

Reference: 06/14/0012/F

Parish: Gorleston-on-Sea
Officer: Mrs M Pieterman
Expiry Date: 25-03-2014

Applicant: Mr T Fenn

Proposal: Construction of two 3-storey houses and two 1-bedroom flats

Site: 44 Sussex Road (Site adjacent)

REPORT

1. Background / History :-

1.1 The application site is located adjacent to 44 Sussex Road and the Gorleston Conservative Club is to the east and shares a boundary wall. It is adjacent to but not within a Conservation Area which encompasses the Conservative Club and Pier Plain.

1.2 The area is mainly residential in nature and the existing dwellings are those typically expected in this area being late Victorian/Early Edwardian in date and are two story terraced dwellings. There is a doctor's surgery and a dentist in the immediate area and the High Street is within easy walking distance.

1.3 There have been a number of planning applications relating to the potential redevelopment of site and these are outline below:

06/08/0639/O: Demolition of garages. Replace with detached house & garage front to Sussex Road & 2 semi-detached dwellings with parking – Refused 15/10/08

06/08/0831/O: Demolition of 8 existing lock up garages on the frontage to the site and replace with a detached house and single garage – Approved 09/01/09

06/11/0065/F: Construction of 2 no. town houses with garages – Refused 12/04/11

2. Consultations :-

2.1 Article 8 notice/Neighbours: 8 letters received – copies attached

2.2 Head of Property Services: No response received

2.3 Norfolk Constabulary: No objections – should try to achieve 'Secured by Design' standards

- 2.4 Building Control Manager: No apparent implications under Building Regulations, but concerns over bin storage for units 1 &2
- 2.5 Strategic Planning Manager: No response received
- 2.6 Norfolk Fire Service: No response received
- 2.7 GYB Services: No response received
- 2.8 Environmental Health Manager: No objection subject to the imposition of conditions
- 2.9 Norfolk County Highways: Some minor amendments requested
- 2.10 Health & Safety Executive: No objections

3. Policy :-

3.1 POLICY BNV10

NEW DEVELOPMENT IN OR ADJACENT TO A CONSERVATION AREA WILL BE REQUIRED TO BE SYMPATHETIC TO THE CHARACTER OR APPEARANCE OF THE AREA IN TERMS OF SCALE, HEIGHT, FORM, MASSING, MATERIALS, SITING AND DESIGN.

(Objective: To retain and enhance the character and appearance of conservation areas.)

3.2 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.

3.3 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.)

4. **Assessment :-**

- 4.1 The submitted application seeks approval for the erection of a three storey building of modern appearance to accommodate two 1 bedroom flats and two 2 bedroom houses in place of 8 existing sub-standard garages which are in need of significant repair or replacement.
- 4.2 There have been three previous applications which sought consent for the redevelopment of the site, as noted above in paragraph 1.3 of which 2 were refused mainly on design grounds rather than the principle of redevelopment in this particular location. There was approval granted however in 2008 for a single residential property with garage at the rear.
- 4.3 It should be noted that the proposed design is highly individual and unusual in appearance, and would, if members were minded to approve the scheme,

create a visually interesting feature within the immediate locality. However, it is also appreciated that design is a somewhat subjective issue, and of course not every person will like the same thing. Nevertheless, it is your officer's opinion that the structure would not look wholly unacceptable or out of place in the immediate environment, and would offer something different and would not represent the usual pastiche mirroring older properties in the area. It is considered that modern architecture can work well in conjunction with older properties and this has been achieved successfully in other locations.

- 4.4 The applications site lies immediately adjacent to the Conservation Area No.17 (Gorleston Conservation Area Extensions), and the Conservative Club to the immediate east, which although not listed, is an important and imposing building in the immediate area. Nevertheless it is considered that the proposed building would not have a significant or detrimental impact on the Conservation Area.
- 4.5 Nevertheless, there are other issues that need addressing, including bin storage, loss of parking and potential highways implications which will be addressed later in this report.
- 4.6 There have been 8 letters received in relation to the proposal, although not all of these are objections but they do have some concerns which are outlined below and full copies of letters have been included for members information at the rear. Issues raised include:
- Limited parking and serious impact on existing parking availability
 - Potential overlooking of gardens
 - Out of character with surroundings and existing properties
 - Destruction of existing ambience of the street
 - Loss of views
 - Difficulties accessing garages to the rear
 - Overdevelopment
 - Will create an eyesore
- 4.7 In the absence of significant objections from Norfolk County Highways, it is difficult to justify a refusal of the scheme on highways grounds. Although there are some highway concerns, if these are sufficiently addressed then any concerns will be removed. There have been discussions held with the agent who will be submitting amendments as requested and Members will be updated at committee of any further comments received.
- 4.8 As stated previously, the design is very modern in appearance, however just because it doesn't reflect the appearance of the area, does not mean it is wholly unacceptable, and old and modern architecture can work well in conjunction with each other providing the right materials are used and the construction is of a high quality finish.
- 4.9 There have been some concerns over accessing the garages to the rear but the existing access is to be maintained and is not considered to be insurmountable. There is also an issue with the potential redevelopment of the

site to the rear; however we cannot determine an application on what might or might not happen in the future but what has been submitted and is in front of you today.

- 4.10 There have also been some concerns over potential overlooking of gardens from the new properties however, there is always some degree of mutual overlooking in a location such as this. Nevertheless it is considered that overlooking would be minimal by virtue of orientation and the properties main focus being to the east. However, if members were significantly concerned about overlooking and were minded to approve this scheme then some agreement over windows could be sought, such as providing obscure glazing.
- 4.11 With regards to the site being overdeveloped, it is appreciated that the site is quite restricted, however, the dwellings do have some garden amenity space and there is sufficient storage space associated with the flats for bin and cycle storage and the development, it is considered, does not exceed the tolerance of the site and makes good use of the space and its surroundings.

5. RECOMMENDATION :-

- 5.1 On balance approve: providing Highways concerns are satisfactorily resolved. The proposed design would offer an interesting and unusual feature which would not have a significant or adverse impact on the visual amenities of the area.
- 5.2 Therefore the development is considered to accord with the provisions of the adopted Great Yarmouth Borough Wide Local Plan, and in particular, policies BNV10, HOU7 & HOU15.

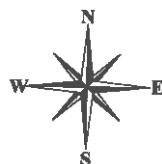
06/14/0012/F



GREAT YARMOUTH
BOROUGH COUNCIL

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

10 0 10 20 30 40 50 60 70 80 90 100
Metres



Scale = 1:1250 @ A4

© Crown copyright and database rights [2014]
Ordnance Survey [100018547]

S

from

Building Control Manager

My Ref: 06/14/0012/F

to

From: Development Control Manager

Date:

31st January 2014

Case Officer: Mrs M Pieterman

Parish: Great Yarmouth 19

Development at:-

44 Sussex Road (Site adjacent)
Gorleston
Great Yarmouth
NR31 6PF

For:-

Construction of two 3 storey
houses and two 1 bedroom flats

Applicant:-

Mr Tim Fenn
2 Bridge Court
Fishergate
Norwich
Norfolk

Agent:-

Andrew Middleton
23 Regent Street
Great Yarmouth
Norfolk

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Please let me have any comments you may wish to make by 14th February 2014.

COMMENTS:

* BIN STORAGE FOR UNITS 1 & 2 ?

P. SMITH
3-1-14

Application Reference 06/14/0012/F

Attachments

ACK 4/2/14

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Mrs West

Address Sussex Road

Post Code NR31 6PF

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee ☐

I am disappointed to see there are no plans to remove the garages to the north of the plot, in particular the large brown garage at the most NW spot. These garages are unsightly and in a poor state of repair, much to the annoyance of residents at 31-35 Sussex Road who have their views spoilt by this rusty eyesore.

As work is being done on this plot I would like to see these removed. Will these even continue to be used for there intended purpose? It appears a line of greenery will be planted to the north of the proposed houses which will shield the view from the new residents there, so why should existing residents of Sussex Road continue to put up with it?

I believe this would also be in the applicant's best interest as I believe these garages being on the plot will only deter potential buyers. They are not in keeping with the current surroundings, and more so once brand new houses with a modern finish are built next to them.

I would like the demolition of the north side garages to be taken into serious consideration please.

Thank you

Date Entered 02-02-2014

Internet Reference 10WPC151

Sent: 03 February 2014 20:20
To: enquiries
Subject: Online Contact Form

ACK 4/2/14

EMAILED TO AGENT

S

Full Name *: Mrs Sarah Crow

Address Line 1: 35 Sussex Road
Address Line 2: Gorleston
Town/City: Great Yarmouth
Post Code: NR31 6PF
Telephone Number: 01493 333333
Email Address: sarah.crow@bt.com

Enquiry Type: Planning Ref: 06/14/0012/F

I have viewed the plans - but just want to be clear that these properties will not overlook our garden? one concern is that on the excising dirt track there is a wall that is unsafe and nearly falling down, if this falls with all the building work it may take our fence down with it. Would you know if part of the plans including renewing this wall.

Thank you

Response Method: Email

EMAILED 7/2/14 TO SAY
WALL NOT IN APPLICANTS
OWNERSHIP

FURTHER EMAIL 7/2/14
- COULD
SENT ~~TO AGENT~~ BE IN THE
OWNERSHIP OF MR SYMONDS
49 HOGARTH CLOSE,
BRADWELL OWNER OF
OTHER GGES.

RSF 06/14/0012/F

ACK 4/2/14

SUSSEX RD

COLLETON.

The design is totally out of keeping with the area.

If it had a sloped roof with dormer windows on the 2nd floor it would be o.k. As drawn it will be an eyesore in the street.

MR K MARSHALL
6 SUSSEX RD



Ack 7/2/14

S

Head of Planning

Great Yarmouth Council

Town Hall

Great Yarmouth

6th February 2012

FAO Mr G Clark

Dear Mr Clark

Planning Application Ref 06/14/0012/F, Land at Sussex Road, Gorleston.

I am writing as a joint user of this access and owner of the garage block to the rear of this site and make the following comments:-

Previous schemes have been refused here as over development and for their impact on neighbours. It seems to me that these issues remain unaddressed by the current proposal. The scheme before you contains 4 properties with easily accessible parking for only two. The end terrace properties rely on garage parking. Unless these garages are fitted with remotely controlled doors or are constructed as car ports and with much wider doors than those presently shown, then any vehicle stopping to gain access will obstruct the right of way to the garages at the rear. This is unacceptable. If this scheme is approved then it should be conditioned to require unobstructed access to the land at the rear at all times.

Notwithstanding the above and noting the available turning space I question whether it is possible for cars to gain access through a standard garage door without being able to approach in a straight line. It is conventionally accepted that to drive in and out of a 2.4m parking space, a pull out distance of 6m is required to provide room for the overhang of the vehicle to swing clear of adjacent obstructions. A garage door set provides a clear width of only 1950mm, necessitating a much greater straight draw out distance than that required for a parking space, around 7m would be appropriate given a 4m car with a 12m turning circle and this is not available here. You quite simply cannot turn cars through 90 degrees in the space shown. As a result these garages will not be usable as drawn, leaving the properties with no available parking. On street parking in this area is at a premium and there is presently insufficient space for local residents without this development adding to the problem.

I remain of the view that this scheme is an overdevelopment of the site and should therefore be refused.

Yours sincerely

Mr J J Symonds

13 Essex Road
Gorleston
Great Yarmouth
Norfolk
NR31 6PF

ACK 10/2/14

D.M.

S



Dear Sir / Madam

Planning Application 06/14/0012/F

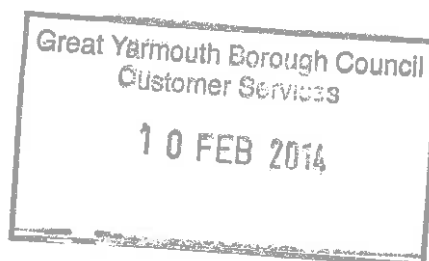
I refer to the notice issued by the Group Manager (Planning) on 28 January 2014.

Having viewed the proposals I am writing to let you have my considered comments. I would ask you to consider the following:

- The proposed properties are completely out of character with those already in situ. The road has character due to the age of the properties and to allow the proposed development to proceed with no heed to that will destroy the ambience of the area. Also, a 3 storey development would destroy what is left of the view for many residents.
- Although the proposed development allows for garages the effect on parking would be enormous. Many residents use the garages in situ for their vehicles. The location of a busy doctors surgery, dentists surgery, active social club and Gorleston High Street mean that parking for residents is already something of a lottery. To lose the current garages with the concurrent reduction in road parking spaces will make the situation seriously worse.

Yours sincerely

T Walker



EMAILED TO AGENT 10/2/14



Environment, Transport, Development
County Hall
Martineau Lane
Norwich
NR1 2SG

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Graham Clarke
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/14/0012/F
Date: 10 February 2014

My Ref: 9/6/14/0012
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Graham

**Great Yarmouth: Construction of two 3 storey houses and two 1 bedroom flats
44 Sussex Road (Site adjacent) Gorleston Great Yarmouth NR31 6PF**

Thank you for your recent consultation with respect to the above, and whist the red line plan does not include for any access road or access to the highway I will comment as follows.

The proposals appear to use an existing access and unmade access road to an existing garage block. The present vehicular access measures approximately 2.8 - 3.0m which is insufficient. Allowing for the fact that the access is in an urban area and off a residential road, the minimum access width for shared pedestrian and vehicular access should be 4.1m and the access road should be continued at this width for the first 10m into the site. It is not clear from the drawing as to what exactly is proposed at the highway access and for the access road to the site.

Whist it is accepted that there are established traffic movements to and from the site, given the nature of the proposals, and whist taking into account the overall vehicle movements from the site, there is likely to be an increase in traffic movements to and from the site resulting from the development. As such the visibility from the site will need to be improved, which should accord with Manual for Streets.

It is noted that to the west of the access Sussex Road is a one way street westbound, and therefore reduces the need for full visibility requirements, the present boundary wall to No 44 Sussex Road, does restrict visibility to pedestrians. Ideally this wall should be reduced in height to no more than 1.0m adjacent to the access to aid visibility to pedestrians. The widening of the current access as discussed above will certainly also help to improve visibility in this respect.

Continued.../

In terms of parking provision, the proposals do not accord with current standards, but given the sites location within a town centre environment, with access to local services and transport links, it is unlikely that I could sustain an objection on the grounds of insufficient parking alone.

The proposal do not include any turning provision, under current requirements, any cul de sac exceeding 20m in length should be provided a Type 3 turning head.

Subject to the above amendments I would wish to be re-consulted so that I can impose standard conditions.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Director Environment, Transport and Development

Elaine Helsdon

From: sarah bannister [mailto:sarahb2406@btinternet.com]
Sent: 10 February 2014 18:14
To: Elaine Helsdon
Subject: Re: RE: 06/14/0012/F - Sussex Road

I have looked at the plans and would like to object if they overlook our garden - to me it doesn't look like they do but as I am not used to plans and not sure exactly, please log my objection with the comments or clearly advise me how to do this.
Thank you

Sent from Yahoo Mail on Android

35 SUSSEX ROAD

From: Elaine Helsdon <elh@great-yarmouth.gov.uk>;
To: sarahb2406@btinternet.com
Subject: RE: RE: 06/14/0012/F - Sussex Road
Sent: Mon, Feb 10, 2014 10:00:20 AM

I would advise you that there are windows in all the elevations, therefore overlooking could take place. I would advise you to look at the plans and make comment.

Elaine Helsdon

Technical Assistant

Great Yarmouth Borough Council

Telephone: 01493 846169

E-Mail: elh@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk

Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk NR30 2QF

From: sarah bannister [mailto:sarahb2406@btinternet.com]
Sent: 07 February 2014 16:16
To: Elaine Helsdon
Subject: Re: RE: 06/14/0012/F - Sussex Road

Thank you I will contact him. Ok one more thing could you confirm that the planned buildings will not overlook our garden. Thank you

ACK 12/2/14

S

Graham A. Clarke

From: Edward Gilder [egilder@badgerbuilding.co.uk]
Sent: 12 February 2014 11:14
To: Graham A. Clarke
Cc: jonjosymonds@yahoo.co.uk; Dean A. Minns
Subject: Planning Application ref 06/14/0012/F

Graham – I would be pleased if you would accept this email as an objection to Planning Application 06/14/0012/F

We are presently in discussion with Mr Symonds about the possibility of developing the garage court to the rear of this site but which shares the same access. This scheme if approved will cause serious problems for both the existing garage use and for any potential redevelopment.

The car parking provision is inadequate and relies on the possibility of turning vehicles through 90 degrees off a drive width of around 4 metres and aiming them squarely through a single garage door. This cannot be done. To get a vehicle through a single garage door it must approach the door from straight ahead or the corner of the vehicle will foul the door frame. Even with the doors set back as shown and with the use of electric remotely operated doors we are of the view that there is insufficient space to gain access in the manner required. Access to the land at the rear cannot be obstructed by vehicles parked at this site and the driveway needs to be kept clear of vehicles at all times so easy access to the garages as parking is essential. This layout cannot guarantee that. It has no visitor parking and is in our view an overdevelopment of the site and should be refused.

In the event that you are minded to approve this scheme and it is to be presented to committee for a decision can you please advise me of the date of the meeting so that I might attend and make this objection in person to members.

Kind regards
Edward Gilder

Edward Gilder
Land and Planning Manager
Badger Building (E. Anglia) Ltd
Stanley House
Stanley Street
Lowestoft
Suffolk
NR32 2DZ
t: 01502 583026
f: 01502 508586
e: egilder@badgerbuilding.co.uk
w: www.badgerbuilding.co.uk

This email and any attachments to it are confidential and intended solely for the individual or organisation to whom they are addressed. You must not copy or retransmit this e-mail or its attachments in whole or in part to anyone else without our permission. If this email comes to you in error please notify us immediately. The views expressed in this email are those of the individual author and do not necessarily represent the views of this Company.

Internet email is not a completely secure medium therefore whilst we would never knowingly transmit anything containing a virus or similar we cannot guarantee that this e-mail is virus-free and you should take all steps that you can to protect your systems against viruses.

Elaine Helsdon

5

From: Andrew Middleton [andrew.middleton1@btconnect.com]
Sent: 16 February 2014 11:59
To: Elaine Helsdon
Cc: Tim Fenn
Subject: 06/14/0012/F
Attachments: 20140215_100113_resized_1.jpg; 20140215_100049_resized_1.jpg; 20140215_100027_resized_1.jpg

I write in response to the comments raised in connection with the above application by Badger Building. The relevant points are:

1/ The access onto Sussex Road is perhaps not clear on the plan and following Highways comments, will be amended to show a 5m wide entrance and the existing wall removed and rebuilt at a lower height. We cannot change the width of the access track and so it remains as it is without encroaching onto it.

2 / The access and manoeuvrability of cars into the suggested garages seems to be causing a lot of distress. Yes the turning space is not 6m but it will work as drawn. The garage doors are actually roller shutters 2.4m wide with no frame. They will be electrically operated, not that that matters because they are being accessed from a private drive not a public highway. Any cars stopping to turn in will not stem the flow of traffic because in all likelihood there will not be any cued up vehicles or maybe just one. Visitor parking will be on Sussex Road. Highways do not have an issue with this. If it is an insurmountable issue, the doors will be removed and they will become carports. To further enhance the argument that a reduced turning space is workable, I attach photos of a recently developed site where cars access a car parking area down a 4m wide road and then have to perform a complete turn around in a 5m turning area. And yet it works.

3/ Mr Gilder has requested to speak at the Committee meeting should the application be determined by the Committee. I see Badger Buildings interest in this site as tenuous at the least. They say they are acting for the land owner to the rear with an eye to possible future development. No application or proposal has been submitted to the Council and so therefore any future development cannot be taken into account in deciding this application. It must be the other way round. This application must be dealt with in isolation. I reiterate, the access road remains as it always was and has not been altered. Mr Gilder is without question a well respected planning advisor and has undoubted influence with the Committee but speaking to them would be not in planning terms but as a possible future financial gain for Badger Building. That cannot be right. His reasoning to speak is based upon a very light argument for which we feel is not of major concern and for which we can overcome.

Application Reference 06/14/0012/F Attachments

ACK 17/2/14

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name The Secretary

Address Gorleston Conservative Club

34 Pier Plain

Gorleston

Great Yarmouth

Post Code NR31 6PE

Telephone

Email Address

For or Against GC General Comments

Speak at Committee

I write on behalf of the Gorleston Conservative Club. The Club has no objection to the proposals but would point out that access to the site will be problematic. Parking is already very congested and the limited parking in the proposed development will exacerbate the problem. Also Sussex Road is 2 way before becoming 1 way at or about the entrance to this site - this already gives rise to confusion amongst car users and occasionally to 'disputes'.

Date Entered 16-02-2014

Internet Reference OWPC160