the Barn Store, being replaced with a parking area for two vehicles.
This would obviously make sense as currently Harmony Patch vehicles exit onto the public footpath in reverse. Both our Garage Planning Permission Ref; 06/09/0252/F and Conservatory, Garden, Cabin/store Permission Ref; 06/10/0069/F contain conditions regarding a parking/turning area.

Finally as both the Barn Store and Caravan are not shown on the plans are they being removed and if so conditions placed to ensure this.

Again Thank You for your consideration of our objection points, whilst we do not expect a written explanation reply to this email, we would appreciate a confirmation of receipt reply so that we are aware you have the information contained during the decision process.

Yours sincerely

Mr & Mrs C J Daglish
Swiss House
Bush Road
Winterton-on-Sea
NR29 4BY

ACIC 10
2ed cell 3

page 1 of 3



Mr & Mrs C J Daglish
Swiss House
Bush Road
Winterton-on-Sea
Norfolk NR29 4BY

26th April 2013

F A O Mrs L Penn

Planning Application Ref: 06/13/0151/F

Proposal: Proposed internal alterations, extensions and formation of rooms in roof space for disabled persons

Location: Harmony Patch, Bush Road, Winterton-on-Sea Great Yarmouth NR29 4BY

Dear Mr Minns,

Thank you for your letter dated 8th April 2013, notifying us of the above. Having viewed the submitted application, we wish to lodge our formal objection in writing, as follows.

We understand Harmony Patch has fallen into disrepair over the past 15 years and therefore requires considerable updating, but feel this proposal fails to meet several criteria set out under Policy HOU18 of the adopted Great Yarmouth Borough wide local plan and trust this will ensure a refusal of permission at this time.

- ① Previous Planning decisions;
- ② Design appearance and layout;
- ③ Residential amenities.

① Previous Planning decisions.

The withdrawal of Planning Application 06/12/0709/F 24th January 2013 due to GYBC Planning Department advice, this subsequent replacement provides no benefit to ourselves or neighbours

planning Refusal no 06/07/0257/F Detached Chalet Bungalow and garage ad) Seaview, Bush Road

planning Passed no. 06/08/0100/F Detached Bungalow and garage

Planning Refusal no. 06/09/0040/F Proposed garage Swiss House.

planning Passed no. 06/09/0252/F Garage at Swiss House moved to a position some 17 metres from the Harmony Patch property boundary area due to objection from same.

② Harmony Patch is currently a single storey bungalow built facing East/West, centrally in its plot. The proposal significantly alters this orientation to North/South, resulting in a 23 metre building along the northern boundary of Swiss House. Creating an unbalanced design, unharmonious with the neighbouring properties.

The extensions are so substantial it would be hard to recognise the existing bungalow or its character which to all intents and purposes would be completely rebuilt unsympathetically in the Bush Road location.

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③ the consequences upon Sunset House and our residential amenities as neighbors, would be a significant loss of daylight/sunlight to our living room, dining room, kitchen and garden area. Two sets of french doors would also allow an invasion of our privacy within our main habitable rooms.

Harmony Patch would become an oppressive, overbearing building, overshadowing our home which we feel is inconsiderate and unneighborly.

Thank you for your consideration of our objections,

Yours sincerely



Mr C J Daglish



Mrs J J Daglish

06/13/0151/F



GREAT YARMOUTH
BOROUGH COUNCIL

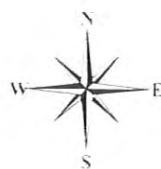
Planning and Business Services.

Town Hall, Great Yarmouth,
Norfolk. NR30 2QF



Metres

Scale = 1:1250 @ A4



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