

**Reference:** 06/17/0625/F

**Parish:** Fleggburgh

**Officer:** Mrs G Manthorpe

**Expiry Date:** 20/01/18

**Applicant:** Mr and Mrs Couling

**Proposal:** 2 Storey Extension

**Site:** 2 Chapel Cottages, Rollesby Road, Fleggburgh.

## **REPORT**

### **1. Background / History :-**

- 1.1 The application site is a semi-detached house that is sited back from the Rollesby Road, the adjoining property, 1 Chapel Cottages fronts Rollesby Road and has had planning permission for extensions which has been implemented. Both no.1 and no.2 Chapel Cottages are in the same ownership as demonstrated on the information supplied in support of the application.
- 1.2 Further information provided by the applicant states that no's 1 and 2 Chapel Cottages are Victorian properties that were both in need of renovation. The application site is attached to no. 1 Chapel Cottages to the south, to the east is the old Methodist Chapel and the boundary to the property identified as Sunnyview which also extends to the north and to the west is a private drive which leads to the rear of dwellings to the west.
- 1.3 The only history at the site is a previous application submitted in 2017, reference 06/17/0414/F for a larger extension than that currently applied for which was withdrawn. The current application has been amended from the previous reducing the size of the extension and showing land in accordance with ownership documents.

### **2 Consultations :-**

#### **2.1 Highways –**

I acknowledge that, in the view of the LPA, the vehicular access has a lawful permission (by virtue of the pp to extend No. 1) and that this access could be used to serve No. 2 without the need for further planning permissions.

Given however no vehicles currently access No. 2 (through the access), the LHA maintain the view that the application would result in an intensification of use of a sub-standard access onto the highway network for the reasons previously given by Stuart.

As discussed, given the difference in opinion between the LPA & the LHA I will leave this for your members to discuss and make a balanced view at committee.

2.2 Neighbours – There have been objections from the residents of five properties within the locality to the proposed development and one letter in support of the application, a selection of objections are attached to this report and they are summarised as follows:

- Inadequate parking and parking on the road is dangerous.
- Insufficient turning for cars.
- Overdevelopment.
- The combination of the extension at 1 Chapel Cottages and this is too large.
- Unsure whether the building will be used for multi occupancy or holiday let.
- Fleggburgh is residential with few facilities limited public transport and little work opportunities.
- A holiday let would lead to friction and a loss of quality of life to those nearby.
- Worried that the inside will be reconfigured to create a five bedroom property.
- Rollesby Road is narrow with no footpath.
- The property is opposite another development.

Summary of the letter in support of the application:

- The work will enhance the surroundings in the same way as the work on no.1 Chapel Cottages has.
- Up until a year ago there was no parking, the provision of parking is an improvement.
- There is ample parking proposed.

2.3 Fleggburgh Parish Council – There have been two consultation response from Fleggburgh Parish Council following the second consultation after the submission of revised plans and boundary. The responses are as follows:

Fleggburgh Parish Council objection to the application. The Council feels that this is an overcrowded form of development, without enough parking or turning, and with problems of highways access to the road. The development will result in

a loss of privacy for neighbouring properties, and will over shadow them. There are issues of trespass from 1 Chapel Cottages with windows that open outwards across the boundary of the neighbouring property, and this should not be replicated with number 2.

The second objection reads as follows:

The Parish Council considers that the objections from the previous application stand and further comment that it is unclear where the boundaries lie to incorporate the additional turning space.

- 2.4 Building Control – All four bedrooms will require suitable escape windows.

### **3 Policy :-**

- 3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):
- 3.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007.
- 3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.
- 3.4 Saved policy HOU18:

Extensions and alterations to dwellings will be permitted where the proposal:

- (a) Is in keeping with the design of the existing dwelling and the character of the areas;
- (b) Would not significantly affect the amenities of any neighbouring dwellings; and,
- (c) Would not result in over-development of the site.

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

- 4.1 The presumption in favour of sustainable development is set out under paragraph 4.

- 4.2 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should (partial):

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

## **5 Core Strategy – Adopted 21st December 2015**

- 5.1 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

## **4 Assessment :-**

- 4.1 The application is for a two storey extension to an existing residential dwelling. The existing dwelling comprises two bedrooms at first floor and a lounge, bathroom and kitchen at ground floor. The proposed extension would provide for four bedrooms, one en suite and a bathroom at first floor level and a kitchen dining room, lounge, wc and utility at ground floor thus resulting in two additional bedrooms than currently provided. Following discussions with the applicants agent regarding the objections to the application the plans have been amended to move a first floor window at the western elevation to the northern elevation. This has removed the additional window to this elevation to mitigate overlooking. In addition to moving the first floor window the ground floor window located adjacent the existing door, has also been relocated to the northern elevation. The existing door is proposed to be removed.
- 4.2 During the progression of the application it was noted that the land within the applicants ownership had been incorrectly identified on the application. The application was amended with the correct boundary line, as shown by the land registry, and this is the site plan that the application is assessed against. It is noted that the physical on site demarcation does not reflect the boundary line as applied for however land ownership is a civil matter and the documents submitted with the application state that the land ownership has now been identified correctly.
- 4.3 The extended curtilage as shown by the amended plans has increased the curtilage afforded the dwelling by an area of 11.65 x 2.8 m equating to an additional area of 32.62 square meters. The additional curtilage has been put forward to remove the highway holding objection to the application. Highways comments on the revised application have been reported and are at paragraph 2.1 of this report. Norfolk County Highways have stated that as the existing

dwelling does not use the existing access the use by the dwelling will cause an intensification of use of a sub-standard access. While the most recent comments do not explicitly state that there is an objection to the application Highways have not said that there is no objection and have left the balance to be weighed by the Local Planning Authority in advising members.

- 4.4 In addition to the access the capacity to park has been objected to by neighbours stating that there is not sufficient parking provided to accommodate the proposed application. The submitted plans show that there is off road parking for two cars at the application site. The previous situation was, as detailed in the information submitted by the applicant, that both of the houses parked on the road in the absence of off road parking. The application (reference 06/16/0216/F) was approved and shows on the approved plan a driveway. Although the driveway was not specifically referenced in the description planning law provides that in the absence of a specific exclusion what is shown on the plans is subject to the approval and as such the previous application provided an access and off road parking from Rollesby Road for no.1 Chapel Cottages.
- 4.5 The existing access is proposed to be utilised for the application site, no. 2 Chapel Cottages. The increase in intensification of the use of access has been commented on by the Highways officer consistently in both consultation responses. Planning permission is required for the formation of a vehicular access off a classified road however the intensification of the use of an existing access does not require a separate consent. While it is in the Highways Officers gift to comment on the effect of intensification the increased usage of the access in this instance, while a material consideration, is not assessed as sufficient to warrant a recommendation of refusal of the application.
- 4.6 The proposed access to no.2 Chapel Cottages, the application site, will travel over the existing parking spaces that are provided for no.1 Chapel Cottages. There is no objection from the Highways Officer to the displacement of parking and there is sufficient room, if the occupiers are minded, to park within the curtilage of no.1 Chapel Cottages adjacent to the dwelling or at the frontage of the dwelling there being a 4 metre distance (measured from digital plan) from the principle elevation to the boundary. The availability of parking has been noted during the site inspection, the frontage is open and gravelled to the front and side. The access as proposed, as it does not require planning permission to be accessed from no.2 Chapel Cottages provides a fall-back position. The use of the land as a driveway without the need for planning permission can add weight against the loss of curtilage to the donor dwelling by the use of the access. Great Yarmouth does not have size standards for curtilage to be provided and saved policy HOU17 is not applicable as the application is for an extension and not a new dwelling.

- 4.7 Neighbour objections to the application state that the site is not sufficient in size to accommodate a dwelling of this size and the development is therefore an overdevelopment of the site. Great Yarmouth Borough Council does not have a policy that requires curtilages of dwelling houses to be of a specific size. The application provides for a private garden space of 55 square metres which includes a small patio area. The provision of this curtilage, when assessed against the site as a whole, is accepted as adequate provision for a dwelling house of this size. To try to instigate a space standard in the absence of an adopted policy would be inadvisable and is unlikely to be upheld at appeal for a reason for refusing an application.
- 4.8 The application is assessed against saved Policy HOU18 of the Borough Wide Local Plan written in full at paragraph 3.14 of this report. The materials are in keeping with the existing dwelling house and are therefore in keeping with the character of the house. Rollesby Road Fleggburgh is made up of properties with varying designs of varying ages. The application site is not located within a prominent location although the development as proposed will enhance the existing dwelling which has an unkempt appearance and looks at odds with the other properties within the locality. The modernisation and extension of the dwelling will be in keeping with the surrounding character of the area and will provide a cohesive development that will improve the character of the existing dwelling house.
- 4.9 The application site can accommodate the extension as proposed without constituting an over development of the site. The reorientation of the first floor windows increases the overlooking to the north of the site however two of the windows are annotated as obscure glazed and can be conditioned as such and a third is the stair window. The additional bedroom window which faces to the north looks over the neighbouring garden although this overlooking is at the farthest point from the dwelling house and is not so significant to constitute a significant detrimental effect on the amenities of the occupiers of the dwelling.

## **5 RECOMMENDATION :-**

- 5.1 It is recommended to approve the application with conditions requiring the development to be built in accordance with the approved plans, the bathroom and en suite windows at first floor level of the northern elevation are obscure glazed and that the parking and turning areas are provided prior to occupation and retained thereafter for that use. In addition is recommended that any conditions requested by the Highways Authority are attached to any grant of permission and any such conditions that are assessed as required to provide an adequate form of development.



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

Your Ref: 06/17/0625/F  
Date: 6 November 2017

My Ref: 9/6/17/0625  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Gemma

**Fleggburgh: 2 storey extension**  
**2 Chapel Cottages Rollesby Road Fleggburgh GREAT YARMOUTH NR29 3AQ**

Thank you for your recent consultation with respect to the above, which I note is an amended proposal from an earlier with drawn application.

The proposals are for a significant sized extension to a small two bedroom cottage, which if approved will provide a four bedroom property, and therefore suitable for a large or extended family.

The site does appear have vehicle access and it appears recent in nature. The application does not appear to include the formation of an access and I am unaware of any planning application/permission being made/granted to form this access onto a classified road (Rollesby/Town Road). Furthermore my highway records available do not show any application for a vehicle access in this location, and in this respect I consider that access to the highway has not got any formal approval. I would therefore be obliged for formal written clarification, by both the applicant and LPA in this respect in order that I can fully consider the application in highway terms.

I would comment that I have reservations with respect to this access not only in terms of width, in that it has is insufficient for two vehicles to pass, but also has extremely limited visibility. Even if it can be demonstrated the access is lawful, the proposals also present an intensification of use of an access with restrictions identified above.

A development of the size proposed, requires a minimum of three parking spaces and given the location and minimal local service provision it is likely that the private motor vehicle will still be the primary mode of transport. The drawings only show parking and

*Continued/...*



turning for two vehicles; I appreciate, however, that a third vehicle could be parked on the driveway and therefore three spaces are possible. However, in terms of turning provision, this does appear some what contrived and I do not consider there is sufficient space to manoeuvre and/or turn vehicles on site (whist others are parked) to enable them to enter and leave in forward gear. Given the above I would be grateful if the applicant can provide appropriate plans to demonstrate whether or not sufficient space can be provided to enable turning manoeuvres on site.

Upon receipt of the above information I will be able to give further consideration to the application and provide a formal highway response, however, given the concerns I have raised above I would ask that the LPA consider this letter as a **holding objection** to this application

Yours sincerely

*Stuart French*

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

Sunny View  
Rollesby Road  
Fleggburgh  
Great Yarmouth  
Norfolk  
NR29 3AQ  
25th October 2017

Group Manager  
Planning Services Development Control  
Town Hall  
Hall Plain  
Great Yarmouth  
NR30 2QF

Dear Mr Minns

**Planning Application**

**Application:** 06/17/0625F

**Proposal:** 2 storey extension

**Location:** 2 Chapel Cottages Rollesby Road Fleggburgh Great Yarmouth NR29 3AQ

With reference to the above application we would like to make an objection to the application.

Chapel Cottages consisted of a pair of two bedroom cottages until recently occupied by three or four adults. The cottages are situated at right angles to the road and the nearest to the road has already been enlarged to a three bedroom property with the gardens reconfigured to allow vehicular access to the rear property. This has left a very small garden and limited off road parking to the enlarged property and if cars don't park by reversing into the car parking space they have to reverse out onto the road. There is only on-road space outside the properties for one visitor to park. The road is narrow with no footpath and is used by a number of vehicles including large farm machinery and lorries, and also pedestrians and people riding horses.

This current application is to enlarge the rear cottage to a four bedroom property with some off road parking. The plans show the original being more than doubled in size and we feel four bedrooms is too large as the front cottage has already been doubled in size and these two combined buildings will go from being able to house four adults to potentially housing fourteen adults and will be more than twice the original size. We note that already there would appear to be insufficient storage for rubbish as the bins are being stored on the adjacent empty property. We do not feel there is sufficient parking and turning space for a four bedroom property. Looking at the previous plans submitted for this property the Highways Agency felt there was insufficient turning space. Looking at the plans there seems to be very little change to the parking area. We also feel that the access to the rear property is narrow and residents may feel they can't be bothered to take their vehicles off road. This may lead to more on-road parking which will cause difficulty for other residents when leaving their properties in their vehicles due to lack of visibility (as said before there is no footpath on the road and the neighbouring property, the old Methodist chapel is very



close to the road cutting down visibility). We already over the past 15 years have experienced this with parked cars, and although having no footpath and being a residential road the speed limit is 30 MPH, and is an increased risk with small children walking past parked cars.

We are also unsure as to whether the building will be used for multiple occupancy or as a holiday let. In both cases Fleggburgh is a mainly residential village with little work opportunities, few facilities and limited public transport. If the property is used as an HMO there will be an excessive number of vehicles, and a high level of refuse and possibly late night noise. If the property is used as a holiday let then we are told by those in the holiday business that properties with that number of bedrooms tend to attract large groups of young adults. As said, Fleggburgh is a mainly residential village, and to have that level of holidaying young people amongst those who are either going to work or are retired would lead to friction and a loss of quality of life for those living nearby.

As said before the front property has already been doubled in size. As we shared a boundary with that property we were rather surprised to only find out about the development after permission had been granted and building work started. We have had several people ask us why the extension was allowed to be so large.

In conclusion, we feel the development is too large and wondered if it were a single property would a seven bedroom property be allowed on this size plot. We are also concerned at the size of the extension as a previous application for a five bedroom extension was withdrawn and we are worried that the inside could be reconfigured to allow five bedrooms once permission has been granted and building works are underway.

Yours sincerely



Ann and Michael Watkins

ACK'D 25/10/17



Janice & Roger Lewin,  
South View,  
Rolleston Road,  
Fleggburgh.

19<sup>th</sup> October 2017

Mr D. Minns,  
Group Manager (Planning)  
GYBC.  
c.c.  
Chair & Committee Fleggburgh P.C.  
Mr H. Thirtle.  
Norfolk County Council.  
Highways Dept.

Re: (06/17/0625/F)



Dear Sirs,  
We write to oppose the above planning application.

Our grounds are:

- ① Overdevelopment of the site.
- ② Loss of privacy and trespass. Loss of light.
- ③ Additional traffic and parking concerns.

Overdevelopment.

If passed, this development will comprise a total property of seven bedrooms on a very small footprint and is out of keeping with the rest of the village

Loss of Privacy, trespass and loss of light.

A 2 storey extension to the rear and east of our

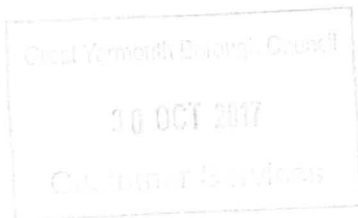
property will diminish considerably, the  
sunlight we currently enjoy in the mornings.  
Further, the plans show windows to the ground  
and first floor. The downstairs W.C. should not  
overlook our property via the window proposed and  
could easily be re-located to the north elevation.  
So too the window for bedroom 2 is invasive  
in the extreme, overlooking our rear bedroom  
and directly into our conservatory. More  
appropriate would be a roof light or the re-  
orientation of the furniture allowing a window  
on the north elevation. (Example: "The Bungalow"  
on Town Road, 300 metres from our property had a second  
storey built and NO windows on the North and South  
elevations were installed as this would have overlooked  
neighbouring properties). Please also note that  
any windows bordering our driveway should be  
inward opening so as to avoid trespass.

Additional traffic & parking.

As previously stated, a property with 7 bedrooms  
has the strong potential to add to traffic problems &  
parking. Rollesby Rd., accommodates very heavy  
vehicles and through traffic. There are no  
footpaths to accommodate pedestrians of all ages  
and abilities!! We ask that you provide us with  
the name of the Highways Officer for N.C.C. that  
you have consulted with on this matter.

Yours faithfully,





Ivy Cottage  
Rollesby Road  
Fleggburgh  
Great Yarmouth  
NR29 3AQ  
[Redacted]  
[Redacted]

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



25th October, 2017

Dear Sir,

Planning Application 06/17/0625/F  
2Chapel Cottages, Rollesby Road, Fleggburgh, NR29 3AG

Thank you for your letter of 11th October. Having studied the new application for this property I can see only little improvement on the original. Therefore I still have strong objections.

- 1) This is still an over development of the site. There is no amenity land. The front cottage already parks 3 cars regularly and no doubt occupiers of the rear cottage will also do so. There is no space for cars at the property to turn which means that cars leaving it will reverse onto a busy country road.
- 2) I repeat what I have already said about the road. It has no footpath, is narrow, there is a very sharp blind bend 25 metres from the site and the property is opposite a development of 4 executive houses with permission for 6 further houses. It is constantly used by people going to and from Martham & Rollesby, agricultural vehicles and pedestrians.
- 3) The new plans show two windows on the west elevations which will over look my property and those of my neighbours. These windows could easily be sited on the north elevation, but even better the the upstairs windows could be velox windows as those in a recent 2 storey extension in Town Road.
- 4) It is obvious that this development is designed with holiday makers in mind and they will have no compunction in parking on what is already a dangerous road. I will be interested to see what observations the Highways Authority have.

Yours faithfully,

[Redacted Signature]  
Harry Barker. ( Copies to: Cllr H Thurtle & Parish Cllr A Peake)



