

Reference: 06/17/0306/F

Parish: Filby

Officer: Mr G Clarke

Expiry Date: 17-11-17

Applicant: Mr B Newson

Proposal: Construction of 6 dwellings with associated access road, site works, etc.

Site: Glebe Farm Close
Filby

REPORT

1 Background / History :-

- 1.1 The application site is on the north side of Main Road, there are houses to either side and open farm land to the rear, the site has recently been cleared but was formerly occupied by a house towards the rear (Glebe Farmhouse) and a small group of barns in the south west corner near to Main Road.
- 1.2 Planning permission was granted in March 2016 for the demolition of the farmhouse and the erection of four dwellings with car parking at the rear of the site (06/15/0631/F). In October 2016 permission was given for the demolition of the barns and the erection of a single dwelling (06/16/0300/F).
- 1.3 The current application is to erect two pairs of semi-detached houses at the front of the site facing Main Road and two detached houses at the rear.

2 Consultations :-

- 2.1 Highways – no objection subject to standard highway conditions regarding access, visibility splays, parking and widening of the footpath across the site frontage.
- 2.2 Parish Council – Objects to the proposal on the following grounds:-
 - a) Six dwellings on a site which already has consent for four dwellings constitutes over-development in the extreme and infilling of this nature is entirely inappropriate, consideration should be given for the erection of one dwelling only to replace the two barns.
 - b) The number of extra vehicles likely to be generated by the introduction of more dwellings is considerably more than would be expected on a site of

this size. This would result in manoeuvring and parking problems within the site and will undoubtedly result in more parking on the main road.

- c) Traffic generated by further dwellings together with the existing house to the east on this site would be unacceptable in that the narrow access and parking arrangements within the site will be unable to cater for the manoeuvring of the extra traffic associated with more dwellings here than already approved.
- d) The proposed development here is in front of the building of Southview to the west, would in turn restrict light into the said dwelling Southview.

- 2.3 Strategic Planning - The proposal seeks planning consent for the construction of 6 new dwellings with associated access road and site works. The site is situated in Filby which is identified in the adopted Local Plan Core Strategy as a settlement for growth.

The settlement of Filby is characterised by its sinuous ribbon development form which follows along the A1049 Main Road and is punctuated by small development breaks with views over the countryside. The proposal site is located outside of the present development boundary, however the site does not form one of the 'development breaks' and the site itself is populated by vacant farming sheds and warehousing. Viewed along the Main Road, there is no discernible gap in the street scene, therefore new development would not be considered to significantly alter the character of the local area.

In addition, the development boundaries were designated as part of the 2001 Borough-Wide Local Plan and cannot accommodate the scale and location of growth planned by the 2015 Core Strategy and therefore should be treated as out-of-date and used with considerable caution.

In the broader context of:

- It's location within an area identified for housing growth in the adopted Local Plan Core Strategy;
- Development which would not adversely affect the existing street scene and character of the area; and,
- The urgent need to boost the supply of housing, as identified in the NPPF and recent Housing White Paper,

I consider the proposal to be broadly policy compliant and should be supported in principle.

- 2.4 Norfolk Fire & Rescue Service – no objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.

- 2.5 Building Control – no adverse comments.

- 2.6 Environmental Health – does not object but recommends a condition is imposed if permission is granted requiring that a contaminated land survey is carried out prior to commencement of work.

- 2.7 Neighbours – Objections were received from three nearby residents to the application as originally submitted, the main reasons for objection were over-development, the size of the houses, parking, loss of light and outlook. Since those comments were received the application has been revised in an attempt to overcome the neighbours' concerns and two objections have been received to the amended proposal from the occupiers of Glebe House and 2 the Old Smithy. The reasons for objection are over-development, the amount of traffic that will pass Glebe House and the lack of visitor parking.

3 Policy :-

Great Yarmouth Local Plan: Core Strategy

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 Interim Housing Land Supply Policy

This policy only applies when the Council's Five Year Housing land Supply utilises sites identified in the Strategic Housing Land Availability Assessment.

New housing development may be deemed acceptable outside, but adjacent to existing Urban Areas or Village Development Limits providing the following criteria, where relevant to the development, have been satisfactorily addressed:

- a) The scale of the development is appropriate to the size, character and role of the settlement as indicated in the settlement hierarchy and the level of housing proposed in any one settlement is generally in accordance with the level of housing proposed in emerging Policy CS2.
- b) The proposed mix of housing sizes, types and tenures reflect local housing requirements in accordance with the latest Strategic Housing Market Assessment, this may include self-build schemes and lower density housing.
- c) At least 10% or 20% affordable housing depending on the affordable housing sub-market area is proposed unless exceptional circumstances can be demonstrated i.e. the proposal would result in the significant regeneration of a brownfield site.
- d) The townscape and historic character of the area including designated heritage assets are conserved and enhanced. The final design should appropriately respond to and draw inspiration from distinctive local natural and built characteristics such as scale, form, massing and materials.

- e) The proposed density and layout is appropriate and reflects the character and appearance of the surrounding area. Where 'higher' densities are proposed these will only be permitted if potential impacts have been mitigated by a well thought-out design.
- f) A sequential approach has been taken to steer development to areas with the lowest probability of flooding, where this is not consistent with sustainability objectives (as set out in the Exception test) a Flood Risk Assessment should be provided incorporating appropriate mitigation measures, including emergency and evacuation plans.
- g) Measures have been taken to avoid reductions in water quality and ensure that adequate foul water capacity is available to serve the development.
- h) Measures have been taken to avoid or reduce adverse impacts on existing biodiversity and geodiversity assets. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, the Council will require that full compensatory provision be made.
- i) The landscape character of the surrounding area is conserved and enhanced, especially where the proposed development is in close proximity to an important landscape area, such as the Broads or the Norfolk Coast Area of Outstanding Natural Beauty. It is advisable that schemes in close proximity to the Broads also seek pre-application design advice from the Broads Authority.
- j) The proposed development creates a safe and accessible environment that offers convenient access to key facilities and public transport.
- k) The strategic and local road network can accommodate the proposed development without obstructing existing pedestrian and vehicular movements or negatively impacting upon public safety.
- l) The development, having regard to other committed developments, would not be constrained by the need for significant off-site infrastructure which is not planned or funded.
- m) The proposed development fulfils the day-to-day needs of residents and visitors including the provision of suitable private and communal open space, provision of sufficient car parking, planning for cycle storage and ensuring appropriate waste and recycling facilities are provided.
- n) The proposal is demonstrated to be deliverable and viable, having regard to necessary contributions towards infrastructure, service provision and affordable housing, and the intention to develop is demonstrated by the applicant. To maximise housing delivery the Council will seek to ensure that the development commences within 2 years of planning permission being granted.

4 Assessment :-

- 4.1 The previous approvals for the site gave consent for the erection of a total of five dwellings, this consisted of two pairs of three bedroom, semi-detached houses at the rear of the site with an open car parking shelter towards the western boundary and one, four bedroom house at the front replacing the barns that were in the south west corner.
- 4.2 The current application reverses the layout with two pairs of three bedroom, semi-detached houses along the frontage with Main Road and two, six-bedroom houses at the rear. When the application was first submitted the drawings showed the semi-detached houses as being three stories in height with the top floor contained within the roof space, the amended proposal is for conventional two storey houses along the road frontage of a similar height to the existing dwellings to the west of the site. This reduction in height and the amendments to the design will result in a development that is more in keeping with the street scene than the original proposal.
- 4.3 The houses at the rear are three storey dwellings with the top floor contained within the roof space, the majority of the bedroom windows to the first and second floors will be on the north elevations facing open fields so there will be minimal overlooking of the existing dwellings.
- 4.4 The new development together with Glebe House to the west will be served by a single point of access with the existing driveway to Glebe House being closed following completion of the new access. The layout shows that there will be two parking spaces for each of the three bedroom semi-detached houses and a minimum of four spaces for the six bedroom detached houses. The parking standards require two spaces for a two or three bedroom unit and three spaces for a four or more bedroom unit so the proposal complies with the parking standards. The two detached houses also have areas of block paving to the front of the dwellings so there will be the potential for more parking than the marked four spaces for these units. The objection from Glebe House refers to the number of bedrooms being served by the new drive and the amount of traffic passing that house, there will be an increase of eight bedrooms over the previous approvals for the site but the number of bedrooms does not necessarily equate to the number of cars per dwelling.
- 4.5 The proposal meets the parking standards and the Highways Officer has no objection subject to conditions so it would be difficult to justify refusal of the application on parking or highway safety grounds.
- 4.6 The site is outside but adjacent to the Village Development Limit which includes the dwellings to either side of the site, the Interim Housing Land Supply Policy (IHLSP) allows development of land adjoining the Development Limit subject to meeting the criteria of the Policy. This site has previously been considered to comply with the IHLSP and has a valid consent for the erection of five dwellings so there is no policy objection to the principle of development. The proposal is for an increase of one dwelling but given the size of the site it would be difficult

to argue that this will result in an over-development and taking into account the previous approvals it is considered that the development as currently proposed is acceptable.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy and the Interim Housing Land Supply Policy.

Application Reference 06/17/03061

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Chris

Address 2 the old smithy

Main Road

Great Yarmouth

Norfolk

Post Code

Telephone

Email Address christi8@hotmail.com

For or Against OBJ Object

Speak at Committee

ACKNOWLEDGED BY EMAIL

There is no difference of the revised plan comparing to the original one, so my previous comments still apply. They should have considered to erect, ie 4 property - 2 in the frond and 2 at rear; or keep the granted planning permission (5 property in total) to avoid the largely over-development for this small site and keep the original feature of the site and the Filby village as a whole.

Date Entered 04-11-2017

Internet Reference OWPC1304

Application Reference 03/170306/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Adam Granger and Becky Field

Address Glebe House

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Filby

Post Code NR293HS

Telephone

Email Address Becz_1990@msn.com

For or Against OBJ Object

Speak at Committee

After reviewing the updated plans we are still objecting these plans for the same reasons as we have previously stated.

We still feel that this sight is being over developed with the proposed 6 dwellings (4 which are 3 bed and 2 which are 6 bed) and ourselves (4 bed) coming off that drive meaning a total of 28 bedrooms coming off one driveway. This is assuming each bedroom occupies only one person.

We feel that the amount of traffic coming past our house is going to be quite significant and also the continued concern of visitors parking. If these cars are parking on the main road with the drive being moved back we will still be coming out of the driveway blind.

We understand this site will be developed however we feel it needs to be in keeping with the Surrounding properties and village.

Date Entered 01-11-2017

Internet Reference OWPC1297



Great Yarmouth Borough Council

Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

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Mapping Browser Export

Globe Farm

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