

Reference: 06/13/0551/O

Parish: Southtown

Officer: Mr G Clarke

Expiry Date: 07-11-2013

Applicant: Mr M Tuffin

Proposal: Redevelopment of lock-up garage facility with the

Site: Lichfield Road
Southtown
Great Yarmouth

REPORT

Background / History :-

The application site is an area of land containing 48 lock-up garages and is situated between Lichfield Road to the west and Southtown Road to the east, on the south side of the site are two-storey flats on Portland Court and to the north there are gardens to the properties on Southtown Road. The site has vehicular access from Lichfield Road, the first 35 metres of the access road leading into the site is adopted highway.

The garages have been on the site for a long time and there are no previous planning applications.

This proposal is an outline application for the demolition of the garages and the erection of eight houses, the application includes the access, layout and elevation showing the scale of the buildings.

Consultations :-

Neighbours – Two letters have been received from the occupiers of 29 & 30 Southtown Road expressing concerns that the access they have from the garage site will be blocked by the proposed development. Copies of the letters are attached.

Highways – Whilst it is accepted that the visibility at the access is below the current guidance, taking into account the potential current usage of the site, the proposed traffic movements are likely to be the same or slightly less than at present and therefore I am satisfied that there is unlikely to be an intensification of use of the access. The Highways Officer went on to ask for some revisions to the access road and layout before commenting further, a revised plan has been received but the Highways comments are awaited and will be reported verbally.

Environment Agency – The site is within Flood Zone 3, we are satisfied that the Flood Risk Assessment provides you with the information necessary to consider if the application meets the requirements of the Exception Test. We are not raising an objection providing you confirm you consider the development to be safe for its lifetime.

Policy :-

POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSBY, ORMESBY ST MARGARET, AND MARTHAM AS WELL AS IN THE URBAN AREAS OF GREAT YARMOUTH AND GORLESTON. NEW SMALLER SCALE RESIDENTIAL DEVELOPMENTS* MAY ALSO BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE VILLAGES OF BELTON, FILBY, FLEGGBURGH, HOPTON-ON-SEA, AND WINTERTON. IN ALL CASES THE FOLLOWING CRITERIA SHOULD BE MET:

- (A) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- (B) ALL PUBLIC UTILITIES ARE AVAILABLE INCLUDING FOUL OR SURFACE WATER DISPOSAL AND THERE ARE NO EXISTING CAPACITY CONSTRAINTS WHICH COULD PRECLUDE DEVELOPMENT OR IN THE CASE OF SURFACE WATER DRAINAGE, DISPOSAL CAN BE ACCEPTABLY ACHIEVED TO A WATERCOURSE OR BY MEANS OF SOAKAWAYS;
- (C) SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- (D) AN ADEQUATE RANGE OF PUBLIC TRANSPORT, COMMUNITY, EDUCATION, OPEN SPACE/PLAY SPACE AND SOCIAL FACILITIES ARE AVAILABLE IN THE SETTLEMENT, OR WHERE SUCH FACILITIES ARE LACKING OR INADEQUATE, BUT ARE NECESSARILY REQUIRED TO BE PROVIDED OR IMPROVED AS A DIRECT CONSEQUENCE OF THE DEVELOPMENT, PROVISION OR IMPROVEMENT WILL BE AT A LEVEL DIRECTLY RELATED TO THE PROPOSAL AT THE DEVELOPER'S

EXPENSE; AND,

- (E) THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

* ie. developments generally comprising not more than 10 dwellings.

POLICY HOU15

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

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

Assessment :-

The site is presently occupied by lock-up garages which are in need of some refurbishment and the area is generally in a poor state of repair. The proposal will involve the demolition and clearance of the site, the resurfacing of the access road and the erection of 8 houses. The houses will be designed with a garage and utility room on the ground floor and lounge, kitchen and bathroom on the first floor and bedrooms in the roof space. The houses will be arranged in two blocks of three to the south of the access road and a pair of semi detached houses on the other side. The layout will also include 5 visitor parking spaces.

The layout has been designed to reduce overlooking as much as possible, plots 1 & 2 will have windows facing the rear of the houses on Lichfield Road and Southtown Road but will be more than 30 metres away in either direction. Plots 3, 4 & 5 are sited with the gable end facing Portland Court, the rear elevation will face Southtown Road but again they will be 30 metres from the houses and there is some screening on the boundary. The other three plots will face the end gable of no's 17 to 22 Portland Court. There will inevitably be some overlooking from the new houses but this is an urban area where mutual overlooking already exists so the proposal is unlikely to have a significant adverse effect on the amenities of the adjoining dwellings.

The site is within Flood Zone 3 as is most of the Southtown and Cobholm area, the Environment Agency (EA) are not objecting providing the Council considers the development to be safe for its lifetime. The Flood Risk Assessment indicates that the site may flood to a considerable depth in the worst possible scenario but as there is no living accommodation on the ground floor, residents will have a safe area on the upper floors which are above the potential flood level. This is an outline application so no details of the construction of the dwellings have been submitted but it can be conditioned that the houses are built using flood resilient construction methods. This is a brownfield site that is in a sustainable location, the development will provide much needed houses and will improve the appearance of the area and it is considered that, for these reasons, it passes the Exception Test.

The only letters received in connection with the development are from 29 & 30 Southtown Road regarding vehicular access to the rear garden from the garage site. These comments were put to the agent for the development and a reply was received stating that there was no right of way to the Southtown Road properties from the garage site. There are gates to the rear of no. 30 which have access via the garages so it appears that those occupiers have an existing access but whether there is a legal right of way is a matter between both parties and not something that the Council has jurisdiction over. It would be a simple matter to alter the layout to provide access and this matter is still under negotiation.

The development will improve the area and will not have any significant adverse effect on existing dwellings, the main consideration in this case is the principle of building in an area at high risk from flooding. The dwellings will not have habitable accommodation at ground level and the upper floors will be above the predicted flood level. Providing the buildings are built using flood resilient construction methods and an acceptable Flood Response Plan is made available to the future occupiers it is considered that the dwellings are acceptable.

RECOMMENDATION :-

Approve – the proposal complies with Policies HOU7 and HOU15 of the Borough-Wide Local Plan.

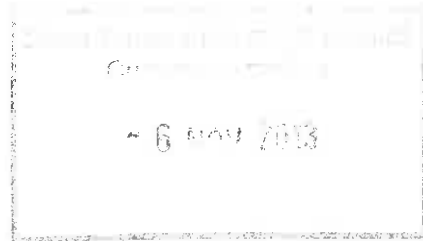
Approval should be subject to conditions removing permitted development rights and details of flood resilient construction methods and an acceptable Flood Response Plan to be submitted.

EMAILED TO AGENT 8/11/13

ACK 8/11/13

S
Valerie Howkins
29 Southtown Road
Great Yarmouth
NR31 0DT
Tel: 01493 659382

Mr Dean Minns
Planning Group Manager
Development Control
Town Hall Hall Plain
Great Yarmouth
NR30 2QF.



3rd November 2013.

Dear Mr Minns

I write regarding Planning Application No. 06/13/0551/0

Proposed redevelopment of lock up garages to construct 8 Town Houses to the rear of houses on Southtown Road with access between 20 and 21 Lichfield Road Great Yarmouth.

I have lived at No 29 Southtown Road for 51 years and have had vehicular access via No 30 Southtown which I also owned and which is now owned by my daughter Eva Howkins through double gates which are situated at the Lichfield Road end of our land (the area can be clearly seen on the map)

I would like to be re-assured that our access will not be blocked if this development is approved. It is the only vehicular access to the rear of our properties. And it is crucial that we have continuing full rights of access in this area from Lichfield Road to our land.

Yours sincerely

Valerie Howkins

Valerie Howkins.



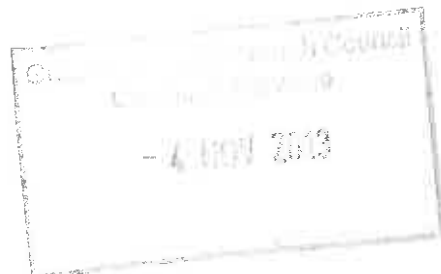
EMAILED TO AGENT 8/11/13

ACK 8/11/13

S
30 Southtown Road
Great Yarmouth
Norfolk
NR31 0DT
Tel 07979967227

1st November 2013

Mrs E Helsden
Planning Services Department
Development Control
Town Hall
Hall Plain
Great Yarmouth
NR30 2QF



Ref 06/13/0551/O

Dear Mrs Helsden

I have viewed the plans for the proposed redevelopment on Lichfield Road, ref number above.

This development is next to the garden of my property at 30 Southtown Road. My family have owned this house for over 40 years and I have lived there for 30 and we have always had vehicle access from the rear garden. I notice that this is not shown on the plans and was concerned that this has not been allowed for on the plans.

I would be grateful if this could be clarified please as I am not happy for the plans to go ahead if I am to lose this access.

With regards

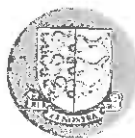
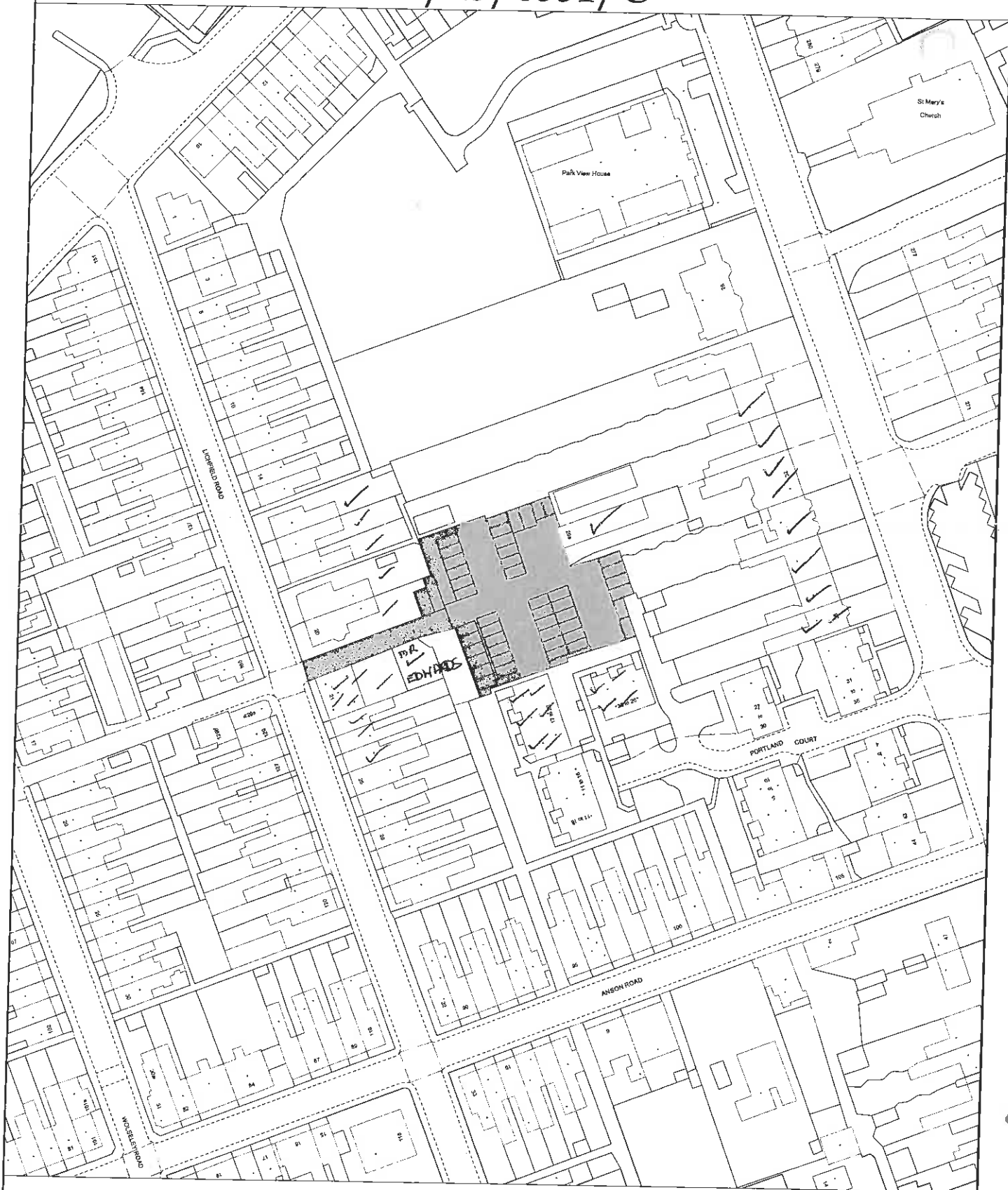
A handwritten signature in black ink, appearing to read 'Eva Howkins'.

Eva Howkins



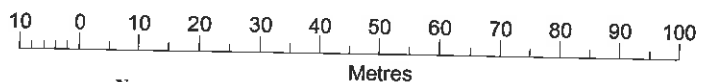
SITE NOTICE

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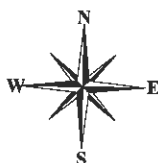


GREAT YARMOUTH
BOROUGH COUNCIL

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



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