

Reference: 06/15/0030/F

Parish: Great Yarmouth  
Officer: Gemma Manthorpe  
Expiry date: 12/03/15

Applicant: Bellus Property Services Ltd

Proposal: Conversion of dwelling house to 4 no. self-contained flats.

Site: 112 Wellesley Road

## REPORT

### 1. Background/History:-

1.1 The site was visited on the 4th of June 2015 by available members of the Development Control Committee following a resolution to defer the decision making of the application. The site and surrounding area were looked at to establish the facts of the area and the matters relating to decision making were not discussed. The details of the site visit shall be reported.

1.2 The site is located to the eastern side of Wellesley Road which is within the secondary holiday accommodation area as defined under the adopted Borough Wide Local Plan.

1.3 The site was granted permission to undergo a change of use from a guest house to a private dwelling in 2001. The planning history is below:

A/11905 – Double sided illuminated projecting box sign – 24/06/71

06/01/0447/CU – Change of use from guest house to private dwelling – Approved with conditions 09/07/01.

06/08/0213/SU – Reinstatement of former Victorian dwarf walls and iron railings approx. 1.4m in height and various improvement works – Approved with conditions 28/04/08.

### 1 Consultations:-

1.1 Ward Councillor – The Ward Councillor has written in, a copy of the letter is attached to this report, stating that the application site is located within the secondary holiday area and the conversion would be an overdevelopment of the property.

- 2.2 There have been 5 objections to the application which are attached to this report. The main points are given below
- Overdevelopment/too high a density.
  - Detrimental environmental impact on the surrounding businesses.
  - The site is located within a secondary holiday area.
  - The development is contrary to HOU15, HOU23 and TR12.
  - Noise Pollution.
  - Parking.
  - Rubbish/bin storage.
- 2.3 Great Yarmouth Tourism and Business Improvement Area Ltd – Concern about the erosion on the nature and ambience of the popular tourist location.
- 2.4 Highways – no objection..
- 2.4 Environmental Health – No objection to the proposal but have suggested hours of work and noted that the development should comply with current building regulations.
- 2.5 Strategic Planning – Comments received, no objection to the development proposed, the residential use has been established and is not considered to have a significant adverse effect on the Secondary Holiday Accommodation Area nor is the proposal deemed to have an adverse effect on the conservation area.
- 2.6 Conservation – no conservation concerns as the
- 2.7 Building Control – no comment.
- 2 Local Policy:-
- 2.1 POLICY HOU23
- THE CONVERSION OR CHANGE OF USE OF PROPERTIES TO BEDSITS AND OTHER TYPES OF MULTI-OCCUPIED UNITS OF RESIDENTIAL ACCOMMODATION WILL BE PERMITTED WHERE:
- (A) THE SITE IS OUTSIDE AN AREA SHOWN AS 'PRIME HOLIDAY ACCOMMODATION' ON THE PROPOSALS MAP;
- (B) THE CHARACTER AND AMENITIES OF THE LOCALITY WOULD NOT BE SIGNIFICANTLY ADVERSELY AFFECTED;
- (C) THE SITE IS NOT IN AN AREA PREDOMINANTLY COMPRISING PROPERTIES IN SINGLE FAMILY OCCUPANCY;
- (D) CLUSTERING OF PROPERTIES IN MULTIPLE OCCUPATION WOULD NOT OCCUR; \*
- (E) THERE IS NO PROPERTY USED AS A SINGLE UNIT OF FAMILY ACCOMMODATION DIRECTLY ADJOINING THE PROPOSED DEVELOPMENT;

(F) THE PROPOSED DEVELOPMENT AND ASSOCIATED FACILITIES COULD BE PROVIDED WITHOUT SIGNIFICANT DETRIMENT TO THE OCCUPIERS OF ADJOINING OR NEIGHBOURING BUILDINGS;

(G) THERE IS ADEQUATE ON-STREET CAR PARKING AND THE ON- STREET CAR PARKING REQUIREMENTS OF THE PROPOSAL WOULD NOT RESULT IN MORE THAN 70% OF THE AVAILABLE 'OVERNIGHT' ON-STREET RESIDENTIAL PARKING PROVISION BEING EXCEEDED UNLESS ADEQUATE ALTERNATIVE PROVISION IS MADE; AND,

(H) THE BUILDING IS 3 OR MORE STOREYS HIGH OR MORE THAN 95SQ M FLOOR AREA.

(Objective: To retain prime holiday accommodation, protect residential amenity and ensure adequate standards of accommodation.)

### 3.2 POLICY TR12

SUBJECT TO OTHER POLICIES IN THE PLAN, WITHIN SECONDARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, PROPOSALS FOR CHANGE OF USE TO A SINGLE DWELLING, SELF CONTAINED RESIDENTIAL FLATS, RESIDENTIAL HOMES OR NURSING HOMES MAY BE PERMITTED IF THE APPLICANT CAN DEMONSTRATE THAT:

(A)THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT, EITHER INDIVIDUALLY OR CUMULATIVELY ON THE CHARACTER OF THE AREA;

(B)THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE RESIDENTIAL AMENITY OF THOSE LIVING IN THE AREA OR TO THE USERS OF ADJOINING PROPERTY OR LAND;

(C)PARKING AND SERVICING ARRANGEMENTS CAN BE PROVIDED IN ACCORDANCE WITH THE COUNCIL'S STANDARDS SET OUT AT APPENDIX (A) TO CHAPTER 3 OF THE PLAN; AND

(D) IN THE CASE OF AN ACCEPTABLE PROPOSAL FOR A CHANGE OF USE OF PART OF A PROPERTY, THE PROPOSED DEVELOPMENT WOULD RESULT IN AN IMPROVEMENT TO THE REMAINDER OF THE HOTEL, GUEST HOUSE OR PROPERTY.

### 3.3 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.

(Objective: To safeguard the character of existing settlements.)

### 3.4 POLICY HOU18

EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL: (i) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREA; (ii) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND, (iii) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

#### 4 National Policy:- National Planning Policy Framework (NPPF)

4.2 Paragraph 49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

4.3 Paragraph 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

#### 5 Emerging Local Plan: Draft Core Strategy (Regulation 19, 2013)

##### 5.1 Policy CS1

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 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.

## 5.2 Policy CS3

To ensure that new residential development in the borough meets the housing needs of local people the Council and its partners will seek to:

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.

## 6 Assessment:-

- 6.1 The application site is currently vacant with the approved use being a single residential unit following planning permission being granted in 2001 to allow the change of use from guest house. The approved use of the land as a dwelling house is noted by the Great Yarmouth Tourism and Business Improvement Area Ltd (GYTABIA) in their objection as the application will not result in the loss of any holiday accommodation.
- 6.2 The objections to the proposal state a number of reasons including the accumulation of rubbish. The applicant has provided an area to the rear of the property for bin storage which is accessible by a communal rear door and therefore accessible for all occupants of the proposed units. If approved a condition could be placed upon the grant of planning permission requiring this area to be retained for this specific use. The provision and retention of a bin area of appropriate size should alleviate the risk of bins or rubbish being stored at the property frontage which would be damaging to the amenity of the area and have a significantly detrimental effect on the street scene.
- 6.2 It is accepted that there may be additional noise created by the development both by the increase in persons residing at the property and the construction works to facilitate the change of use. In accordance with the comments received from the environmental health officer the construction times can be controlled and therefore limited to set hours to minimise any disturbance to the neighbouring properties. The dwellings constructed would need to comply with building regulations and this should reduce any noise created by the occupancy of the dwellings. Noise created by the occupancy of the dwellings is also more probably than not less than the noise that would be created by the higher level of occupancy of a guest house.
- 6.3 There is no parking provided at the property presently and none is proposed. There has been objection to the lack of parking provision however the Highways Officer has not objected on the grounds that this site is located in a central location with good access to public transport and other services. The highways officer further explains that although there is limited availability for on street parking this is likely to vary throughout the day. The limited parking, in the absence of an objection from the Highway Officer is not a sufficient reason for refusal of the application.
- 6.4 The Ward Councillor correctly points out that this site is located in an area designated as secondary holiday accommodation area by the adopted Borough Wide Local Plan. As the property is a dwelling and not holiday accommodation there is no loss of accommodation. The effect of the proposal on the surrounding area, with specific

reference the holiday accommodation still in existence needs to be looked at. The use of the property as four separate dwellings will increase the intensity of the use as opposed to the use as a single dwelling. The increase in the intensity of the use does not however appear to give rise to any significant detrimental impact on the adjoining properties or the area as a whole. Although the area is designated as a secondary holiday area there have been other approvals for the conversion to self-contained flats including an approval at 7-10 Paget Road which is in close proximity to this site. The previous approvals for guest houses to be converted to flats or single dwellings has changed the nature of Wellesley Road and as such the road now comprises mixed uses. The change of use of this dwelling house will not result in the loss of holiday accommodation and shall not result in the erosion of the holiday industry or damage the nature of the area as there shall be no loss of holiday accommodation as the result of this proposal.

- 6.5 Further concerns have been raised regarding the level of accommodation and the proposal being an overdevelopment of the site. The building is an adequate size to accommodate the proposed level of accommodation and thus the site is not being overdeveloped to the detriment of living standards. There have been no adverse comments from Environmental Health in relation to any of the room sizes and as such they meet the requirements for quality habitation in accordance with the National Planning Policy Framework. The National Planning Policy Framework promotes good quality living standards and a variety of accommodation being offered. The development as proposed offers sustainable development located within easy walking distance of the town centre and local transport links.

## 7 Recommendation:-

- 7.1 Approve subject to conditions restricting the hours of construction and that the bin area is to be made available prior to occupation and retained as such in perpetuity.

Planning Department

Town Hall

Hall Plain

Great Yarmouth NR30 2QF

Cllr Malcolm Bird

13 Euston Road

Great Yarmouth

Norfolk NR30 1DY.

22/2/2015

REF: 06/15/0030/F

As a councillor for Central & Northgate I have been approach by residents in the area in regards to changes of use of 112 Wellesley Road Great Yarmouth a three story Terrace House situated on the East Side, the East Side falls under the definition of Secondary Holiday Accommodation Area and as such has some safeguard to protect those properties who have invested their earnings to achieve an accreditation under the recommendations of the local Tourist Authority, this authority is concerned with the amount of property seeking other uses other than that of tourism, this has proved to have an adverse effect not just on the adjoining but adjacent properties. We do not wish to see the overdevelopment of these three stories dwelling at the cost of further decline in the Tourist Industry which is at present the second largest employer in the Town.

Policy TR12 Paragraph (A) and (B)

Policy Hou 24

Policy Hou 18

I also site Overdevelopment of the property.

Yours faithfully

Cllr Malcolm Bird



# MEMORANDUM

## From Environmental Health

To: Planning & Development Department  
**Attention: Miss G Manthorpe**  
cc: Building Control

Date: 4 March 2015

Our ref: 061206  
Your ref: 06/15/0030/F

Please ask for: Aidan Bailey-Lewis  
Extension No: 616

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### PROPOSED CONVERSION OF DWELLING HOUSE TO 4x SELF-CONTAINED FLATS AT 112 WELLESLEY ROAD GREAT YARMOUTH NR30 2AR

#### Noise:

The internal structure of the building must provide adequate noise attenuation between individual dwellings, between the individual dwellings and communal areas, and from external noise. The levels of insulation should be in accordance with the current Building Regulations.

#### Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of operation should be restricted to:-

- 0800 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

#### Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:-

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site.



### **Advisory Note**

The applicant is strongly recommended to advise neighbouring businesses and residential occupiers of the proposals, together with contact details in the event of problems.

A handwritten signature in black ink, appearing to read 'A. Bailey-Lewis', with a stylized flourish at the end.

**Aidan Bailey-Lewis MSc MCIEH**  
**Environmental Health Officer**

Gemma Manthorpe  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

NCC contact number: 0344 800 8020

Textphone: 0344 800 8011

Your Ref: 06/15/0030/F  
Date: 18 February 2015

My Ref: 9/6/15/0030  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Gemma

**Great Yarmouth: Conversion of dwelling house to 4 no. self-contained flats  
112 Wellesley Road GREAT YARMOUTH Norfolk NR30 2AR**

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

It is noted that no parking provision is proposed by the development, either vehicle or pedal cycle, although it is acknowledged that none exists at present. On street parking is limited in this area and therefore the availability of on street parking is likely to suffer varying demands during the day.

However, the site is accessible to local services and public transport links and taking this into account with the nature of surrounding development in the area, I consider it would be difficult for me to sustain an objection based on lack of parking provision alone.

Accordingly, in highway terms only I have no objection to the proposals as outlined nor do I wish to restrict the grant of permission

Yours sincerely

*Stuart French*

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



**Greater Yarmouth Tourism and Business  
Improvement Area Ltd.**

c/o Maritime House,  
25 Marine Parade,  
Great Yarmouth,  
NR30 2EN

Tel: (01493) 846492 – 24 hour voicemail  
Fax (01493) 858588  
[www.great-yarmouth.co.uk](http://www.great-yarmouth.co.uk)  
[www.gyta.com](http://www.gyta.com)

23 March 2015

Planning Services  
Great Yarmouth Borough Council  
Town Hall  
Great Yarmouth  
Norfolk  
NR30 2QF

Dear Sir/Madam

**Planning Application (Ref. 06/15/0030/F)**

**Proposal : Conversion of dwelling house in 4 no. self-contained flats**

**Location : 112 Wellesley Road, Great Yarmouth**

Thank you for giving the Greater Yarmouth Tourism & Business Improvement Area Ltd an opportunity to comment on the above application.

The GYTABIA Board recognise that trends in holiday taking continue to change and in some circumstances it is appropriate to let market forces dictate the balance of visitor and residential accommodation..

Whilst the Board recognise that this property is not currently in use as tourist accommodation they bring to your attention the fact that adjacent properties are being occupied for tourism use with valued star ratings and therefore the Board wishes to voice its concerns about the gradual erosion of the nature and ambience of this location in Great Yarmouth's popular tourist area.

The GYTABIA Board would therefore object to any further change of use at 112 Wellesley Road, Great Yarmouth

Yours faithfully,

**Karen Youngs**  
GYTABIA Project Manager  
*On behalf of the GYTABIA Board of Directors*

Application Reference 06/15/0030/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Great Yarmouth Residents Association

Address C/o 58, Deneside

Great Yarmouth

Norfolk

Post Code NR30 2HL

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

Dear Mrs Mainthorpe

With regard to the above planning application, I wish to object on the following grounds.

Previous applications within this area, have been granted with a more suitable permission for conversion to three residential units. This I suggest on density alone would be more suitable than what is proposed.

Along with the density issue, the potential environmental impact on the surrounding area and its residents and

Date Entered 27-02-2015

Internet Reference OWPC371

Application Reference 06/15/0030/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

☐ Name Great Yarmouth Residents Association  
Address C/o 58, Deneside  
Great Yarmouth  
Norfolk

Post Code NR30 2HL

Telephone

Email Address

For or Against ☐ ObjectSpeak at Committee ☐

businesses would be of a detrimental nature.

As this property lies to the Eastern side of Wellesley Road, and therefore is afforded the inclusion within the secondary holiday area protection policy, I feel due consideration be given to the tourism businesses as well as the residents.

The success of regeneration projects such as SHARP, were based on the ethos of understanding that tourism and

Date Entered 27-02-2015

Internet Reference 0WPC371

Application Reference 06/15/0030/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Great Yarmouth Residents Association

Address C/o 58, Deneside

Great Yarmouth

Norfolk

Post Code NR30 2HL

Telephone

Email Address

For or Against ☐ ObjectSpeak at Committee ☐

residential use, had to exist and be sympathetic, to the needs of all. I think this project at present does not fit this criteria.

We strive to produce developments in this Borough that not only benefit and sustain the qualities of the lives of the residents, but set a standard for future generations. Density and the quality of the accommodation are integral to this.

I therefore call upon you to refuse this application.

Date Entered 27-02-2015

Internet Reference 0WPC371

Application Reference 06/15/0030/F Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Great Yarmouth Residents Association  
Address C/o 58, Deneside  
Great Yarmouth  
Norfolk

Post Code NR30 2HL

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

residents, but set a standard for future generations. Density and the quality of the accommodation are integral to this.

I therefore call upon you to refuse this application.

Best regards

Mr P.Fitzgerald (Chairman )

Great Yarmouth Residents Association

Date Entered 27-02-2015

Internet Reference OWPC371

Application Reference 06/15/0030/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Keith and Lesley Head

Address 14

Wellesley Road

Post Code NR30 2AR

Telephone

Email Address

For or Against ☐ ObjectSpeak at Committee ☐ACK'D  
25/2/15

We strongly object to this on the following basis.

We believe that this would be an overuse of the property creating very small units contrary to HOU15 of the Local Plan.

This is in designated holiday letting area according to the Great Yarmouth Local Plan. Any permission given would be damaging to this tourist area. This could also give rise to an increase in applications for similar use to the further detriment of neighbouring businesses and to a loss of tourist accommodation to the detriment of the tourist industry which Great Yarmouth relies on for income and jobs. Having just been successful in the BID for Great Yarmouth

Date Entered 25-02-2015

Internet Reference 0WPC370



Application Reference 06/15/0030/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Keith and Lesley Head

Address

14

Wellesley Road

Post Code NR30 2AR

Telephone

Email Address

For or Against OBJ Object

Speak at Committee

damaging to this tourist area. This could also give rise to an increase in applications for similar use to the further detriment of neighbouring businesses and to a loss of tourist accommodation to the detriment of the tourist industry which Great Yarmouth relies on for income and jobs. Having just been successful in the BID for Great Yarmouth Tourism any decrease in tourist bed spaces would have an adverse effect on the area and the success of any future plans. Wellesley Road has also recently been voted the 5th Best Holiday Letting Road in the country by Quality In Tourism surely this will have a negative effect on that outstanding reputation. This is contrary to HOU23 and TR12 of the Local Plan.

Date Entered 25-02-2015

Internet Reference 0WPC370

RHONADEAN

111 Wellesley Road  
Great Yarmouth  
NR302AR  
22 nd February 2015

Dear Sir's

With regard to you correpondence ref 06/15/0030/F.

Whilst we are not opposed in principal to the use of the dwelling no 112 bieng used for conversion we do have some concern for the amount of dwellings proposed, the original design is a row of terraced houses built as single dwellings without any regard for noise pollution.

To introduce the potential for four families to reside in what was a single dwelling will inevitably create a problem for the properties either side of the conversion so as a condition we would expect the use of sound proofing material to be mandatory in any conversion.

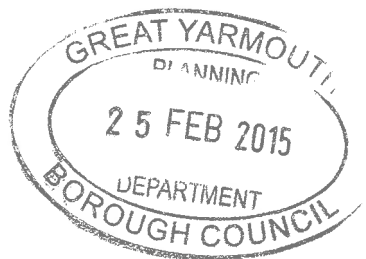
We also have concerns with regard to refuse that will be generated, as we have seen in the past flats at the other end of the road have tended to throw refuse outside the properties creating an eyesore and stench, how will the conversion facilitate a responsible person to take care of this, wheelie bins accumulated at the rear of the property are regularly set on fire and cannot be left outside.

We have already had our bussiness devastated by the inappropriate use of this property in the past few years, after building up a new client base, and now having to supply funds for the new B. I. D. we strongly appose the incorect use of this property for so many residents.

Unfortunately the owners of these conversions do not live in the area and are not affected by the end result, it is the residents such as neighbours that have all the problems, the guest house bussiness in this location has been devastated by the inappropriate use of many of the properties and these conversions must have thought for the area as a whole.

Yours faithfully.

R Nash



Application Reference 06/15/0030/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name keith naisbett

Address 102 wellesley road

great yarmouth

Post Code NR30 2AR

Telephone

Email Address

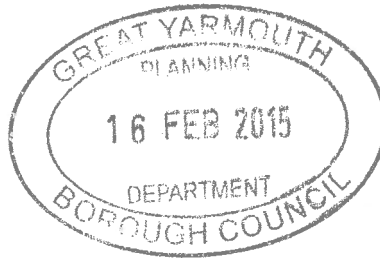
For or Against ☐ SubjectSpeak at Committee ☐ACIC'D  
25/2/15

with regards to the application I believe it to be contrary to policies hou23, hou15, and tr12.  
due to the fact this is a secondary holiday area. we have and other properties on the road have paid to the bid to try  
to generate more tourism to the area and these types of property do not enhance the area and are surrounded by  
holiday accommodation. also impacting on parking

Date Entered 24-02-2015

Internet Reference 10WPC368

ACK'D  
16/2/15



Richmond House  
113 Wellesley Road  
Great Yarmouth  
NR302AR  
12 th February 2015

Dear Sir/Madam,

With regard to your correspondence ref 06/15/0030/F.

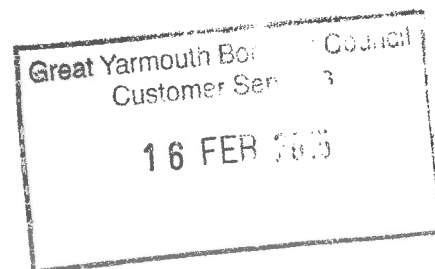
Whilst we are not opposed in principle to the use of the dwelling no 112 being used for conversion we do have some concern for the amount of dwellings proposed, the original design is a row of terraced houses built as single dwellings without any regard for noise pollution.

To introduce the potential for four families to reside in what was a single dwelling will inevitably create a problem for the properties either side of the conversion so as a condition we would expect the use of sound proofing material to be mandatory in any conversion.

We also have concerns with regard to refuse that will be generated, as we have seen in the past flats at the other end of the road have tended to throw refuse outside the properties creating an eyesore and stench, how will the conversion facilitate a responsible person to take care of this, wheelie bins accumulated at the rear of the property are regularly set on fire and cannot be left outside.

Unfortunately the owners of these conversions do not live in the area and are not affected by the end result, it is the residents such as neighbours that have all the problems, the guest house business in this location has been devastated by the inappropriate use of many of the properties and these conversions must have thought for the area as a whole.

Yours faithfully,  
S.Hill



# 112 Wellesley Road



UPRN:



**GREAT YARMOUTH**  
BOROUGH COUNCIL  
**Planning and Business Services**  
**Enforcement**

Town Hall, Hall Plain, Great Yarmouth NR30 2QF  
01493 856100 enquires@great-yarmouth.gov.uk



Date: 13:04:15

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