

Reference: 06/13/0650/CU

Parish: Great Yarmouth

Officer: Mrs M Pieterman

Expiry Date: 20-12-2013

Applicant: Mr J Wheeler

Proposal: Change of use from guest-house to residential dwelling

Site: Rembrandt, 7 Trafalgar Road, Great Yarmouth

REPORT

1. Background / History :-

- 1.1 7 Trafalgar Road is a large Victorian terraced property located within a 'Secondary Holiday Area' as defined in the Great Yarmouth Borough Wide Local Plan. It is also adjacent to, but not within, a Conservation Area. The area is mixed use in nature; however there are a relatively high proportion of guest houses along Trafalgar Road.
- 1.2 The proprietors of the guest houses have been requesting that Trafalgar Road be changed from a Secondary Holiday Area to a Prime Holiday Area. There are ongoing reviews within the revisions of the Core Strategy and future Development Plan Documents, however these are at the very early stages and therefore no weight can be given to them and any proposed development is subject to assessment under the current local plan.

2. Consultations :-

- 2.1 Site notice/Neighbours: 6 letters of objection (copies of letter attached)
 - Loss of holiday accommodation
 - Impact on value of area for tourism purposes
 - Impact on character of the area
 - Would like Trafalgar Road included in Prime Holiday Area
 - Change of use would not be a problem providing it does not become a House in Multiple Occupation (HMO)

- 2.2 Greater Yarmouth Tourist Authority: Object – loss of tourist accommodation in this popular area (copy of full comments attached)
- 2.3 GY Residents Association: application should be refused on the grounds of the impact would have on the area (copy of full comments attached)
- 2.4 Norfolk County Highways: No objection
- 2.5 Strategic Planning Manager: No response received

3. Policy:

3.1 POLICY TR2

THE BOROUGH COUNCIL WILL SEEK TO ENSURE THAT A WIDE RANGE OF HOLIDAY ACCOMMODATION AND TOURIST FACILITIES AND ATTRACTIONS IS PROVIDED TO SATISFY ALL SECTORS OF THE TOURISM MARKET AND WILL ENCOURAGE CONTINUING IMPROVEMENTS TO THE EXISTING PROVISION IN ORDER TO MEET INCREASING CUSTOMER EXPECTATIONS.

(Objective: To maintain and enhance the Borough's status as a holiday destination.)

3.2 POLICY TR4

PROPOSALS TO CHANGE THE USE OF TOURIST FACILITIES, ATTRACTIONS OR ACCOMMODATION TO PURPOSES WHICH ARE NOT TOURIST-RELATED WILL NOT BE PERMITTED WHERE THE SITE OR PREMISES ARE WITHIN PRIMARY HOLIDAY ACCOMMODATION AND PRIMARY HOLIDAY ATTRACTION AREAS, AS SHOWN ON THE PROPOSALS MAP. IN SECONDARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, POLICY TR12 WILL APPLY.

(Objective: To safeguard valuable tourist resources and infrastructure.)

3.3 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.

Note: A definition of primary holiday accommodation can be found at paragraph 5.3.2 of this chapter. Elsewhere on the proposals maps, secondary holiday accommodation areas have been identified. In such areas, whilst holiday uses predominate, residential and commercial property is also formed. Secondary holiday accommodation is mainly comprised of smaller hotels and guest houses of around 10-20 bedrooms, with a wide range of guest facilities. Changes of use in such areas need to be judged against the likely affect on the principle activity.

Where proposals are to be considered for the change of use of existing holiday accommodation to a use within Class C2 of the Town and Country Planning (Use Classes) Order 1997, reference should also be made to criteria contained in Policy HOU21.

3.4 POLICY HOU21

PROPOSALS FOR THE CHANGE OF USE OR CONSTRUCTION OF NEW RESIDENTIAL HOMES OR NURSING HOMES FALLING WITHIN USE CLASS C2 OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987 WILL BE PERMITTED PROVIDED THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSAL MEETS THE FOLLOWING CRITERIA:

- (a) THE SITE HAS GOOD ACCESS, APPROACH ROADS AND FOOTWAYS AND HAS REASONABLE ACCESS TO A RANGE OF PUBLIC TRANSPORT, COMMUNITY FACILITIES, A LIBRARY/MOBILE LIBRARY, PLACES OF WORSHIP, PLACES OF ENTERTAINMENT, A DOCTOR'S SURGERY AND SHOPPING FACILITIES, INCLUDING A POST OFFICE.
- (b) THE SITE SHOULD BE REASONABLY LEVEL AND BE LOCATED IN THE URBAN AREA OF GREAT YARMOUTH, GORLESTON OR CAISTER, OR WITHIN THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP;
- (c) GARDEN SPACE IS PROVIDED SUFFICIENT IN AREA TO MEET THE NEEDS OF THE RESIDENTS OF THE DEVELOPMENT;
- (d) IMPLEMENTATION OF THE PROPOSAL WOULD NOT RESULT IN MORE THAN 10% OF SIMILAR ESTABLISHMENTS IN ANY ONE BLOCK OF DEVELOPMENT ENCLOSED BY THE PUBLIC HIGHWAY SYSTEM;
- (e) SO FAR AS POSSIBLE, EXISTING LANDSCAPE FEATURES OF SIGNIFICANCE ON THE SITE ARE PRESERVED;
- (f) ACCESS ARRANGEMENTS ARE SUITABLE FOR AMBULANCES, WITH PARKING AND SERVICING SPACE PROVIDED IN ACCORDANCE WITH APPENDIX (A) OF CHAPTER 3 OF THE PLAN;
- (g) THE SITE IS OUTSIDE AN AREA SHOWN AS PRIME HOLIDAY ACCOMMODATION ON THE PROPOSALS MAP; AND,
- (h) COMPLIANCE WITH OTHER RELEVANT POLICIES OF THE PLAN.

WHERE THE PROPOSAL INVOLVES CONVERSION OF AN EXISTING BUILDING, THE FOLLOWING ADDITIONAL CRITERIA WILL APPLY:

- (i) CONVERSION COULD BE ACHIEVED WITHOUT NEED FOR MAJOR EXTENSION WHICH WOULD SIGNIFICANTLY IMPINGE ON THE CHARACTER OF THE BUILDING;
- (j) THE DEVELOPMENT AND/OR ITS OPERATION WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF THE OCCUPIERS OF ADJOINING OR NEIGHBOURING BUILDINGS; AND, (where appropriate)
- (k) IN THE CASE OF A LISTED BUILDING, THE DEVELOPMENT WOULD PRESERVE THE BUILDING OR ITS SETTING OR ANY FEATURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IT POSSESSES.

(Objective: To ensure a good quality of life for the elderly and infirm and safeguard the character of existing areas.)

4. Assessment:

- 4.1 The submitted application seeks approval for a change of use from a guest house to a residential dwelling. The area is mixed in character with the majority of properties on the northern side of the road being in holiday use, although there are a small proportion of residential properties on that side of the road.
- 4.2 There have been a number of objections received from local guest house owners who feel that this change of use is wholly unacceptable given the nature of the area and their ongoing campaign to include it within the Primary Holiday Area as currently defined in the adopted Great Yarmouth Borough Wide Local Plan. However, this has not yet occurred and is, in reality, some time away from being adopted within the Core Strategy, if at all. Therefore the application needs to be dealt with in current policy terms and not what could happen in the future.
- 4.3 Whilst the aspirations of the Trafalgar Road proprietors are to be admired, the loss of the property to a single residential use would not, it is considered, have a significant or detrimental impact on the character of the area as a whole, and current planning policy does allow for the change of use from holiday to residential accommodation. It is also worth noting that there is an application lodged for the change of use from a single residential dwelling into additional guest house accommodation at no's 9 and 10 Trafalgar Road. This would, if

allowed, negate the loss of the guest house subject to this application as it would maintain the status quo and the balance of residential to guest house use will remain the same.

- 4.4 As stated previously, policy TR12 allows for the loss of some holiday accommodation and it is considered that the proposed change of use broadly complies with the policy as it would not constitute a significant loss of holiday accommodation, would not have a detrimental impact on the amenities of the area and would not impact on the remaining guest accommodation to a significant or detrimental degree.
- 4.5 There have been suggestions concerning the possibility of the property being turned into a House in Multiple Occupation (HMO), however the Council has a borough wide Article 4 Direction which prevents any property, whether in residential or holiday use, into an HMO without specifically submitting a planning application, and it is your officers opinion that if such an application were submitted in the future it would be highly unlikely to be granted because of the overall nature of the area.

5. Recommendation:

- 5.1 On balance approve: The proposal for change of use from guest house to residential use is considered acceptable and will not have a significant or detrimental impact on the amenities of the area and accords with the provisions of the adopted Great Yarmouth Borough Wide Local Plan.

Elaine Helsdon

From: Tudor House [info@tudor-house.co.uk]
Sent: 11 January 2014 11:59
To: plan
Cc: Jane Reynolds
Subject: FW: Application: 06/13/0650/CU
Attachments: GYBC Re 7 Trafalgar Rd.doc

Importance: High

Dear Mrs Smith,

I write with reference to the above planning application.

With respect to my e-mail below to Mr Minns on 19th December 2013 unfortunately to this day I have not received a reply. However I understand from my neighbour Mrs Jane Reynolds she has received a letter from you today with a list of the residents of Trafalgar Road, whom have objected to this application, however I understand that we have been omitted.

When my wife Caroline delivered the letter it was explained that it had to reach planning on this day of 19th December 2013, she was informed by the lady on reception that she would personally put it on Mr Minns desk straight away. However recent information has confirmed this did not happen. I am a little bit annoyed to think that the reception in the town hall has not forwarded this on in the correct manor and how many times that this has happened to other planning applications!!!

Therefore being this letter was delivered by the final date, I do that it will be included in the objection of the proposal of the above.

I have attached a copy for your records and look forward to hearing back from you.

Meanwhile I thank you in advance for your help.

Kind Regards
Paul Cox

Tudor Guest House
11 Trafalgar Road
Great Yarmouth
Norfolk, NR30 2LD

Tel: 01493 855415
E-mail: info@tudor-house.co.uk
website: www.tudor-house.co.uk

From: Tudor House [mailto:info@tudor-house.co.uk]
Sent: 19 December 2013 10:49
To: 'plan@great-yarmouth.gov.uk'
Subject: Application: 06/13/0650/CU

Dear Mr Minns,

I have today delivered by hand an objection in relation to the above.

Please can you confirm receipt of this, when you receive it.

Thank you for your help.

Best Wishes
Caroline & Paul

Tudor Guest House
11 Trafalgar Road
Great Yarmouth
Norfolk, NR30 2LD

Tel: 01493 855415

E-mail: info@tudor-house.co.uk

website: www.tudor-house.co.uk

THE TUDOR GUEST HOUSE



11 Trafalgar Road, Great Yarmouth, Norfolk, NR30 2LD, Tel: 01493 855415
www.tudor-house.co.uk E-mail: info@tudor-house.co.uk

17th December 2013

Dear Mr Minns,

Application: 06/13/0650/CU

Location: 7 Trafalgar Road, Great Yarmouth, NR30 2LD

We wish to make a formal objection to the planning application regarding the change of use from guest house to a residential dwelling in respect of the property above.

At present Trafalgar Road is classed as a secondary area of holiday accommodation. Over the last two years the residents, with the support of the Greater Yarmouth Tourist Association have been campaigning to have it changed to become an area of primary accommodation. Over the years business owners on Trafalgar Road and round the area have put a lot of time and investment into their properties, many of which have been accessed by quality in tourism and have been graded with 4 star and silver awards.

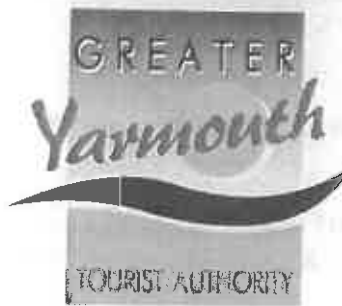
When the current owners purchased the property they would have been fully aware that it was a guest house and not used as a residential dwelling. Our fear is that this would set a precedent for others to follow suite and Trafalgar Road will end up being an area of houses or flats of multiple occupancy.

In the summer visitors often walk up this road and comment what a nice area it is and it is unique that we are the only road in Great Yarmouth where there is a row of guest houses together. We are the main route through to the seafront and we do not want to end up an area where you will find guesthouses surrounded by residential properties that are un-kept and uncared for like many roads/streets where this has already happened. We do not want to end up losing one of the main things that Great Yarmouth is all about, Tourism. The GYTA have figures state that we are short of bed spaces for our visitors.

We hope that you take account of these comments, understand our views and appreciate why we feel strongly against this proposal.

Yours Sincerely

Paul & Caroline Cox



Mrs M. Pieterman
Planning Services
Great Yarmouth Borough Council
Town Hall
Great Yarmouth
Norfolk
NR30 2QF

31st December 2013

Dear Mrs Pieterman

Planning Application (Ref. 06/13/0650/CU)

Change of use from guest house to residential dwelling

Thank you for giving the Greater Yarmouth Tourist Authority (GYTA) an opportunity to comment on the above application.

The GYTA 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; particularly within roads designated as Secondary Holiday Areas.

However Trafalgar Road has long since bucked the trend in terms of holiday use; managing to retain a high percentage of visitor accommodation. Indeed in 2010 the many property owners on Trafalgar Road sought to upgrade their Secondary Holiday Accommodation status to a higher 'Prime Holiday' status in order to preserve and enhance the tourist nature of this popular road.

In March 2010 all 21 properties on Trafalgar Road were surveyed and the results were as follows:-

15 owners	whose properties are in tourism use, SUPPORT the principle of Trafalgar Road becoming a Primary Holiday Area
1 owner	whose properties is in tourism use, DOES NOT support the principle of Trafalgar Road becoming a Primary Holiday Area
2 owners	whose properties are in not in tourism use SUPPORT the principle of Trafalgar Road becoming a Primary Holiday Area
1 owner	recorded his responses as No COMMENT
2	Properties were empty.

Therefore, of the 21 properties on Trafalgar Road, 17 property owners (81%) supported the principle of Trafalgar Road becoming a Primary Holiday Area. This

Greater Yarmouth Tourist Authority

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

Tel: (01493) 846492 – 24 hour answer phone Fax (01493) 858588 www.great-yarmouth.co.uk www.gyta.com
Registered No. 3090229 Email: ky@great-yarmouth.gov.uk www.visitnorfolk.co.uk VAT No. 632 6230 66

figure reaches nearly 90% of those who actually responded (ie excluding the empty properties).

The GYTA Board and clearly many of the owners on Trafalgar Road wish to protect against any gradual erosion of the nature and ambience of Great Yarmouth as a visitor destination.

Trafalgar Road is a special case; regularly winning awards for its floral decorations and continually improving its standards through the national star-rating schemes. In recent months one property has doubled its size in order to cater for a growing demand.

The GYTA Board would respectfully suggest that the buyer was well aware of planning restrictions placed upon a property within a Secondary Holiday Area with a *Trafalgar Road* address and its strategic importance to the resort.

The tourist industry and the Borough Council have in recent years worked tirelessly in partnership to secure European and Regional Government Funding to successfully transform and upgrade the landscaping of Marine Parade into an award-winning environment.

With its close proximity to Great Yarmouth's 'Golden Mile' Trafalgar Road is part of a highly visible corridor between the seafront and the heritage quarter. For many it will form part of a lasting memory of Great Yarmouth as they depart from the seafront.

Hotels and Guest Accommodation in the resort have embraced the national star-rating scheme; adopting a policy of promoting only star rating visitor accommodation to ensure that Great Yarmouth maintains and builds its reputation of a quality-driven resort.

The GYTA represents the views of around 300 tourism businesses in the Great Yarmouth area. GYTA is a public/private sector partnership; with a mission statement that states:

"The Greater Yarmouth Tourist Authority aims to bring all those within the local tourism together to work in partnership with the local authority in order to contribute to the maintenance and development of a strong and dynamic economy for the benefit of the local community".

The GYTA Board would therefore object to any change of use at 7 Trafalgar Road, Great Yarmouth.

Yours sincerely,

Karen Youngs

GYTA Project Manager

On behalf of the GYTA Board of Directors

Greater Yarmouth Tourist Authority

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

Tel: (01493) 846492 – 24 hour answer phone

Fax (01493) 858588

www.great-yarmouth.co.uk

www.gyta.com

Registered No. 3090229

Email: ky@great-yarmouth.gov.uk

VAT No. 632 6230 66



Kilbrannan Guest House
14 Trafalgar Road
Great Yarmouth
Norfolk NR30 2LD

ACED
18/12/13



enquiries@kilbrannanguesthouse.co.uk
www.kilbrannanguesthouse.co.uk

Planning Application Reference: 06/13/0650/CU
(7 Trafalgar Road, change of use)

We wish to inform you of our objection to the above planning application.

Trafalgar Road is made up of predominantly Guest Accommodation and is the only remaining road in Great Yarmouth with such an appeal for visitors to our town. We feel Trafalgar Road must retain this value in order to help keep the tourism industry healthy.

When we heard new owners were moving in to 7 Trafalgar Road we were very happy the Guest House would be resurrected but now we feel disappointed it was purchased with a different agenda.

Please take our comments on board for the future of tourism in Great Yarmouth.

Thank you

Gary Smith
Julie Smith
Kilbrannan
14 Trafalgar Road



Spirit of Enterprise Awards



Jill K. Smith

From: Great Yarmouth Residents Association
Sent: 17 December 2013 21:57
To: plan
Cc:
Subject: Planning Application Ref; 06/13/0650/CU. 7, Trafalgar Road, Great Yarmouth, NR30 2LD

Dear Sir,

with regard to the planning application for change of use from Guest House to residential use at the Rembrant Guest House, I respectfully request our comments to be noted whilst deliberating on this matter.

It is our belief that the area in which this property is situated represents the very best in the scale of holiday accommodation represented by the traditional guest house. This position as the quintessential representation of Great Yarmouth's guest house stock is currently supported and has been by the tourism industry for many years, with numerous TV and brochure campaigns using this area, being at the core of the towns tourism advertising. I therefore suggest that there is no doubt as to the character of this area being the area visitors would expect to find this type of holiday accommodation.

This core activity of this area has for many years been the very reason by which many of its present occupants not only bought into but have successfully operated in, with major investment and expansion being carried out as we speak. The business operators and the industry itself have requested that the Borough Council further protect this area by way of changing the planning protection to that of Prime area status.

It is our belief and that of the business operators who nearly all reside on their premises believe that the loss of the property to residential would have a detrimental impact to the overall presentation of this area to the public as a quality holiday use area.

At present the property is, and has been occupied in what appears to be a residential manor which could mean either one of two things either it is being run in a HMO fashion which is a proven detrimental use within a holiday area or its occupancy rate is one to be proud of and the viability of the business would not be in question.

I therefore respectfully request this application be refused on the grounds of the impact the proposed use would have on the existing character is one of which not only this area could not sustain but the tourism industry as a whole.

P. Fitzgerald
Vice - Chairman
G Y Residents Association

ACK'D
17/12/13

The Marina Guest House
12 Trafalgar Road
Great Yarmouth
Norfolk
NR30 2LD

16th December 2013

Ref Planning Application 06/13/0650/CU

Property ; 7 Trafalgar Road NR30 2LD

Dear Sir / Madam

I write regarding the above application, I object to the change of use as I believe Trafalgar Road is the last accommodation stronghold in Yarmouth and should be kept that way. We all work well as neighbours and competitors and the majority are providing essential quality accommodation for the tourism industry.

I can only see the street on a downward spiral if more houses are among us as I think due to their size they will no doubt be used for HMO use. As a street full of B and B's and Guest Houses we attract more custom as we can share large groups between us and recommend each other, in winter time groups of contractors can all be sure to find a room somewhere within a few doors of each other.

I can't understand why this application is being made as was no doubt sold as a commercial property, there is no shortage of affordable large properties with residential consent in the area.

We all signed our applications for Prime Letting a couple of years ago and my views for the street still remain the same for my own and every other Guest House in the Street.

Yours Faithfully
Darren Day



ACK'D
17/12/13

The Shrewsbury Guest House

9 Trafalgar Road, Great Yarmouth, Norfolk, NR30 2TD

Tel / Fax: 01493-844788

Mobile: 07960-339258

Email: shrewsbury.guesthouse@virgin.net

13th December 2013

Our Ref: 2012/L067

Planning Services – Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF



Dear Sirs,

Re: Planning Application: 06/13/0650/CU

Proposal: Change of use from guest house to residential dwelling
Location: 7 Trafalgar Road, Great Yarmouth, NR30 2LD (Rembrandt)

Please accept this letter as my formal objection to the above planning application. Trafalgar Road is predominately guest house accommodation that is known both locally and nationally as the prime location for quality guest accommodation in Great Yarmouth. Many of the properties are graded by Visit Britain and have additional accolades of silver and breakfast awards.

The current owners knew when they purchased the Rembrandt that it had to be used as a guest house and this was reflected in the price they paid.

The main industry in Yarmouth is tourism, this brings in a large percentage of the revenue for all businesses in the town, not just accommodation providers. According to surveys taken by GYTA there are not enough bed spaces available therefore to lose another guest house just so the current owners can turn a quick profit, is not acceptable.

There are many streets in Great Yarmouth that at one time were flourishing small hotels/B&B's but have since changed use and fell into disrepair, often they are now used as houses of multiple occupancy.



My husband and I have invested a great deal of money into our property, as have many other owners in this road. Our business is thriving and when we decided that we wanted to expand, our options were either to sell and buy something larger in the area or, as luck would have it, the property next door. We opted to buy No. 10 and our planning application for change of use will be submitted Monday.

I don't want to see Trafalgar Road turn into the likes of Paget Road or Kent Square, I want to be proud of my home/ business and the street it is in, not live somewhere that is run down and full of houses of multiple occupancy.

Trafalgar Road is currently classed as a secondary letting area and for the past two years or so we have been campaigning for this to be changed to a Prime letting area, which is what most people already think it is. It has been used as a showcase for TV adverts and newspapers and recently an article was written on our guest house outlining the changes in B&B's and the extensive investment made by owners. Each year the street wins the accolade of Best Street in the Yarmouth in Bloom competition, visitors walk along Trafalgar Road just to see the array of flowers displayed by the guest houses.

Our street is the best in Great Yarmouth and we want to see it stay that way.

Yours faithfully,

Sandie Stanley
Owner



ACIC'D
17/12/13



6 Trafalgar Rd

GT Yarmouth

Norfolk

NR30 3LD

Dear Sir or Madam

I wish to object to the change of use at No 7 Trafalgar Rd the reason behind this :-

When we bought our property in Trafalgar Rd 2003 the street were all guest houses, and holiday makers know this, and think it is one of the best streets of guest houses in great Yarmouth, and the majority of the street would not like to lose this tradition.

So if you start selling our guest houses to home owners the street will lose its charm and holiday makers may try elsewhere for accommadation and we would loose our income, to another seaside resort and Yarmouth may start to loose valuable income into our town.

I feel if you allow this it will set a president to the street and it will lose its charm.

At present we are secondary accommadation and you should be aware that planning permission is in for us to become prime letting for just guest house.

Please dont let our road down, we are very proud of our road you can see us in papers,tv,& brochures advertising GREAT YARMOUTH.

Yours sincerely

J Reynolds

ACICD
17/12/13

The Marlborough Guest House
8 Trafalgar Road
Great Yarmouth
Norfolk
NR30 2LD

Tel /fax 01493 844542

Mobile 07984443808

www.themarlbroughguesthouse.co.uk



15/12/13

Ref 06/13/0650/CU

Dear Sir/Madam

With reference to the above planning application at 7 Trafalgar Road, I would like to comment that we feel change of use to Residential from bed and breakfast would not be a problem to the tourist character of the road as long as it did not continue to be or become a house of multiple occupancy. We do not know what safeguards you could in place, but would appreciate your help in doing so.

Yours faithfully

Mr and Mrs G. J. Evenden



Mel Pieterman
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Environment, Transport, Development
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/13/0650/CU
Date: 6 December 2013

My Ref: 9/6/13/0650
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Great Yarmouth: Change of use from guest house to residential dwelling
7, Trafalgar Road, Great Yarmouth, NR302LD**

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

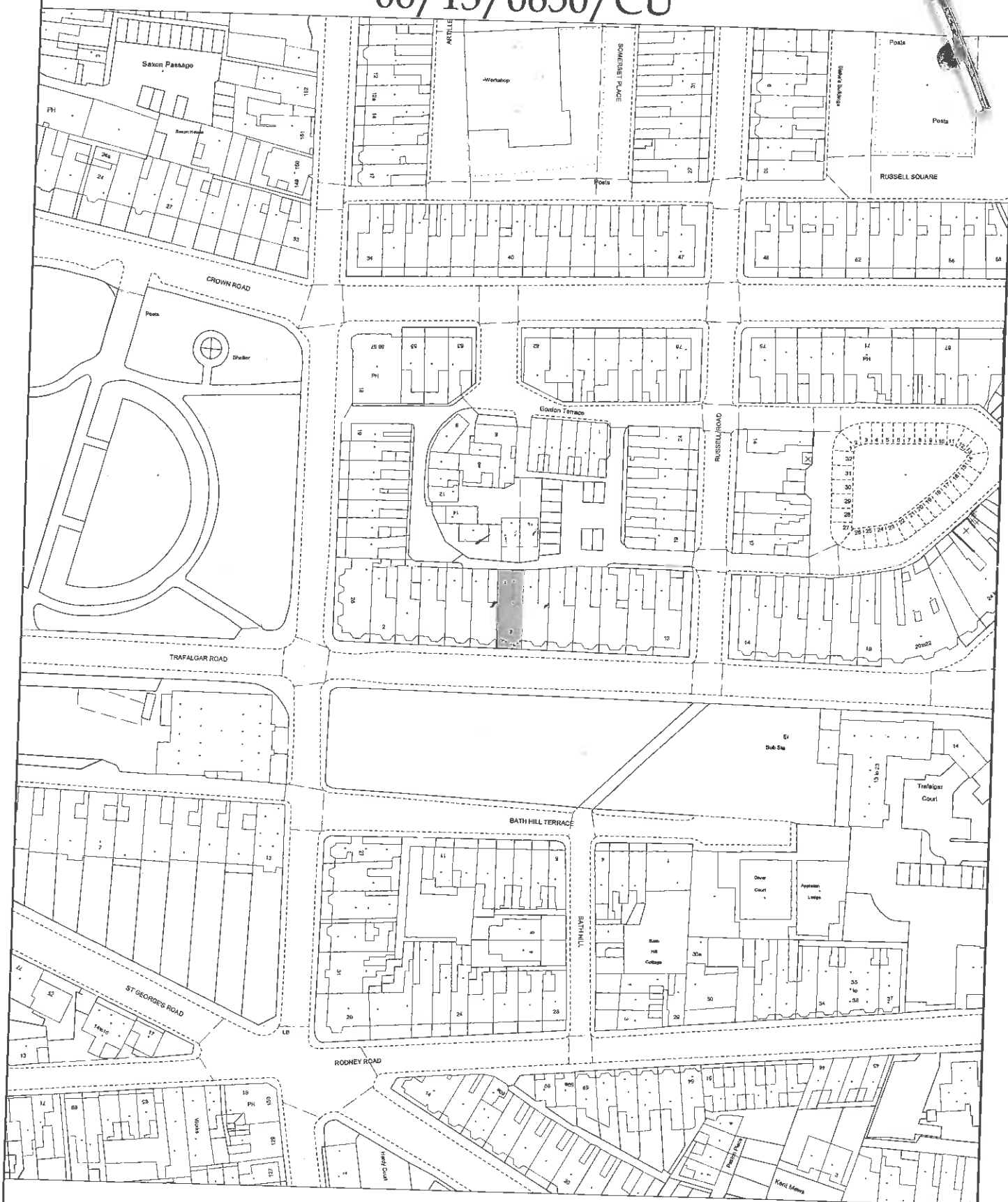
In highway terms only I have no objection to the proposals, nor do I wish to restrict the grant of permission.

Yours sincerely

Stuart French

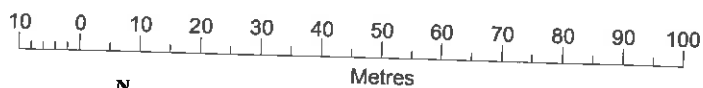
Highways Development Management & Licensing Officer
for Director Environment, Transport and Development

06/13/0650/CU



GREAT YARMOUTH
BOROUGH COUNCIL

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



Scale = 1:1250 @ A4

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