



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Monday, 08 November 2021
Time: 10:00
Venue: 4 Burtons Buildings, St Peters Road
Address: [Venue Address]

AGENDA

COMMITTEE SITE VISITS

Please be aware that Site Visits will commence at the start of this meeting with Members returning to the Town Hall approximately one hour later to determine the planning applications

CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF.

DEVELOPMENT CONTROL COMMITTEE

PUBLIC CONSULTATION PROCEDURE

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager one week prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
 - (1) **Planning Officer presentation** with any technical questions from Members
 - (2) **Agents, applicant and supporters** with any technical questions from Members
 - (3) **Objectors and interested parties** with any technical questions from Members
 - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
 - (5) **Committee debate and decision**

Protocol

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

**APPLICATION 06-21-0237-F - 4 BURTONS BUILDINGS, ST
PETERS ROAD**

4 - 30

A site visit to be undertaken at 4 Burton's Buildings, St Peters Road ahead of it's consideration at the Development Control Committee Wednesday 10 November 2021.

Reference: 06/21/0237/F

Parish: Great Yarmouth

Officer: Mr G Bolan

Expiry Date: 19/07/2021

Applicant: Mr G Andrus

Proposal: Proposed demolition of existing dwelling and construction of 4 no. self-contained flats

Site: 4 Burtons Buildings
St Peters Road
Great Yarmouth
NR30 3AY

1 REPORT

1. Background / History:-

- 1.1 4 Burton Buildings occupies a plot located between properties on St Peters Road and Lancaster Road and has a pedestrian access from St Peters Road. St Peters Road is made up of mainly commercial use on the ground floor with residential above with Lancaster Road being predominantly made up of residential terrace properties.
- 1.2 The application relates to the existing 3-storey building being demolished and the construction of a new 4-storey building to form 4 residential self-contained flats, the proposal will be utilising the existing pedestrian access with the outside area to the north proposed to be used as a bin and cycle store for the development.
- 1.3 The current use of the existing building is full residential, the current state of the building is in slight disrepair with the conversion to form flats not considered achievable by utilising the existing building.
- 1.4 The proposed site is located on St Peters Road, under the new emerging policy UCS7 of the Local Plan Part 2, St Peters Road is identified as a local centre

and all though we cannot apply full weight to the policy due to the plan not being fully adopted we can consider this relevant, the site is considered within close proximity to the proposed local centre and with links to the seafront on Marine Parade, Great Yarmouth, which is located to the east of the site, and with easily accessible links into the Town Centre to the north.

- 1.5 Since the submission of the application the original proposal has been revised from 6 flats to 4 with each flat occupying its own floor, it has also gone from a 2 bedroom flat development to 1 bed flats over all floors.

2. Consultations :-

2.1 Norfolk County Council Highways – No objection subject to condition.

- Prior to the first occupation, on-site cycle parking shall be implemented in accordance with the approved plan and retained thereafter available for that specific use.

2.2 Fire Service – No objections

2.3 Environmental Health – No Objections subject to conditions

- Due to the close proximity of other residential dwellings, the hours of development (both demolition and construction) should be restricted to:-
0730 hours to 1800 hours Monday to Friday
0800 hours to 1300 hours Saturdays
No work on Sundays or Bank Holidays.
- 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.
- Prior to the commencement of the development, a Phase 1 contamination report shall be carried out to assess whether the land is likely to be contaminated. The report shall also include details of known previous uses and possible contamination arising from those uses. If contamination is

suspected to exist, a Phase 2 site investigation is to be carried out. If the Phase 2 site investigation determines that the ground contains contaminants at unacceptable levels, then the applicant is to submit a written strategy detailing how the site is to be remediated to a standard suitable for its proposed end-use.

No dwellings/buildings hereby permitted shall be occupied until the remediation works agreed within the scheme have been carried out to the satisfaction of the Local Planning Authority.

- In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:
 - 1) a report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
 - 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

2.4 Natural Environment Team – No objection subject to condition:

- 6 house swallow boxes to be located on the proposed building.

2.5 Neighbour / Public comments:

10no. objections have been received – a sample of the comments received is provided for reference attached within the Appendices.

Additional public consultation took place on the revised plans which were received on 23rd September and are fully documented in the report to this meeting.

2.6 The issues raised to date are summarised in the report below.

3. Relevant Policies:

The following policies are relevant to the consideration of this application:

Core Strategy 2013 – 2030:

Policy CS1: Focuses on a sustainable future, finding solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

Policy CS2: Ensures that 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.

Policy CS3: ensuring residential development in the borough meets the housing needs of local residents.

Policy CS9: – Encouraging well-designed, distinctive places – in particular CS9 (f) - Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

Policy CS11: sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g).

Remaining Borough Wide Local Plan Policies:

HOU07: 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.

National Planning Policy Framework (NPPF)

- **NPPF Paragraph 8** - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful

and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) **an environmental objective** – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- **NPPF Chapter 5 - 5. Delivering a sufficient supply of homes. In particular NPPF Paragraph 62** - Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers²⁵, people who rent their homes and people wishing to commission or build their own homes).
- **NPPF Paragraph 111** - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- **NPPF Paragraph 130** - Planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The following emerging Local Plan Part 2 (final draft) policies can also be noted, and these can be attributed significant weight in the decision-making process because the draft policies have been subject to formal examination and reached pre-adoption modifications stage:

Policy A1: Amenity –

Development proposals will be supported where they contribute positively to the general amenities and qualities of the locality. Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance. Planning permission will be granted only where development would not lead to an excessive or unreasonable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy.
- b. loss of light and overshadowing and flickering shadow.
- c. building and structures which are overbearing.
- d. nuisance, disturbance and loss of tranquillity from: • waste and clutter • intrusive lighting • visual movement • noise • poor air quality (including odours and dust); and • vibration.

Where adverse impacts are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such impact will be expected to be incorporated in the development. On large scale and other developments where construction operations are likely to have a significant and ongoing impact on local amenity, consideration will be given to conditions to mitigate this through a construction management plan covering such issues as hours of working, access routes and methods of construction.

Policy A2: Housing design principles –

Proposals for new housing developments will be expected to demonstrate high quality design which reflects local distinctiveness and creates attractive and functional environments. In so doing proposals should meet the following requirements.

a. Context

- Development should reflect and have regard to local context, including the surrounding built environment, topography, landscape and drainage.
- Development should aim to enhance the immediate street scene and local landscapes/townscape.
- The layout should reflect the existing urban grain.
- Key views should be retained and new views of key natural and built features should be created.

b. Identity

- New homes should be architecturally locally distinctive, innovative and visually attractive through the scale and proportions, use of materials, facades and detailing. This should not prohibit contemporary architecture.
- A range of house types and styles should be provided on any housing development sites with a balance of symmetry and variety.
- Street design and landscaping should reflect positive local existing and historical precedents.
- Large-scale housing developments should include a variety of character areas within them in order to allow different areas and neighbourhoods to each have their own identity.

c. Built Form

- Housing developments should create walkable neighbourhoods with recognisable streets and spaces which promote legibility.
- The development should seek to create a sense of enclosure with a good relationship between buildings, landscape and the street.
- Houses should effectively turn corners at street junctions to avoid blank walls and nonactive frontages.
- There should be sufficient spacing and landscaping around detached homes, as such detached properties should only be used at lower densities.
- Buildings should face streets with private areas to the rear of the buildings.

d. Movement

- Housing development should be designed around a clear hierarchy of connected streets which are orientated to address key pedestrian desire lines, promote permeability and create a legible environment.
- Cul-de-sacs should be avoided where they frustrate pedestrian permeability. Larger housing developments should have streets designed to accommodate public transport.
- Connections and through routes should be made to adjoining land and highways to improve permeability and to avoid sterilising future sites for development.
- Housing developments should include a mix of parking solutions to ensure highway safety and avoid a car-dominated environment.
- Continuous front curtilage parking should be avoided. Parking spaces in the front curtilage of dwellings should only be provided where landscaping or a front garden can also be provided to reduce the impact of cars.
- Rear parking courts should also be avoided unless they are well-overlooked, secure, small in scale and well-related to the car-owners property.

e. Nature and Public Spaces

- Existing natural features and trees should be incorporated in the development.
- Landscaping should be provided throughout the site including the provision of street trees.
- Open spaces should include natural features, be well overlooked, have a clear purpose and be in an accessible location within the development.

- Lighting should be consistent with the objective of preserving dark skies and avoiding excessive light pollution.

f. Functional, Healthy and Sustainable Homes

- New homes must be built to meet requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings where practicable.
 - Developers should consider options to improve the energy efficiency of homes and reduce their carbon footprint through choice of materials, orientation, fenestration, solar gain, ventilation, renewable energy and shading.
 - Convenient and discreet bin storage should be provided.
 - Homes and external areas should be designed to be secure and reduce the risk and fear of crime.
- g. Lifespan
- Housing developments should be designed to be adaptable to changing needs and technologies.
 - Developers should ensure plans are in place for the long-term stewardship and management of public spaces. Planning applications will be refused for housing development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account the above criteria and the National Design Guide and any future local design guide/code.

Policy H3: Housing density -

“To make an efficient and effective use of land, residential developments will need to meet the following indicative minimum housing densities:

Location - settlement(s)	Net minimum housing density (dwellings per hectare)
Great Yarmouth Town Centre & Gorleston-on-Sea Town Centre, and edge of centre locations	50
Elsewhere in the settlements of Great Yarmouth, Gorleston-on-Sea & Bradwell	35
Caister-on-Sea, Belton, Hemsby, Hopton-on-Sea Martham, Ormesby St Margaret and Winterton-on-Sea	30
Elsewhere in the Borough	20

In exceptional circumstances, such as where a site location is particularly sensitive owing to its distinct local character, the Borough Council will consider the acceptability of lower housing densities. Low density residential developments, particularly those on land graded 1 or 2 in agricultural land value or greenfield land, that do not meet the above minimum standards or fail to demonstrate relevant exceptional circumstances will not be permitted.”

4. Public Comments received:

4.1 At the time of writing, there have been 10 objections received from residents close to the application site and in surrounding areas, with further comments being received in relation to the revised plans; the issues raised are summarised as below:

- Overdevelopment
- Anti-social behaviour
- Overlooking
- Loss of light
- Increase pressure on parking

5. Assessment: -

5.1 The Proposal

The Proposal is for the demolition of an existing 3 storey dwelling and the construction of a replacement building which will accommodate 4 flats over four storeys although the 4th storey is accommodation within the mansard-style roof. The four flats will be 1-bedroom units, and each flat will have separate bathroom and living/kitchen areas. Flats 2, 3 and 4 will have west facing balcony areas to allow the flats above ground floor level to have an outdoor amenity space, with the ground floor flat being unable to do so due to the restricted curtilage available. The floor spaces for the proposed flats are explained below.

Flat 1 – 43sqm
Flat 2 – 49.5sqm
Flat 3 – 49.5sqm
Flat 4 – 49.5sqm

To the north of the site there will be a bin and cycle store for the use of the future occupiers which will improve the current circumstances in relation to bin storage, due to them currently being sporadically placed over the site.

5.2 The Principle of Development

The proposal is for four self-contained residential flats, this is consistent with the area with Lancaster Road predominately being made up of terraced properties, however St Peters Road is made up of commercial on the ground floor with flats above. This type of accommodation is well suited to this town centre location and will be consistent with the aims set out in policies CS2 and CS3 in respect of providing well accessed and sustainable developments with good types of housing mixes.

Housing density – In accordance with emerging policy H3 of the Local Plan Part 2, it is suggested that the minimum density of new dwellings within the settlement area of Great Yarmouth should be 35 dwellings per hectare (dph). The application site area is said to be 0.011ha so the existing dwelling is already 90 dph and the proposed 4 dwellings provides an extremely dense form of development (c.360 dph); but if the scheme provides the most appropriate form of design and an acceptable level of facilities for occupants this difference should not be problematic as it would be able to provide amenity and be in keeping with the area. When comparing the surrounding area of the site it is calculated that there are approximately 80 dwellings within an area of 1 hectare from the proposal. The proposal is therefore compliant with emerging policy H3 in respect of achieving the minimum housing level of density required of the wider Great Yarmouth settlement.

5.3 Scale and Massing

The proposal is to be built larger than the existing building, the existing building has an existing height of 9.67m with the proposal increasing the total height to 10.8m, the proposal also includes a lift shaft duct with protrudes 1m above the proposed roof height bringing the total height of the building including the lift shaft duct to 11.5m. The greatest enlargement is due to the proposal building extending the existing building footprint north, as the exiting width of the building is 7.41m with the proposal looking to achieve a width of 10m which will cause the building to be located closer to properties 74, 75 and 76A Lancaster Road.

It is assessed that the proposal does not increase the height of the proposal significantly or to an unacceptable degree, with the enlargement of 1.13m, the proposal has made use of the roof space to incorporate the 4th flat to balance the provision of housing at higher densities with the need to retain a similar scale of development as the existing.

It is considered that although the proposal is larger it is not a considerable enlargement and with the existing dwelling currently in position the proposal will not intrude any more than what the existing building did to the extent that it would require recommending refusing the application. Given the proximity of the building to its

neighbours it will be important to establish precise site levels and both the existing and proposed floor levels, which can be achieved by condition.

5.4 Design/Character

The proposal is to have a similar shape to the existing dwelling. The building will sit in a similar footprint to the existing dwelling but the proposal is to have a smaller footprint at ground floor level to allow good access to the site so the depth will increase by 1m from the first floor upwards. Throughout the planning process the roof has been changed from a flat roof to a mansard style roof, this is considered to allow the development to fit in with the character of the area with the majority being pitched roofs, by doing this it has allowed the head space for the 4th flat.

The proposal sees the west elevation having balconies though the centre of the building from the first-floor level to the top of the development with windows consistently located either side of the balconies. The only windows proposed on the development are mainly located on the west elevation with single windows located on the north elevation - with these being bathroom windows any permission granted will be conditioned to ensure these will be obscurely glazed. The east and south elevations do not contain any windows as these are upon boundaries of the site.

The proposed materials suggested for the development are as follows:

- Red clay roof tiles to match adjacent dwellings
- White K Render finish to the external walls from first to third floor
- Red brick on the ground floor element matching the existing buildings
- Fenestration around the windows to be PVCU in Anthracite grey

Within this particular area of Great Yarmouth there are large amounts of tall buildings and with the height not increasing substantially from the existing the proposal is considered in character with the area, whilst all efforts have been made to keep the proposal in keeping with the existing area. The use of white render will copy that of the existing building and help reduce a sense of scale by avoiding heavier materials.

Core policy CS9 seeks to respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity.

The proposal is considered to tie in with the surrounding area with the variety of buildings within the vicinity of the site, it makes use of materials to match the existing character of the area whilst also introducing new and modern techniques to the area, the proposal makes use of a mansard style roof which has allowed the roof height to remain lower in terms of the scale of the area but also allowing the proposal to utilise the roof space and provide good levels of amenity spaces for potential future occupiers.

The proposed site is visible from the street scene although it is set behind buildings located directly on the street, the proposal however is consistent with the street scene

with a high mix of properties exceeding 3 storeys within the St Peters Road street scene whilst also St Spyridons Church located some 50m west of the proposed site.

The proposal has included an area to the north of the building to occupy cycle and bin store areas. Having an allocated area for the facilities allows the bin store to be discreet and away from the street scene and also allows safe storage of cycles in relation to potential future occupants, which will be easily accessed from the site and with pedestrian access from St Peters Road easy store and access will be achieved whilst being discreet as possible.

It is therefore the proposal in relation to design and character is consistent with the aims set out in core policy CS9 and emerging policy A2 of the Local Plan Part 2.

5.5 Over Development/Density

Concerns have been put forward to the Local Planning Authority that the proposal will cause the site to be overdeveloped, but as reported previously the proposal is not increasing in size dramatically, with the proposal extending further north than the existing dwelling, the site lends itself currently to a substantial residential dwelling, with the proposal locating in a similar position.

The outside amenity area currently offered to the existing dwelling will be partially built on but the remainder will be utilised as a bin and cycle store which is deemed acceptable with the proposal putting forward balcony areas to each flat for the use of future residents.

The proposal is considered larger than the existing dwelling however through the design it is officers' opinion that the proposal will not create a form of overdevelopment and will not cause a significant additional degree of harm to the area than what the existing dwelling already does.

5.6 Amenities of future residents

Since the submission of the application the proposal has changed from 6 flats to 4 with each flat occupying its own floor, it has also gone from a 2 bedroom flat development to 1 bed flats over all floors; the proposal as originally submitted was not considered suitable for the occupation of future residents due to the lack of private external space and the small and contrived internal layouts which did lead to overdevelopment of the site, but through revised plans it is now felt that the single bedroom flats will allow future residents the ability to enjoy the flats further, the flats also comply with the Technical Housing Standards – Nationally Described Space Standards and have also been accepted by the GYBC Environmental Health Team.

Due to the location of the site outdoor amenity space was of a minimum however it was considered that balconies to the west elevation was achievable allowing the flats from the first-floor level to have an element of outdoor amenity space enhancing the proposed flats for the future residents.

It has been considered that the boundary treatments and design of the western curtilage need to be improved for the outlook and in the interest of the amenities of the future residents on the ground floor flat, it is therefore considered appropriate to attach a condition to any permission given that a scheme of improvement works to the western boundary will be submitted to the Local Planning Authority prior to occupation of the ground floor flat.

The location of the site is considered sustainable with good access to the seafront on Marine Parade and good transport links to the town centre of Great Yarmouth.

5.7 Neighbouring amenities

The application has received objections by nearby residents on the enjoyment and amenities of their existing residential dwellings and throughout the process these have been considered, but it is considered this area of Great Yarmouth is heavily tight residential terraced properties and flat developments, and the proposed site already lends itself to a large residential property and the application will allow the demolition of the existing with the proposal being erected. The proposal is considered larger but not substantially, and the effects on the nearby residents in relation to the size of the proposal is considered minimal from what is existing, there is a 1.1m height increase and a 2.5m extension to the north, it is therefore officer's opinion that the amenities of the neighbours will not be significantly more affected by this proposal than what the existing dwelling offers in respect to size and loss of light.

The area is well built up and properties are back to back already, there is always an element of overlooking with these tight developments however the proposal has reduced the number of elevations that have windows and the only elevations to have windows are the west and north; these when looking at the site are considered the more preferable elevations for the new dwellings to have an outlook whilst also minimising the potential of overlooking being achieved into existing residential properties and gardens. As the existing property offers the same sense of outlook it is considered that the proposal will not adversely affect the enjoyment and amenities offered to the existing neighbours than what is already existing.

The site is accessed via a shared gate at St Peters Road to the south, the possibility of providing a security gate was put to the agent however due to the right of access the shops must access the rear of there buildings it would not be in the applicants control to achieve, however the proposal will see more people residing in the proposal with higher levels of comings and goings with a greater presence within the vicinity which will allow there to be better natural and active surveillance in the area.

5.8 Highway and Transport Impact

Norfolk County Council Highways Authority have been consulted as part of the application and have raised no objections to the development subject to a condition being placed upon any permission given, with no requirements to provide any on-site parking – the core strategy policies accept car-free developments in this location. Concerns have been raised in respect to increase demand for parking however it is

considered that no parking can be achieved on St Peters Road and the streets surrounding the area are all residential permit holders meaning the development would be less desirable for occupiers with cars because there is no scope to park a car in the vicinity. As a car-free development the location is sustainable in respect to accessible links to town centres and other facilities.

It is therefore considered no further stress will be placed upon the local highway network with the site also offering cycle storage and Norfolk County Council requiring the development to have the cycle storage completed and in use prior to first occupation.

5.9 Habitats Regulation Assessment

The site is located within the Orange 400m to 2.5km Indicative Habitat Impact Zone and proposes the net increase of three dwellings. A shadow Template HRA has been submitted and is deemed acceptable. An appropriate fee of £330 has been received to ensure the proposal addresses the impacts on the designated wildlife areas. The HMMS fee, being received, would ensure any in-combination effects resulting from development on the designated sites within the Borough can be adequately mitigated and the appropriate monitoring secured.

No measures to secure biodiversity enhancements have been proposed. However, measures such as bird boxes should be included on any grant of permission to provide nesting opportunities for birds as per the response from the County Ecologist.

5.10 Conclusion

The current site already is occupied by a 3-storey residential property that has fallen into slight disrepair, and as the proposal would include demolition and re-build it is officers' opinion that this would enhance the area whilst remaining in character with the surrounding area.

The proposal has been designed in a way that it is felt will not detrimentally harm the character of the area whilst allowing the nearby residents the ability to enjoy their dwelling houses as per the existing situation.

The objections from nearby residents have been considered and taken into account and throughout the process these have been dealt with by the agent in respect of revised plans and reduction in size and units being provided. To conclude, it is accepted there is an existing residential unit on the site of a substantial size, and it is felt the demolition and re-build into the proposal would not adversely effect the amenities afforded to the existing neighbours any further than what the existing dwelling does. Noting the tightly constrained site, conditions are proposed to minimise impacts on neighbours.

6. RECOMMENDATION:-

Subject to the use of conditions as set out below, the proposal will comply with the aims of policies CS1, CS2, CS3, CS9 and CS11 of the Great Yarmouth Local Plan: Core Strategy, Paragraphs 8, 62, 111 and 130 of the NPPF, and is consistent with the aims set out in emerging policies of the final draft Local Plan Part 2.

Approve –

Subject to:

(i) Receipt of the £330 HMMS payment, and,

(ii) Proposed Conditions:

- 1) The development must be begun not later than three years beginning with the date of this permission.
- 2) The development shall be carried out in accordance with the application form and approved plans received by the local Planning Authority on 19th March 2021 drawing reference:
 - Site Plan

and in accordance with the revised plans received by the Local Planning Authority on 6th September 2021 drawing reference:

- 2022-044 – Proposed and Existing Elevations
 - 2022-005 – Proposed Floor Plans
 - 2022-006 – Proposed Floor and Sectional Plans
- 3) Prior to the first occupation, on-site cycle parking shall be implemented in accordance with the approved plan and retained thereafter available for that specific use.
 - 4) Due to the close proximity of other residential dwellings, the hours of demolition and construction development should be restricted to:-
0730 hours to 1800 hours Monday to Friday
0800 hours to 1300 hours Saturdays
No work on Sundays or Bank Holidays.

Construction traffic and management plan to be agreed.

Dust control – as per Environmental Health Officer's recommendations.

Contamination investigations and remediation – as per Environmental Health Officer's recommendations.

Treatment of unidentified contamination – as per Environmental Health Officer's recommendations.

- 5) Windows in relation to the north elevation will be obscure glazed and remained obscure in perpetuity.
- 6) 6 house swallow boxes to be located on the proposed building.
- 7) Prior to the occupation of the ground floor flat proposed boundary treatments and design to the western curtilage shall be received and considered

Appendices.

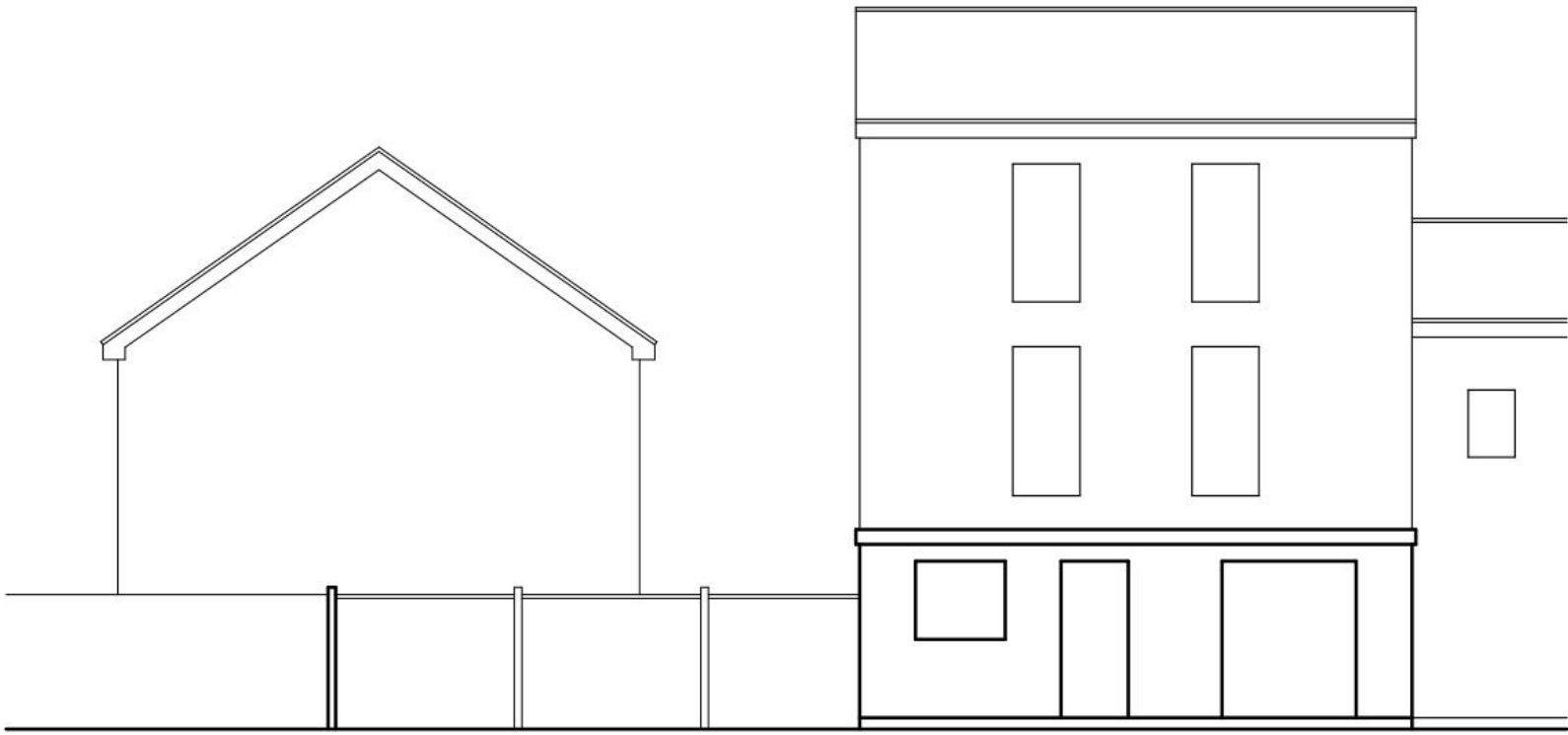
- 1) Site Location Plan
- 2) Proposed Elevation Plans
- 3) Proposed Floor Plans (Ground and First Floor Plans)
- 4) Proposed Floor Plans (Second and Third Floor Plans)
- 5) Norfolk County Council Highways Comments
- 6) Example Neighbour Comments
- 7) Example Neighbour Comments



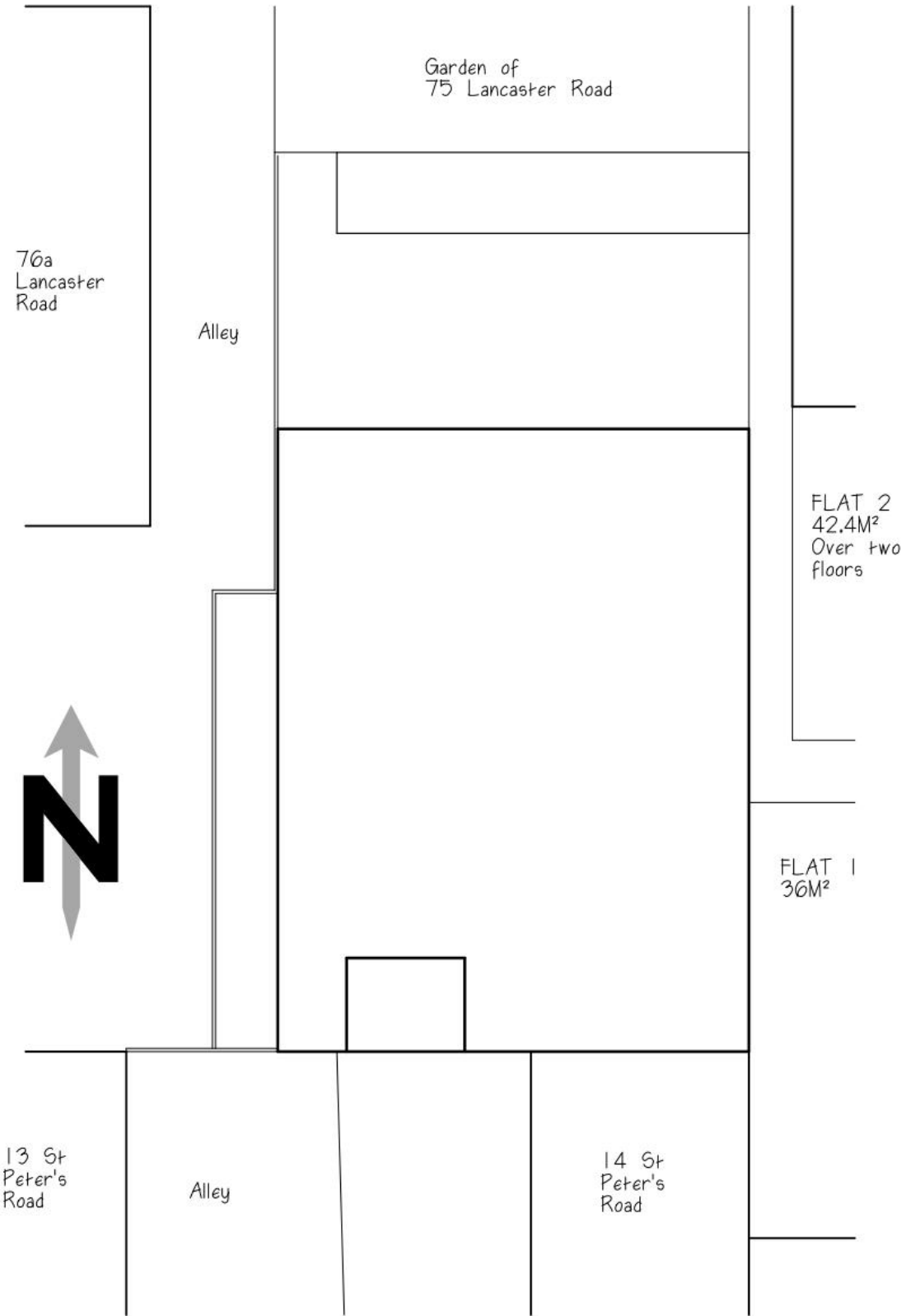
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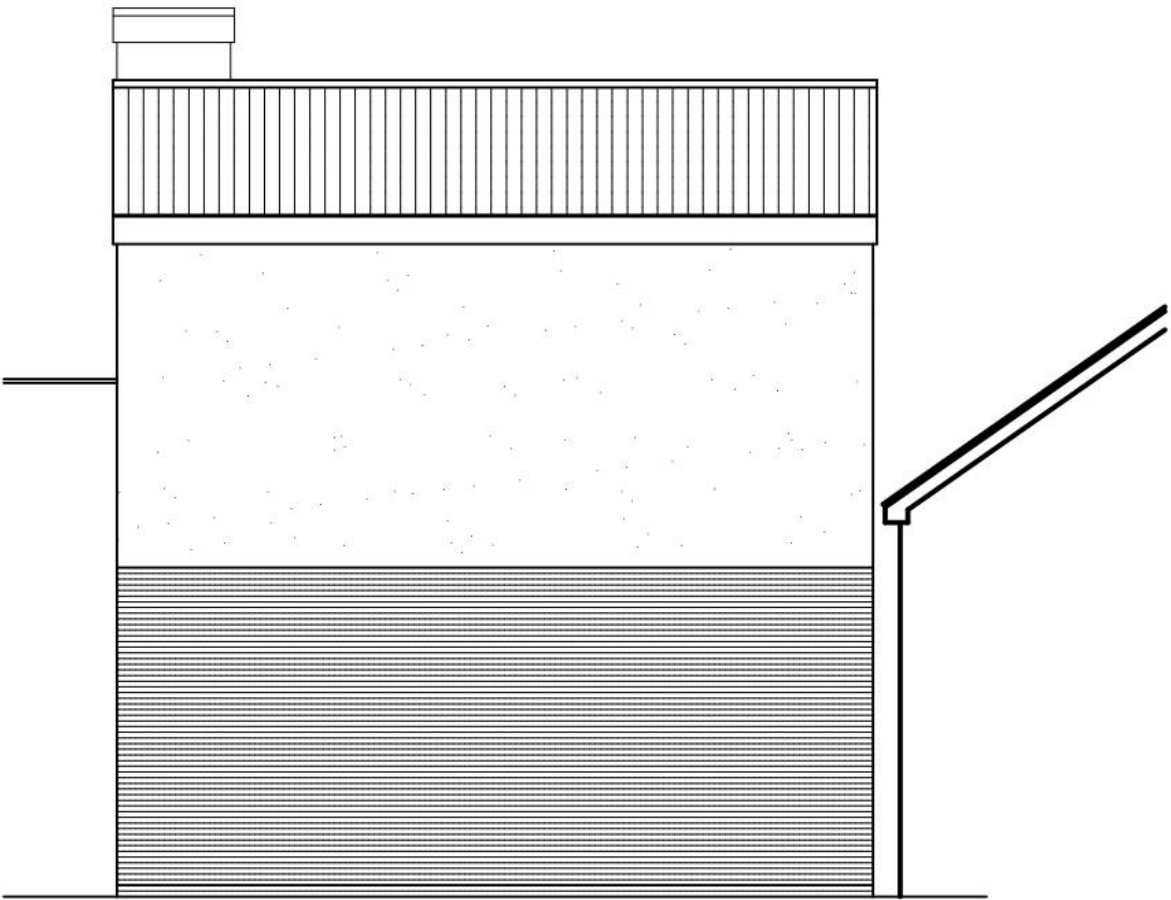
PROPOSED WEST ELEVATION 1:100



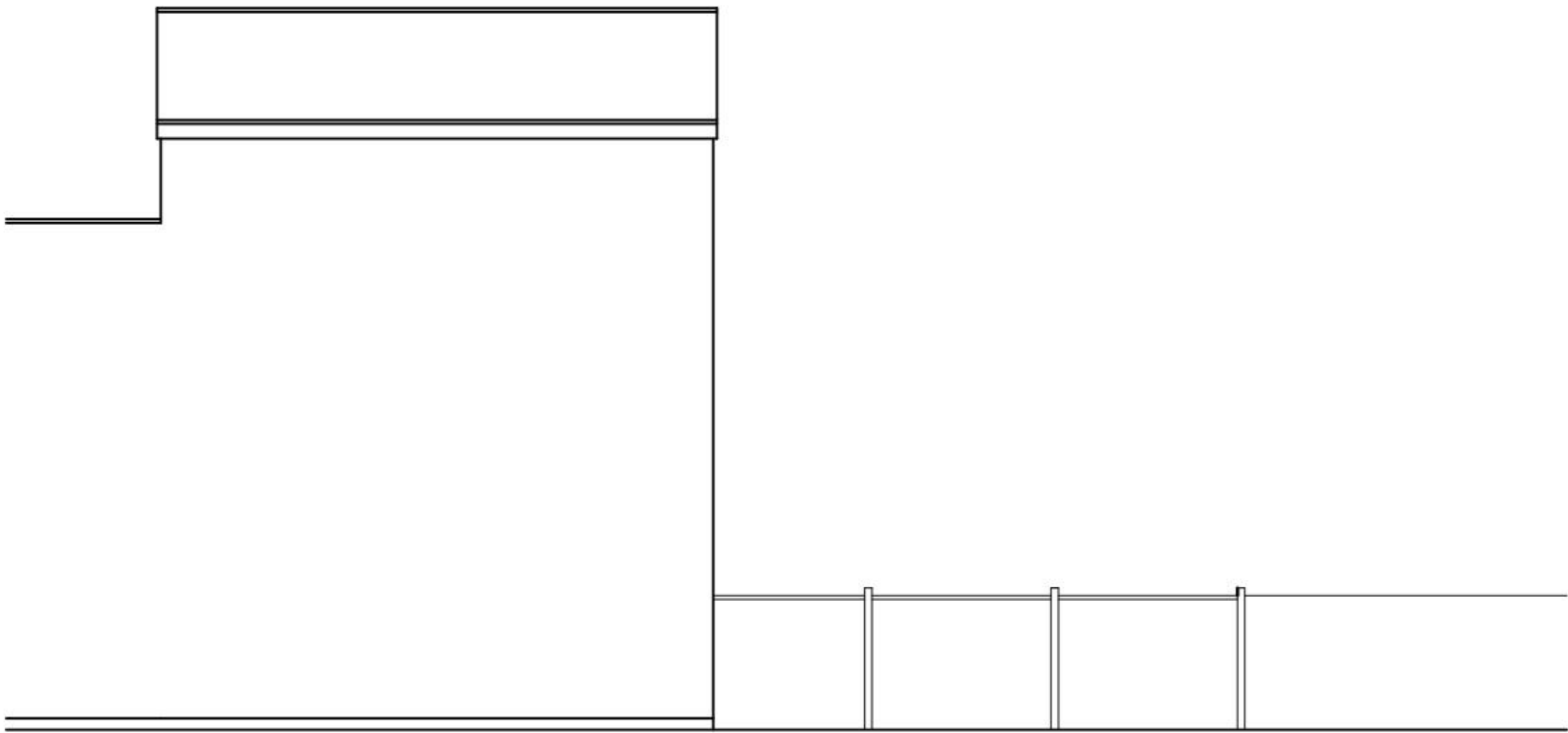
EXISTING WEST ELEVATION 1:100



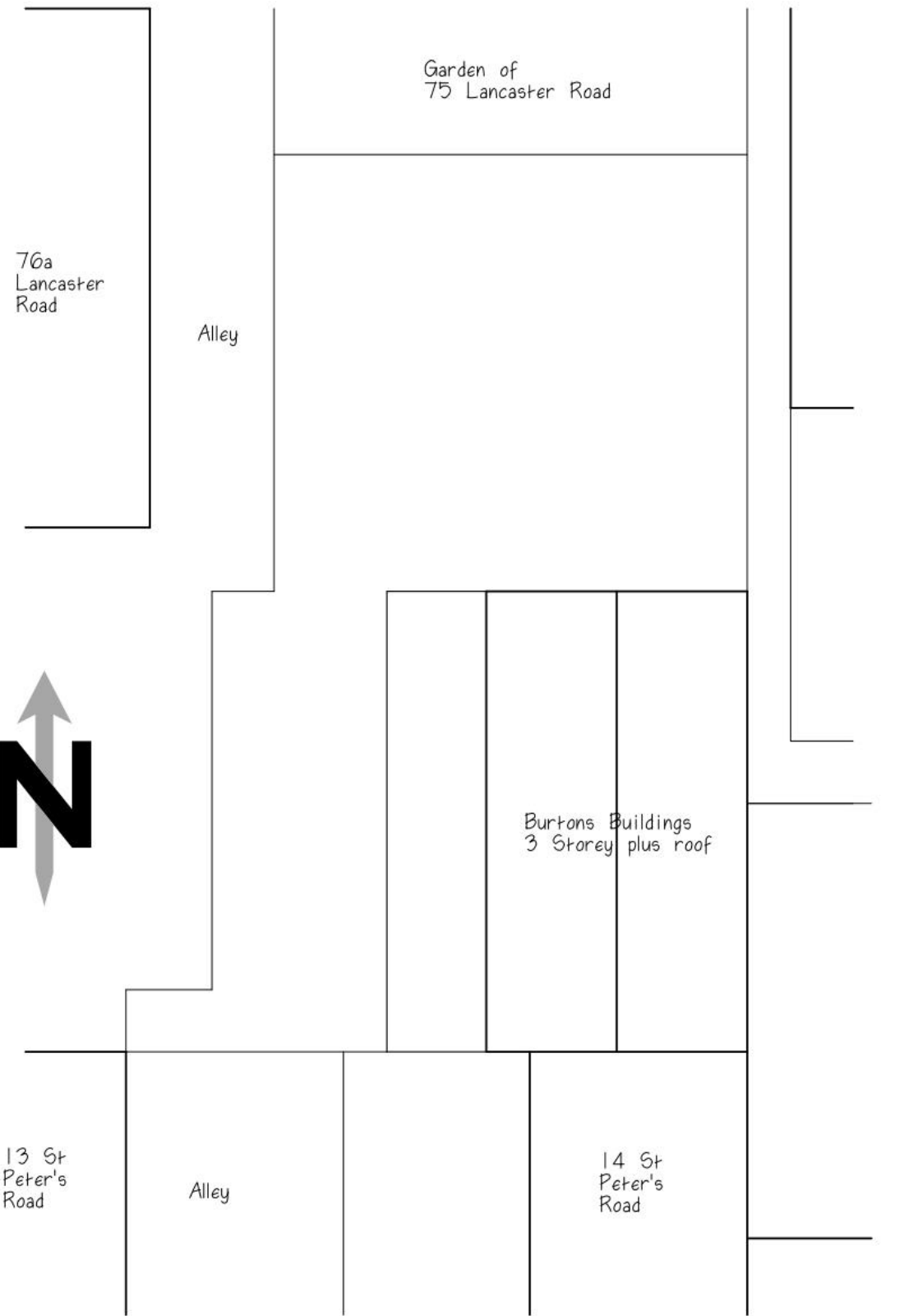
PROPOSED SITE LAYOUT 1:100



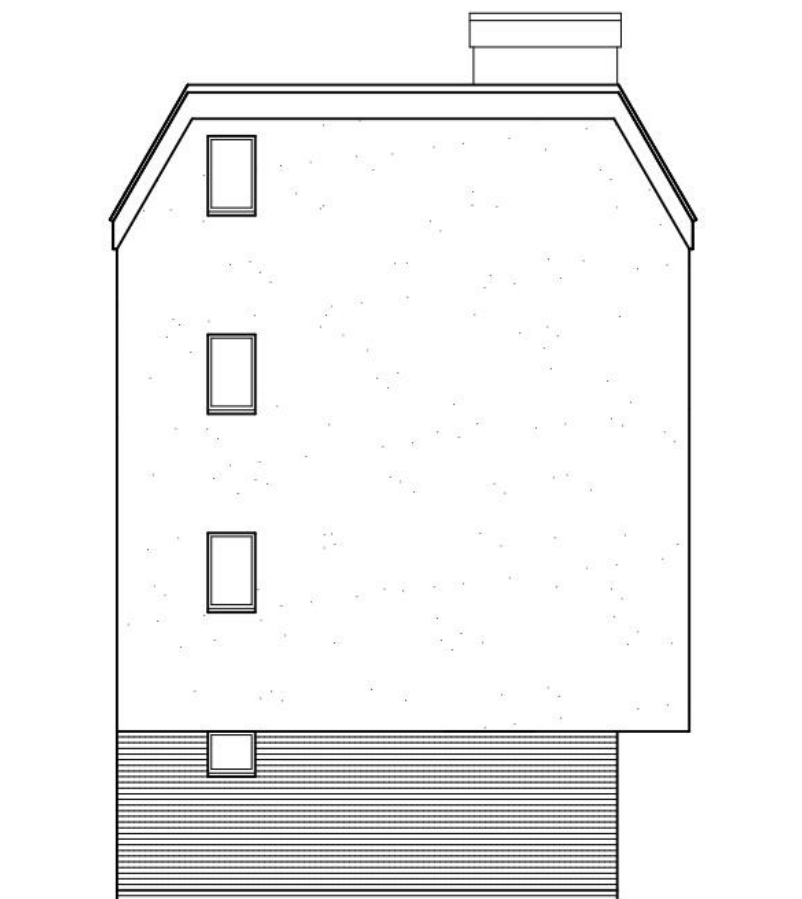
PROPOSED EAST ELEVATION 1:100



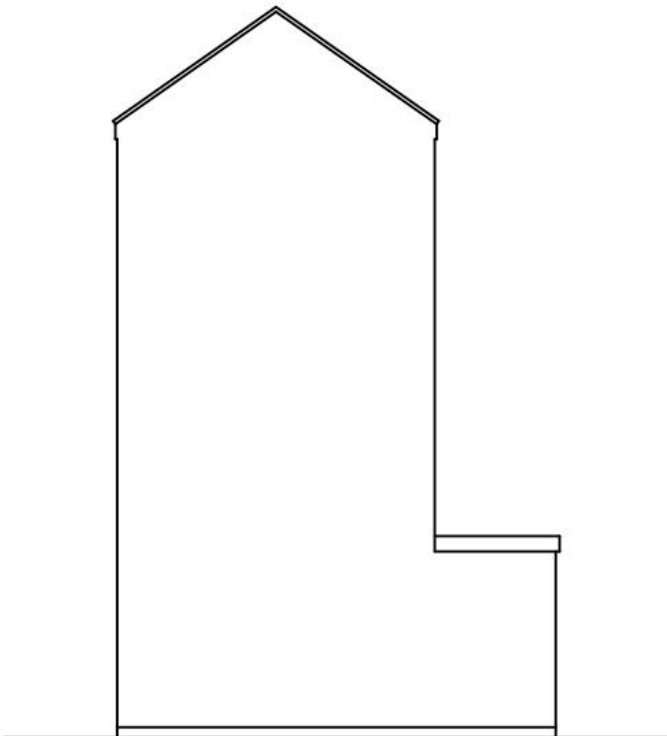
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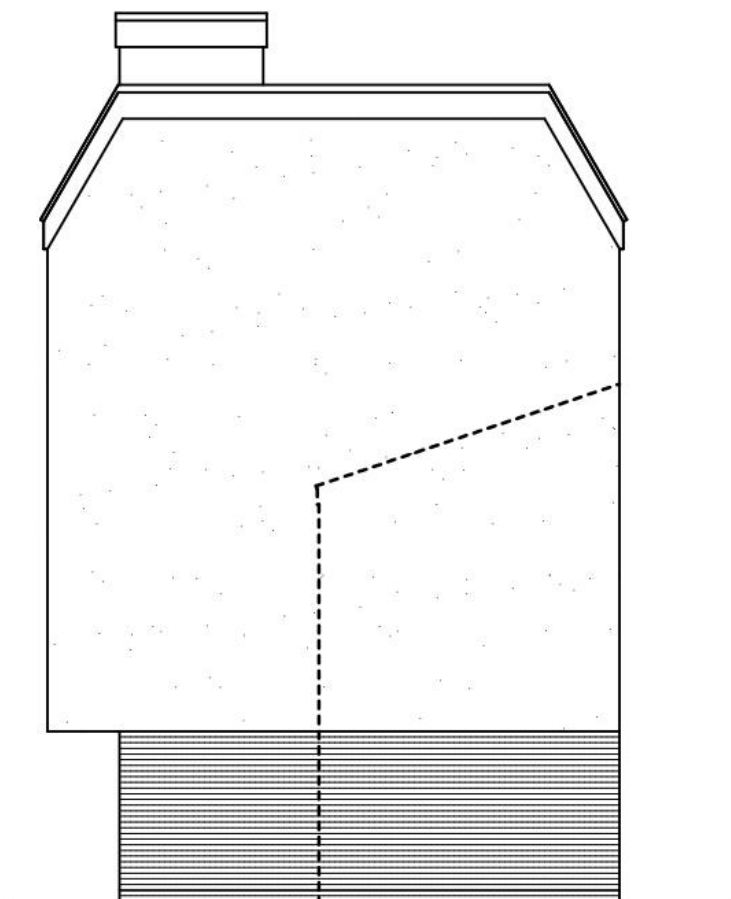
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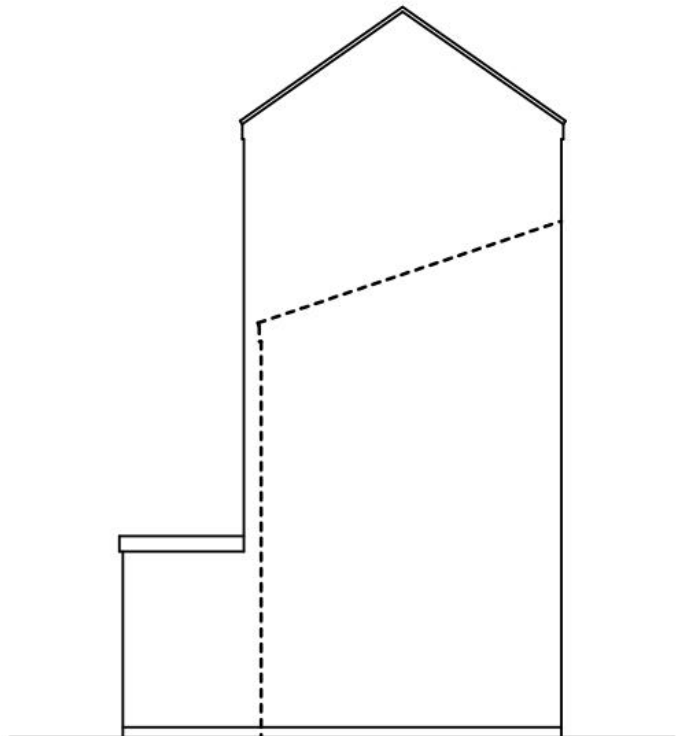
PROPOSED NORTH ELEVATION 1:100



EXISTING NORTH ELEVATION 1:100



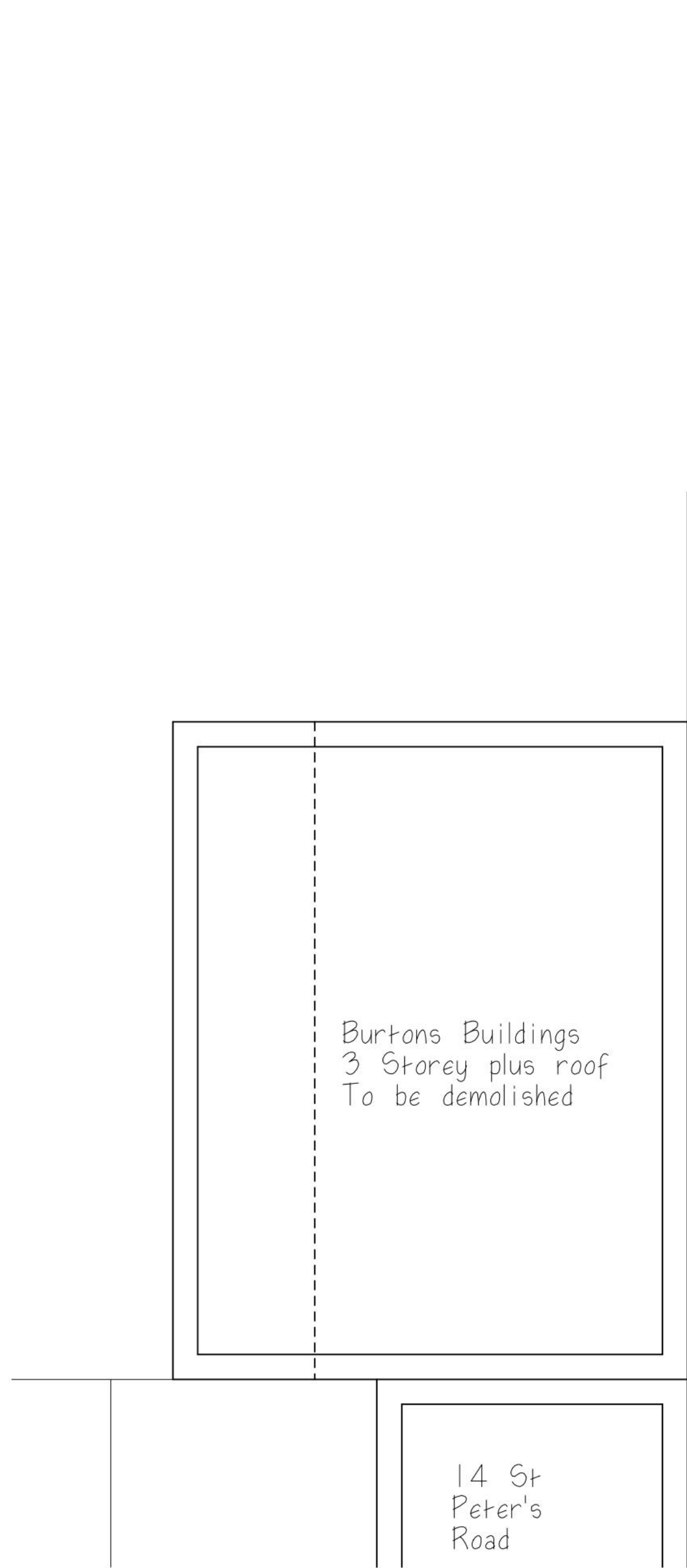
PROPOSED SOUTH ELEVATION 1:100



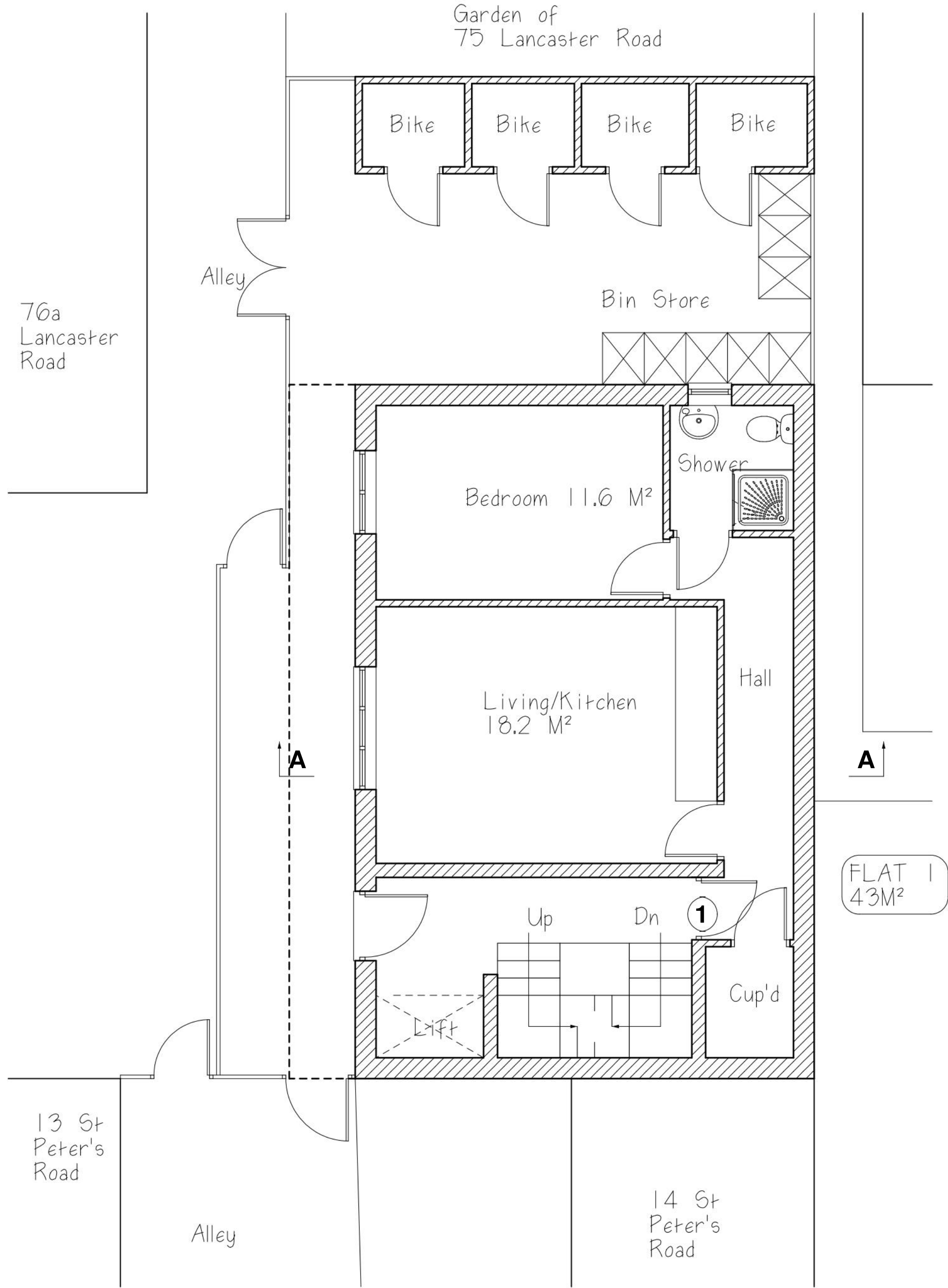
EXISTING SOUTH ELEVATION 1:100

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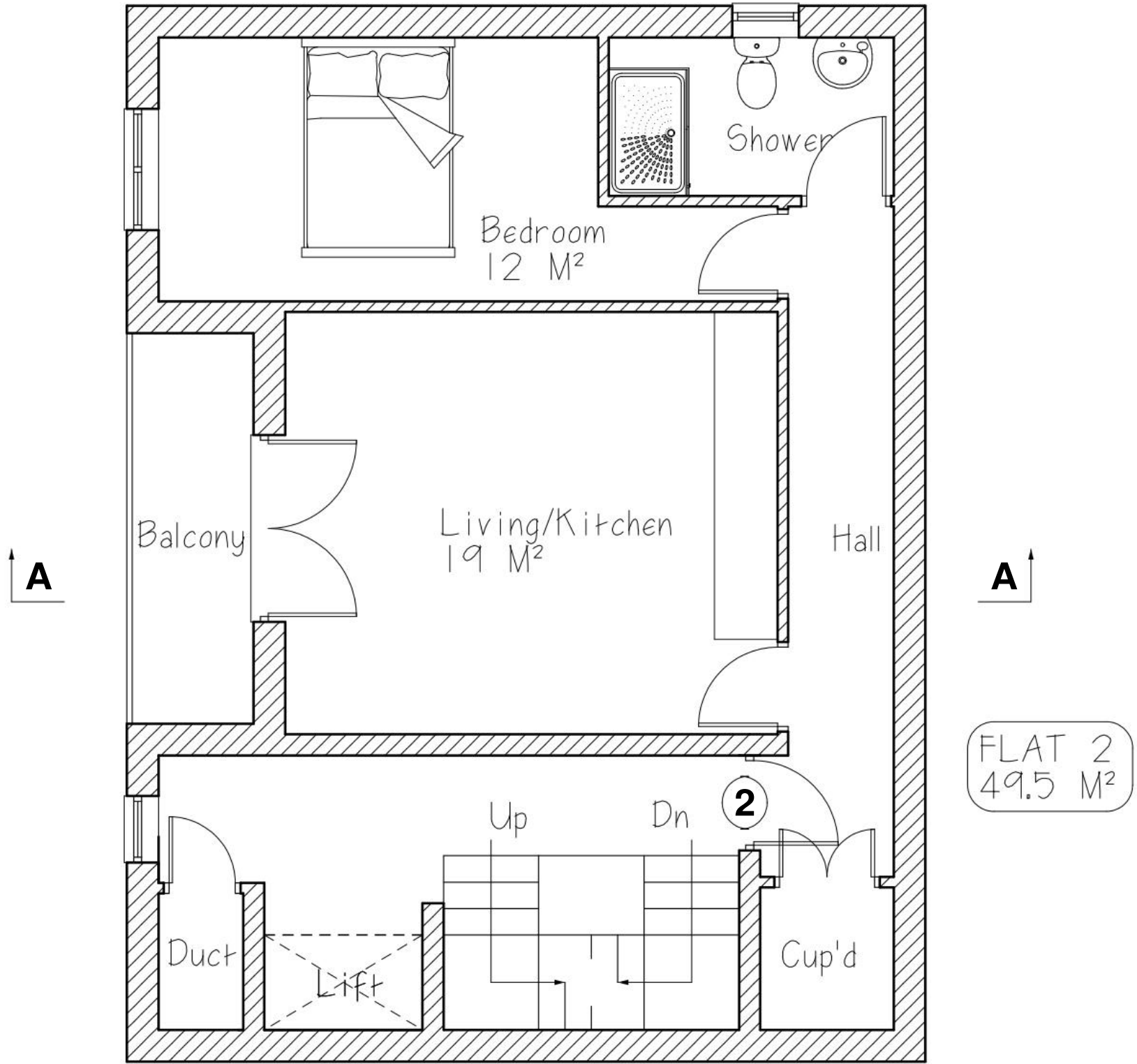
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A	16/6/21	Roof Altered
Rev	Date	Details
Client		
Optimum Rent		
Contract		
Develpoment at Burton's Buildings St Peter's Road Great Yarmouth		
Drawing Title		
Existing & Proposed Site Plans and Elevations REVISED		
GP Architectural Services.		
18 Clarence Road, Gorleston-on-Sea Tel M 07920 820432 Great Yarmouth, Norfolk. NR31 6DT E-Mail glenn.parrott@yahoo.co.uk		
Scale		
1:100 (at A1)		
Date		
June 2021		
Drawing Number		B
2022-004		



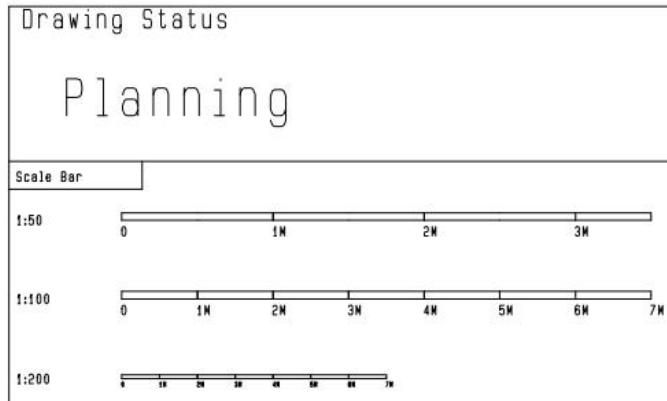
EXISTING FLOOR PLAN 1:50



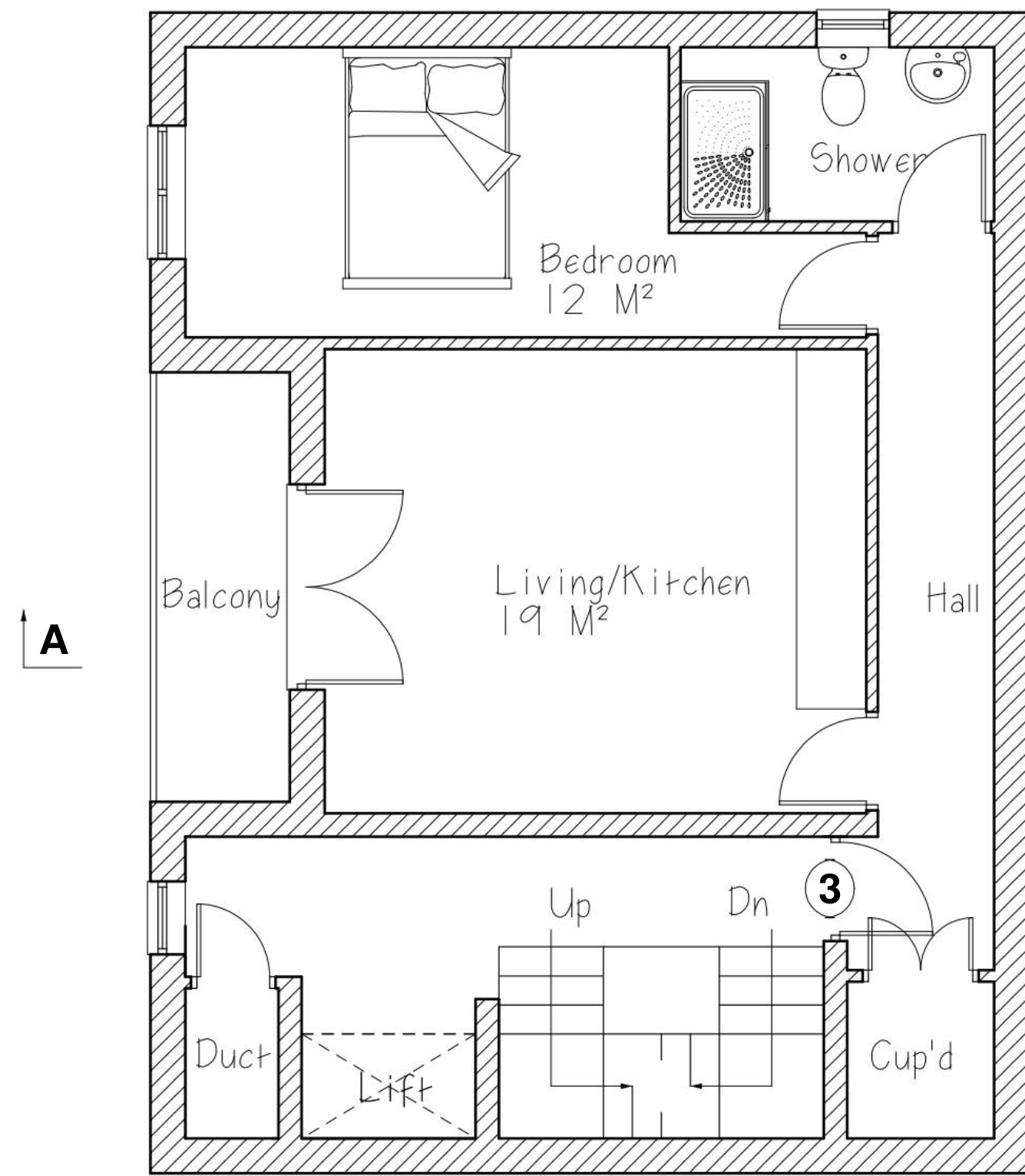
PROPOSED GROUND FLOOR PLAN 1:50



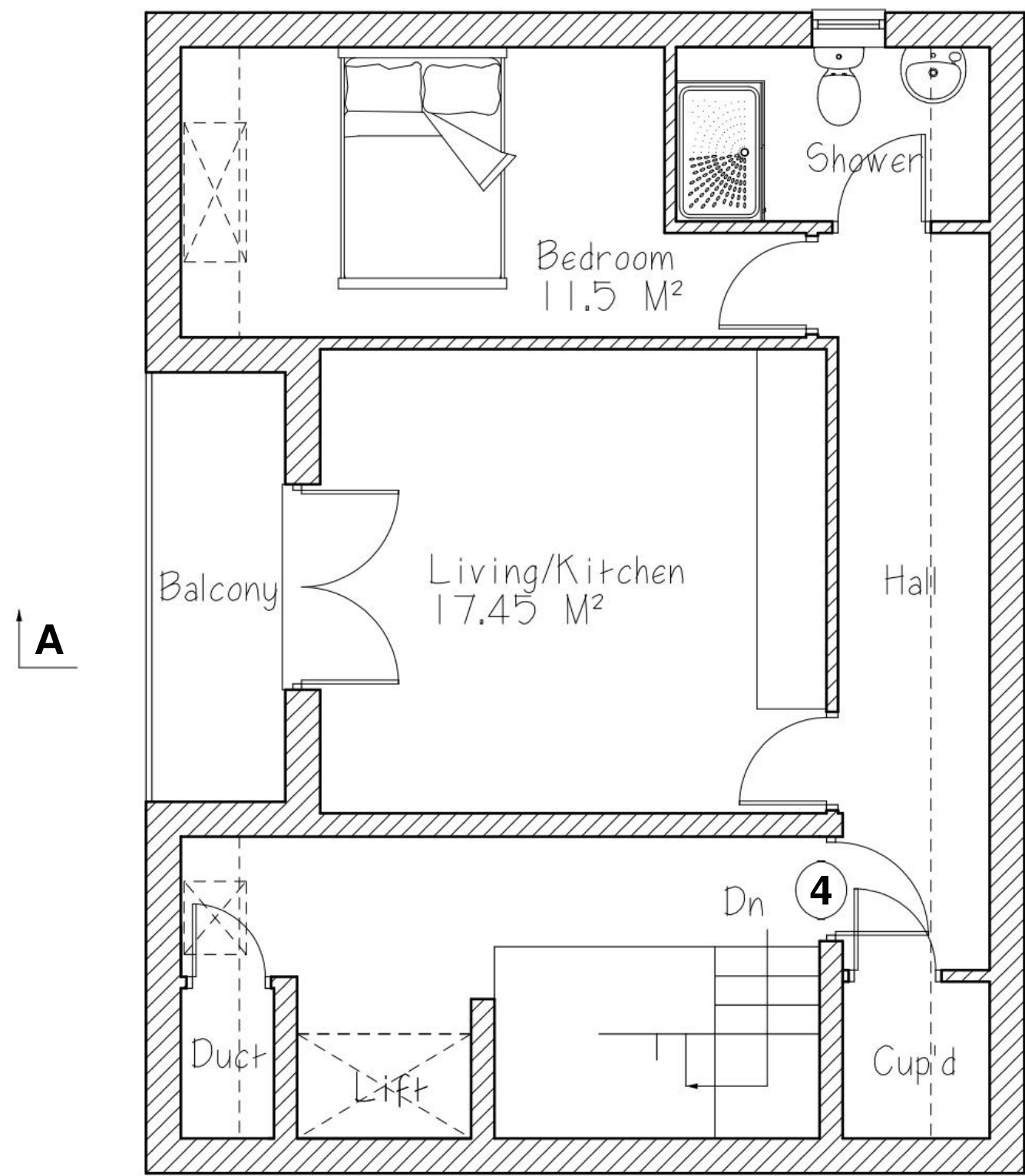
PROPOSED FIRST FLOOR LAYOUT 1:50



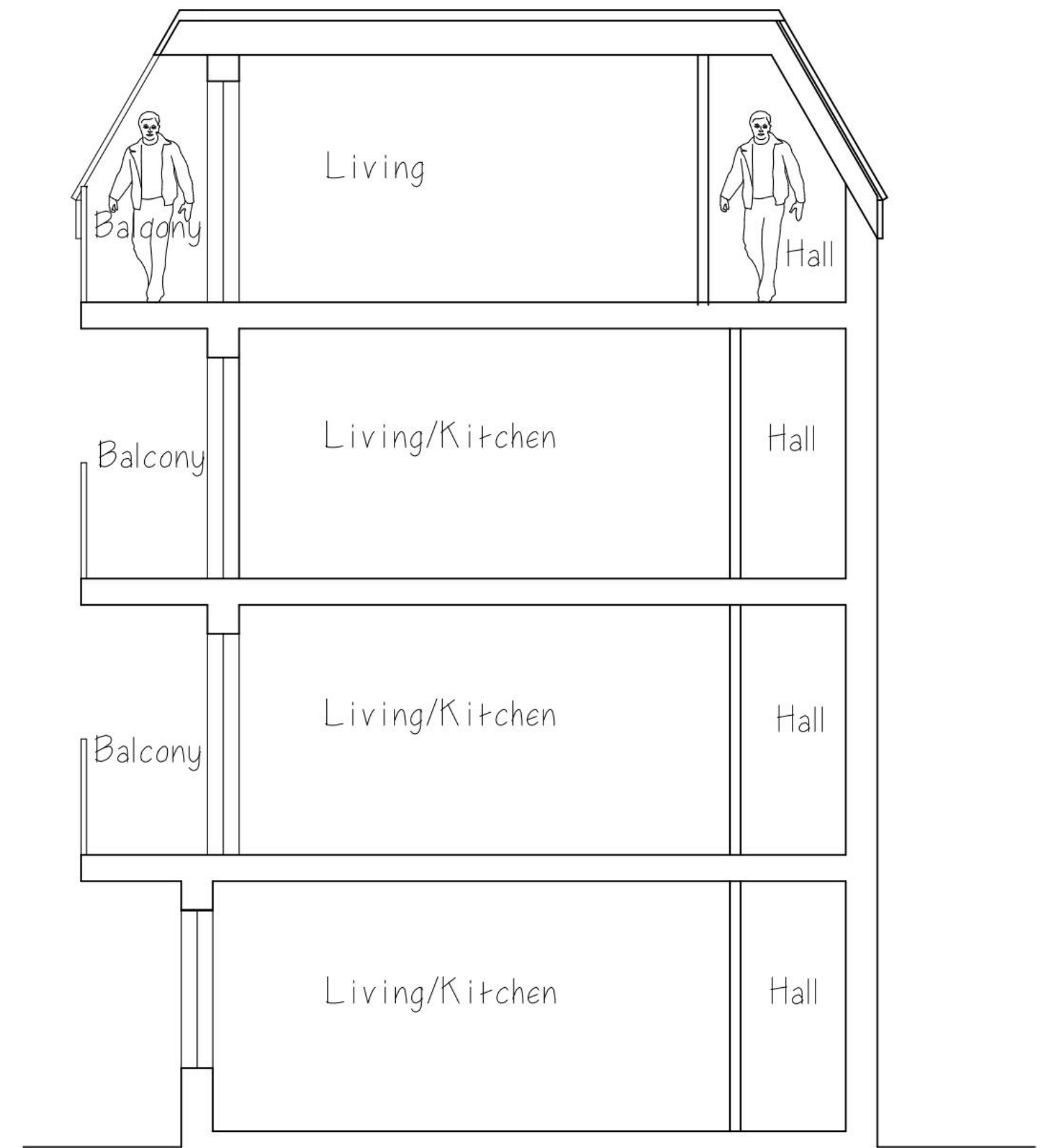
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A	16/6/21	Roof altered
Rev	Date	Details
Client		
Optimum Rent		
Contract		
Development at		
Burton's Buildings		
St Peter's Road		
Great Yarmouth		
Drawing Title		
Existing & Proposed		
Plans (GF/FF) REVISED		
GP Architectural Services.		
18 Clarence Road,		
Gorleston-on-Sea Tel M 07920 820432		
Great Yarmouth,		
Norfolk. NR31 6DT		
E-Mail glenn.parrott@yahoo.co.uk		
Scale		
1:50 (at A1)		
Date		
June 2021		
Drawing Number		B
2022-005		



PROPOSED SECOND FLOOR LAYOUT 1:50



PROPOSED THIRD FLOOR LAYOUT 1:50



PROPOSED SECTION A-A 1:50

Drawing Status	Planning
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B	4/9/21	A
A	16/6/21	Roof Altered
Rev	Date	Details
Client		
Optimum Rent		
Contract		
Development at Burton's Buildings St Peter's Road Great Yarmouth		
Drawing Title		
Existing & Proposed Plans (GF/FF) REVISED		
GP Architectural Services.		
18 Clarence Road, Gorleston-on-Sea Tel M 07920 820432 Great Yarmouth, Norfolk. NR31 6DT E-Mail glenn.parrott@yahoo.co.uk		
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Date		
June 2021		
Drawing Number		B
2022-006		



George Bolan
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Your Ref: 06/21/0237/F
Date: 26 April 2021

My Ref: 9/6/21/0237
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear George

**Great Yarmouth: Proposed demolition of existing dwelling and construction of 6No. self-contained flats
4 Burtons Buildings St Peters Road GREAT YARMOUTH NR30 3AY**

Thank you for your recent consultation with respect to the above to which the Highway Authority raise no objection but would recommend the following condition be appended to any grant of permission your Authority is minded to make.

SHC 21V Prior to the first occupation on-site cycle parking shall be implemented in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

Yours sincerely

Stuart French

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

-----Original Message-----

From: Juliann Gillingwater < >

Sent: 23 September 2021 11:34

To: plan <plan@great-yarmouth.gov.uk>

Subject: 06/21/0237/F

Dear sir/madam

I received a planning application from you regarding 4 Burton buildings, NR303AY.

This is my 3rd time objecting.

And nothing has changed from when I first objected..I will add one new objection but the rest still fits...the balcony's now added will overlook property and be a invasion of privacy! And add more noise/antisocial behaviour and over crowding!

I live at 76A Lancaster road, NR302NN, and my property is situated down the alleyway of Lancaster road, and it directly faces the 'garden/land' associated with burton buildings, my property will have the most impact from this proposed application. And I am writing to strongly object to it. And I will list the reason I am against this happening. It is a over development of such a small area, with too many units on the land.

To demolish a 3 storey building, and build a large 4 storey in its place will be right in front of my house, I think it is ludacris, how will the house be demolished and the property be rebuilt on such a large scale? There is no direct access to this land. There is very little space, and restricted access to build on such a enclosed area, where will the rubble, building materials, construction vehicles etc be stored? Health and safety very close to our properties is a great concern. It will block access to people's homes, it will effect my home the most, and also the surrounding neighbours, it is also joined to one of my neighbours properties at 15 St. Peter's road, it will also cause her great distress as it is joined to her house/garden, and goes right up to her bedroom window, it will cause a lot of issues, also regarding the very loud noise levels from the occupants who will move in...as this is such a small enclosed area, the noise travels from such a small enclosed space, and also from the demolition/construction and also dust issues etc (we will be unable to have our windows and doors open because of the demolition/construction/dust/noise)

it will effect our day to day life and be unbearable, and no thought has been given to the people living in this area, it's already a very built up area, and overcrowded, it's a very small area to be adding 4 flats at the scale intended. There is a brick wall in between the joining ally's, which separates St. Peter's road and Lancaster road, that is not allowed to be demolished. As I have seen maps/deeds, which shows this wall has been there for many many years which states it can't be demolished. Which is opposite the proposed application build. It stops both ends of the allys, walking through.

To have such a big building directly opposite my property will severely block so much natural light from my house and surrounding properties. And I will be facing a 4 storey building with windows looking right at my house affecting my privacy. Also the noise level will increase, it's bad enough living next to the tenants they already have in 3 burton buildings. It will surround my property and block me in. Every room in my house excluding my bathroom will directly face on this new proposed building.

I have noticed in the plans the main communal door to the proposed build, will directly be outside my main property front door, my house is located on Lancaster road, this property in question is located on St. Peter's road, they have no right of way to Lancaster road. I have no right of way to there end of the ally. Which they do not mine. Hence why there is a brick wall in between which stops this) I live behind a 24hour locked security gate, which was erected on behalf of Great Yarmouth police force, (for anti social behaviour issues) only 3 neighbours have keys to this gate, myself, 75 & 76. (Burton buildings does not) How is this building allowed to have there communal door on land they do not own, and they do not have access to the security gate. I am worried over security of my home as this gate was installed for security reasons, with being so close to 4 flats I am

extremely concerned. As there door will face directly my front door. This is my main concern as my security and privacy will be effected, they do not have no right to have access to the ally leading onto Lancaster road, and I do not want a communal door outside my property, meters away. And with the tenants they let to it's concerning.

The drain system is very old in this area, and very overworked from overpopulation in this area. The drains cannot cope, and the main sewage drain for this area is directly outside my frontroom window, and it often floods with raw sewage and floods my end of the ally up, which makes me housebound, until anglia water comes out to unblock and clean, and this happens many times per year, just weeks ago the sewage drain was completely blocked again, and Anglian water had to attend (it was blocked this time with dead rats, which come's from the gardens on burton buildings) It is happening because of the sheer number of properties (Mainly flats) over populating and the drains cannot keep up. Adding another 4 properties will stress the drains even more. Feel free to contact anglia water in relation to this and you will be able to see how much of a issue it is. It's always blocked at the top of burton building/ St. Peter's road, which affects the drain outside my home and then my property gets flooded with human waste. My doorstep has been raised to stop flooding from raw sewage and also heavy rainfalls, as the drains simply cannot cope.

To have 4 flats built will affect parking. Lancaster road is permit parking and there is not enough space for residents to park on there own road as it is, St. Peter's road only has parking on a small section, there is no adequate parking in this area. Adding a bicycle park is there excuse around this... This land has been turned down in the past just for a single storey build, the land is also contaminated from a garage what used to be there, from oil and chemicals (which is the reason it got turned down for planning a few years ago) it will show in historic records.

Ever since the applicant and her partner bought this property, there has been constant issues regarding the tenants they put into this property. Great Yarmouth police and environmental health has attended this property on numerous occasions in regards to anti social behaviour, noise, drug dealing, unlicenced hmo, assaults, thefts, multiply family's are constantly moving out and sub letting, they use the garden as a toilet as there are so many coming and going. There has been damage to my property and my neighbours property, we have been verbally threatened from the type of tenants they allow, and there still living there 1year later. I was advised by the police to instal cctv because of the type of tenants they allow, which the tenants tried to vandalise on many occasions, and I then became a target from the people living in burton buildings. I feel like a prisoner in my own home. The applicant and her husband has done nothing to help us with there unruly tenants, and now they expect us to allow 4 flats. If you would kindly check all the police/enviromental health reports this will prove it. They also have not had a landlord licence to of let this properly out during the past year..

The garden is filthy and attracts vermin, the applicant and her partner knows of this, yet we are expected to put up with it. The applicant has done nothing to help this situation. So as I hope your aware, I am worried what 4 flats will cause as the 1 property they are letting out is bad enough with all the anti social behaviour we have to put up with, they rent there properties to unruly tenants and this is very worrying, so 4 flats will be 4 times worse, and with the build being so close to my property the security/privacy is a great concern, as well of the noise issues we constantly face.

Also I have noted that the property has to be demolished because the applicant is saying it's in a state of disrepair...the house has been purposely neglected for this reason, and been left for there tenants to ruin just for this application, no money or up keep has been spent on this property in years and it has been intentionally neglected.

To summaries

I have lived in this property for nearly 20years, I have lived on Lancaster road all of my life, since the 1980s, But ever since the applicant and her husband bought this house and rented it out to unruly tenants I have been trying to move as it has got very bad since she started letting it out to anti social tenants, this area is very over crowded and over populated, and it has been in decline for many years, and to add more property's in such a small space, will affect many people/homes, there is no

thought or respect for the surrounding houses, in building such a big building, I am worried for my security, privacy, light levels, noise levels, dust levels etc. And the impact it will have on my mental health, as im classed as a vulnerable adult, And also the health and safety aspect of it, if it does goes ahead what it will mean for the properties what will be affected? And all the upheaval if this goes head. Please feel free to come and view my property and my neighbours to understand the impact this will have on our day to day life's. it will ruin are homes and life's. We as a community are worried what type of tenants will live in this property if it goes ahead, as the tenants they already have in burton buildings says enough. I am very upset over this and I hope you can take my comments and and all the other comments from neighbours into account, as this is a lovely community and we are all disheartened by all the overcrowded HMO's in this town, please check the police/enviromental health records. I will feel even more of a prisoner in my own home with a property that close over looking my privacy with the noise associated with 4 properties. The applicant and her husband has ignored our concerns over the past year and instead we had to turn to pc 624 Dale chusonis and Carl Johnson at enviromental health. Thank you very much for your time, could you please send me a email back acknowledging my objection.

Kind regards
Miss Juliann Gillingwater

G.Y. BE PLANNING DEPT MR D LEIGHTON
TOWN HALL 76 LANCASTER RD
ST YARMOUTH ST YARMOUTH

RE 06/21/0237/F

25-9-2021

I AM AMAZED THAT THIS APPLICATION
CAN EVEN BEING CONSIDERED
THE 4 BALCONY'S WILL OVERLOOK
THE ADJOINING PROPERTIES

THE 4 STOREYS WILL CAUSE FURTHER
OVER CROWDING, IN THIS AREA

I STILL BELIVE THE PRESENT PROPERTY
SHOULD BE RENIVATED AND THE
ENTRACE BE ONLY FROM ST PETERS RD

I HAVE ASKED FOR A SITE MEETING
BEFORE WITHOUT SUCCESS

I CAN ONLY ASK AGAIN AGAINST
THIS APPLICATION ONCE AND FOR ALL
SO WE CAN CARRY ON WITH OUR LIVES
IN PEACE & TRANQUILITY

YOURS FAITHFULLY

DAVID LEIGHTON

Great Yarmouth Borough Council

27 SEP 2021

Customer Services