



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Date: Wednesday, 13 October 2021

Time: 18:00

Venue: Assembly Room

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

AGENDA

Open to Public and Press

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

- 3 MINUTES - 15 SEPTEMBER 2021 3 - 19**
- To confirm the minutes of the meeting held on the 15 September 2021.
- 4 MINUTES - 22 SEPTEMBER 2021 20 - 25**
- To confirm the minutes of the meeting held on the 22 September 2021.
- 5 APPLICATION 06-21-0237-F - 4 BURTONS BUILDINGS, ST 26 - 51**
PETERS ROAD, GREAT YARMOUTH
- Report attached.
- 6 APPLICATION 06-21-0627-F - 7 SPRUCE AVENUE, ORMESBY 52 - 59**
ST MARGARET
- Report attached.
- 7 APPLICATION 06-21-0560-F - 4 BRACECAMP CLOSE, 60 - 67**
ORMESBY ST MARGARET
- Report attached.
- 8 ANY OTHER BUSINESS**
- To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Minutes

Wednesday, 15 September 2021 at 18:00

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Attendees at the meeting

Present :

Councillor Annison (in the Chair); Councillors G Carpenter, Freeman, Flaxman-Taylor, P Hammond, Jeal, Myers, Mogford, Williamson, A Wright & B Wright.

Councillor Candon attended as a substitute for Councillor Hanton

Councillor Borg attended as substitute for Councillor Fairhead

Mr R Parkinson (Development Control Manager), Mr C Green (Senior Planning Officer), Mr R Tate (Planning Officer), Ms C Whatling (Monitoring Officer) & Mrs S Wintle (Corporate Services Manager).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Fairhead and Hanton.

2 DECLARATIONS OF INTEREST

Councillor Freeman declared a personal interest in item 4 in his capacity as Ward and Parish Councillor for Ormesby and Scratby.

3 MINUTES

The minutes of the meeting held on the 25 August 2021 were confirmed.

4 APPLICATION 06-21-0538-F - 29 (Seahaven), THE ESPLANADE, SCRATBY, GREAT YARMOUTH

The Committee received and considered the report from the Planning Officer.

The Planning Officer reminded Members that this application had been originally published within the agenda for the Development Control committee on the 25 August 2021, however this item had been deferred from the meeting to enable further consultation to be undertaken. It was noted that the proposal had not been amended but the Officer's report had been updated accordingly following further consultation.

The Planning Officer reported on updates that had occurred following publication of the report as follows :-

- Expiry date is now 22nd September
- Response has now been received from the Parish Council
- One further objection had been received from a neighbour.

The Planning Officer reported that the application was for a replacement dwelling at 29 The Esplanade and the proposal would demolish the existing 4-bedroom bungalow and replace it with a larger chalet-style 3-bedroom bungalow with a detached garage.

The Planning Officer reported that the site lies across both the Indicative Erosion up to 2025 and Indicative Erosion up to 2055 zones identified in the Shoreline Management Plan. The front elevation is currently 32 metres away from the cliff edge and 170 metres away from the mean high-water mark.

The Planning Officer reported that 9 neighbour objections had been received and these were summarised as follows :-

- Overshadowing to no.31.
- Reduced view to no.27.
- No detailed measurements on the plan.
- Increase in scale over existing bungalow.
- Loss of outlook / light from the veranda of no.27.
- Will block sea views to the properties behind.
- Endangerment of the cliff top.
- Application form states no trees/hedges on the site.
- Will devalue neighbouring properties.
- Out of character – should be a bungalow.

The Planning Officer read aloud a neighbour objective that had been received since publication of the report, but advised that the comments were not dissimilar to those already received.

The Planning Officer reported on the comments received from the Parish Council who had advised that the Council would like to comment that the property is located within the government shoreline management plan which states that there should be no new development in this area and would ask that this be considered when making a

decision on the application.

The Planning Officer reported that the application site is situated on a private track and therefore the Highways agency has not provided comments on the application but noted that they could not see any issue to raise an objection for the application as it was for a replacement dwelling.

The Planning Officer reported that no objection had been received from the County Ecologist who had commented that the application site is located within the Orange Habitat Zone, however the application is for a replacement dwelling and therefore is unlikely to result in increased recreational pressure on habitats sites and therefore in their opinion a shadow HRA is not required.

The Planning Officer made reference to the relevant planning policies that had been taken to consideration.

The proposal is for the replacement of an existing dwelling and therefore would not result in a net increase in residential development. Notwithstanding this, the proposal is located within the development limits for Scratby where the principle of new residential development is considered acceptable.

The Planning Officer reported that whilst the current property formed part of a line of bungalows of a similar style, age and form, the property is the penultimate bungalow in the line. No.33 The Esplanade (next but one to the north) is also a chalet bungalow with accommodation at first floor level and a higher roof height; although it's ridge runs north-south and the front elevation is effectively pitched backwards, there are two dormer windows within it which gives the impression of a building of greater scale, mass and a much wider front elevation than is currently proposed. As such, a break in the line of bungalows in this this location would not appear incongruous and the principle of a taller dwelling would be considered acceptable, especially as the general form as a bungalow with low eaves and narrowing roof is still retained when viewed from the front.

The Planning Officer reported that adequate space would be able to be provided for parking of two cars and this could be conditioned to be provided and maintained thereafter.

The Planning Officer reported that the proposal sought an increase in size over the existing dwelling, he referred to neighbours comments in which had raised concern that this would be detrimental to their amenity through overshadowing and the loss of outlook and light. However, it was considered that by virtue of siting the replacement dwelling on roughly the same footprint and maintaining the spacing between the dwellings, the proposed dwelling would not result in an unacceptable increase in overshadowing to the neighbouring property.

The Planning Officer reported that the the application is considered to comply with saved policy HOU07 (E) and core policy CS09 (F), as well as emerging policy A1 from the draft Local Plan Part 2, which seek to ensure that developments do not significantly detrimental to the residential amenities of adjoining occupiers or users of land.

The Planning Officer advised that the Coastal Manager had been consulted on the application but had not provided any comments. It was therefore noted that as a replacement dwelling, the proposal should not change the level of risk or affect

coastal processes, and as the eastern building line remains as existing the future residents should be put at no greater / earlier risk than the existing dwelling. However, an informative note should be included on the decision notice to remind the application of the longer-term potential for coastal change.

Members were asked to note that the proposal did include more hard surfacing and a larger footprint which would mean more run-off from the property, which if not addressed sensitively could serve to concentrate erosion or undermining of dunes / cliffs. The proposed dwelling is to be discharged via soakaway, so a surface water drainage scheme shall be required by condition to ensure that this disperses run-off to an appropriate location at suitable rates.

The Planning Officer reported that the application was recommended for approval subject to the following conditions :-

- Standard 3 year time limit

- In accordance with plans
- Scheme of landscaping/planting to be agreed
- Surface water drainage scheme to be agreed
- Colour of cladding to be agreed
- Provision of 2no. swift terrace boxes
- Parking to be provided
- Bat Informative
- Coastal change informative

And any other conditions or notes considered appropriate by the Development Management Manager.

Councillor Freeman referred to a "Hold the line" comment within the coastal report and commented that this had been revised as this area was now protected by the Gabions.

Councillor T Wright made reference to the Shoreline Management Plan which had advised that no further development should be carried out and whether this application was recommended for approval in light of the development being a rebuild, this was confirmed. Councillor T Wright further asked with regard to sub soil intervention and with this application being so close to the cliff whether this would create any disturbance and cause coastal erosion. The Planning Officer advised that whilst he could not provide comment on this question, this application was similar to applications that have previously been agreed close to the site and the Coastal Manager had provided comment on these.

Councillor T Wright asked where the services for the property were situated, although the planning Officer was unable to provide this answer. The Development Control Manager advised that this was not a material consideration for the planning application although would be looked at as part of the process if approved.

Councillor Myers asked for clarification as to the Chalet being referred to as a bungalow, it was confirmed that a chalet bungalow has living accommodation in the roof space.

Mr Graham Norse, agent reported that the applicant welcomed the recommendation for approval from the Planning Officers, he advised that there were no statutory

consultee objections although noted local neighbour objections. Mr Norse commented that he felt the key element of consideration was the layout of the development and impact of the character of the locality. He commented on the proposed dwelling and its proposed height and dimensions and commented that it could not be considered as a large development. The Proposed scheme was not considered to adversely affect neighbouring dwelling in terms of loss or outlook of light.

Mr Norse advised that the applicants had purchased the property with a view to renovating the property but had found due to the state of the existing structure it was far more practical to rebuild the property. he commented that the applicants had worked hard to ensure the development did not impact neighbouring properties.

In summary Mr Norse advised that the dwelling proposed for a well designed dwelling which reflected existing character of other dwellings in the locality both in terms of scale and design features and would result in a much improved development to that of the existing bungalow. He asked the Committee to approve the application as per the Officers recommendations.

Councillor Wright asked Mr Norse if he was aware of where the services for the development were located whether this was at the front of the bungalows or the rear. Mr Norse confirmed that the existing services were situated at the rear of the properties and this would remain if the new dwelling was approved.

Members hereby entered into a general debate where it is was proposed and seconded that the application be approved as per the Officers recommendations.

RESOLVED :

That application 06-21-0538-F be **approved** subject to the following conditions :-

- Standard 3 year time limit
- In accordance with plans
- Scheme of landscaping/planting to be agreed
- Surface water drainage scheme to be agreed
- Colour of cladding to be agreed
- Provision of 2no. swift terrace boxes
- Parking to be provided
- Bat Informative
- Coastal change informative

And any other conditions or notes considered appropriate by the Development Management Manager.

5 APPLICATION 06-21-0329-F - POPS MEADOW, GORLESTON

Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported that that the application was a retrospective planning application for planning permission to regularise development that has already taken place, it should be noted that in selling the land to the applicant the purchase form the Council did not override the need to require planning permission.

The Senior Planning Officer reported that the development that has been carried out is deemed to be significantly different from any historic works that have been completed.

The Senior Planning Officer reported that the retrospective application asked for the installation of an 8ft security perimeter fence, a 32-foot portacabin (office/medical room), a wood cabin for cash/token box, a 20x8 foot cabin for the sale of refreshments when the park is open, reinstatement of small childrens' fairground rides to the site and the addition of coin operated small childrens' rides. Fencing includes a section of 6ft wooden fence to enclose the portacabin and bin storage.

The area of land on which the recreations use takes place has been enlarged from that used previously, to now include a strip of land at the north of the property adjoining Fiskes' Opening. The strip was formerly used as parking by touring motor homes. Additionally, the position of the boundary fence fronting Pavilion Road has been extended towards the road.

It was reported that The proposed hours of opening for the ride area are 10am to 8pm Monday to Friday, weekends and bank holidays. The application also identified hours of opening for the cafe. It was noted that the cafe has an existing planning permission without restriction to the hours of opening and it is not deemed reasonable or necessary to restrict the hours of opening for the existing cafe in relation to this current application.

Since publication of the report, the Senior Planning Officer reported that 60 letters in support of the application had been received. It was also noted that a number of objections had been received of which were summarised within the agenda documents/

The Senior Planning summarised comments that had been received from statutory authorities.

The Senior Planning Officer made reference to the relevant planning policies that had been taken to consideration.

The Senior Planning Officer reminded Members that this was a retrospective application, where development has taken place without planning permission. The application had arisen as the result of complaints from members of the public to the local planning authority with regard to enforcement of planning legislation. It was reported that it was not unusual for development to be undertaken without planning permission, there are extensive development rights for smaller scale development of both residential and non-residential property. Any development carried out without permission and where permission is determined to be required is at risk of enforcement including the requirement of removal where not acceptable or alteration and the inherent expenses involved.

The Senior Planning Officer reported that in determining planning applications all applications are judged on their merits including ones seeking retrospective permission. The Local Planning Authority takes into account the planning permission history of the property, any relevant national and local planning policy that has been adopted for the assessment of the acceptability of new development and any representations received.

It was advised that the application was proposing the rides and structures currently already installed and used on the site and shown on the submitted layout with accompanying

photographs.

The Senior Planning Officer summarised the main impacts on the conservation area and the neighbouring residential amenity which had been detailed within the agenda documents.

The Senior Planning Officer concluded that it was therefore considered that in order to determine whether the intensified and materially different use can successfully operate without detriment to the amenity of adjoining residents, the local planning authority should grant a temporary permission for the use and the portacabin for at least 2 years (including the c.6 months use already undertaken without permission during 2021). This will allow factors such as effectiveness of the fencing, noise from rides etc to be reviewed over a reasonable period of time and over both an extraordinary year and hopefully a more usual year of holiday use.

It was reported that the fence as erected without permission is not appropriate and any new permission to be granted pursuant to this application shall require that the fence be replaced at the end of this tourist season, with one of style compatible with the conservation area. Details of the fence including the height and siting in relation to Marine Terrace and 27 Pavilion Road have been requested from the applicant to be provided prior to the Committee meeting and should be agreed prior to the issue of any permission. Members will be updated verbally as to the appropriateness of the proposed fencing designs (and siting in relation to the aforementioned dwellings).

A condition of any permission should be that rides and structures approved will be as submitted for the application; details of any replacements to those rides would require express prior written permission from the Local Planning Authority in the form of a further planning application in order to assess that they would be compatible without causing significant disturbance to the amenity of adjoining residents.

The Senior Planning Officer reported that given the site is located in a flood zone, conditions to this permission will require the provision of means to anchor the portacabin and structures in a flood situation and for the use to be supported by an emergency evacuation plan.

In order to demonstrate that the proposed use and activities can be acceptable in the location and in terms of highways safety, the following matters shall need to be revised and confirmed to be acceptable by the Local Planning Authority before permission is granted:

- Prior to issuing a planning permission a revised rides and structures layout plan shall be submitted and agreed in writing. Details to include a schedule of rides and structures with identifying serial numbers.
- Prior to issuing a planning permission details of a replacement fence shall be submitted and agreed in writing. Details to include siting, height, design, material and finish.
- Prior to issuing a planning permission a plan showing the necessary visibility splay shall be submitted to and agreed in writing with the Local Planning Authority in consultation with the Highways Authority.
- Prior to issuing planning permission a flood warning and evacuation plan shall be submitted to and agreed in writing with the Local Planning Authority.

In the event that the applicant does not provide suitable details, a permission would not be appropriate as the scheme would not be acceptable, and Officers would recommend that the application is brought back to Committee if so.

It was reported that in the event that permission be granted, in order to safeguard the residential amenities of the occupiers of nearby dwellings and the character of the Conservation Area a list of matters including but not limited to the following would be the basis for conditions to any approval:

- The permission for childrens' rides expires on 1st Sept 2023 (by which time the applicant will have benefited from 3 Easter holidays and 3 full summer seasons). The permission for the portacabin, refreshment cabin and cash/token cabin expire on 1st Sept 2023
- There shall be no rides or structures used on the site other than those specifically included in the schedule to be agreed (see paragraph 9.4)
- No rides or structures shall be sited within 10m of the boundary with Marine Terrace (and to be confirmed by a rides and structures layout plan)
- The existing fencing is to be removed and the replacement fencing (to be approved) is to be installed by 01 December 2021, with visibility splay incorporated therein
- The removal of permitted development rights for the erection of any additional Gates, Walls, Fences, or other means of enclosure
- The use of the site for childrens' rides shall not be open to customers outside of 10am-7pm seven days a week.
- No use of loudspeakers and public address systems (Except for safety announcements).
- No use of external amplified music.
- The portacabin shall be securely anchored to its base and anchor retained in perpetuity (details needed if not provided beforehand).

The Senior Planning Officer advised that since publication of the report some of the requested information has been supplied although it had been advised that it was problematic to provide a schedule of rides for next season as the rides are yet to be leased and the applicant request that the permission should be not temporary, however it is noted that this is not recommended due to the uncertainty and in order to assess the impact of the use. The Senior Planning Officer advised that the applicant had made a counter proposal that instead of there being no rides or structures within 10 metres of the boundary of marine parade and marine terrace that rides in this location would only be of a low level type, this could be a condition if Committee were minded to agree to state no rides or structures over 8 metres in height within 10 metres of the location.

The Senior Planning Officer reported the application was subject to approval subject to agreement of details, detailed within the report and presentation.

Councillor Myers sought clarification as to paragraph 10.2 within the Committee report and asked whether this agreement had been given on this matter. The Senior Planning Officer advised that this had been agreed and the Conservation Officer had advised that the fence should have a painted finish.

Councillor Flaxman-Taylor sought clarification with regard to the opening times of the venue as listed within the pack as 10am until 7pm and asked whether this was both summer and winter opening times, this was confirmed as summer and winter opening times.

Councillor T Wright sought clarification on paragraph 10.1 within the report with regard to temporary permission for the use of the portacabin for two years including the six months of use already taken as it had been detailed this would take the permission to September 2023 which would allow for 2 and a half years. It was confirmed if approved this would grant permission until the beginning of September

2023.

Councillor Hammond asked whether any noise levels had been recorded by Environmental Health at the site, as he commented in his opinion this would have been helpful to know. The Senior Planning Officer advised that this information had not been presented by the Environmental Health department, the department had advised that they had received no noise nuisance complaints. The Development Control Manager advised that Officers deemed it necessary to issue temporary permission to understand if the rides which are materially different to the existing use are going to create any prolonged nuisance, this will allow monitoring to be undertaken.

Councillor T Wright asked if any discussions had been held with nearby residents of Marine Parade in order to understand preference for fencing.

Mr Lewis, applicant addressed the Committee, he advised that he had answered and provided comments to all neighbour complaints together with the possible proposal terms from the Council. Mr Lewis advised that he had successfully tendered to purchase the site, in the legal documents between Mr Gray and the Council it was always noted that the area was to be solely used a children's amusement park and food outlet facilities. Mr Gray advised that within the legal documents it had also stated terms that the purchasers would not apply for planning permission between the 25 and 50 year period.

Mr Gray advised that he had a young family and wanted to introduce some new business into the area which would attract those of all ages. Comments which had been received by Mr Gray had been positive. Mr Gray advised that they had been more than happy to assist local charities.

Mr Gray reported that he was happy to change the structural fence as specified by the Conservation Officer and is also willing to carry forward the recommendation from the Highway Officer and spray the front corner from the post to the road. Mr Gray referred to some comments that had been made by the Council with regard to the application, firstly he referred to a request for a 10 metre section to be left empty in front of the marine terrace houses, and stated that he felt this should have been stated within the deeds and the terms of conditions when purchasing, he commented that he was more than willing to work with tenants to not restrict light. Mr Gray advised he was happy to supply a full layout of drawings and rides for each year and submit this to the council, although he felt a 2 year temporary planning application should have been advised.

Councillor T Wright asked for clarification from Mr Gray in relation to the fencing at Marine Terrace, Mr Gray confirmed that discussion had been held with the landlord of the properties. Mr Gray felt that a six foot fence would prevent a safety net for the site and those using it and would alleviate any concerns from neighbours with regard to people looking into their properties.

Councillor Williamson asked Mr Gray if he was happy to have the recommended fence painted and Mr Gray confirmed this.

Mr Edwards, objector to the application addressed the Committee, he advised that he would be speaking on behalf of tenants within his properties. He confirmed that the main concerns raised were that of the fence and the main proximity of the rides in situ.

Mr Edwards advised that the close board fence that had been erected had caused an

impact on the amount of light that was being let into the properties. Mr Edwards referred to some shrubs that had been planted prior to the close board fencing which the tenants in place were happier with and would be happier if these could be reinstated.

Mr Edwards advised that a concern had been raised with regard to a gap between the fencing and the galvanised fencing and how rubbish would be collected if found in this area.

Mr Edwards commented that it was disappointing that no consultation had been undertaken with his tenants.

Councillor B Wright commented that she had discussed the facility with Mr Gray and felt that he would be happy to work with everyone to get the best out of the facility.

Members hereby entered into general debate about the application.

RESOLVED :

(i) that application 06-21-0329-F be approved, subject to:

(1) receiving appropriate details of:

(a) a revised rides and structures layout plan, and

(b) replacement fencing design, and siting, and

(c) plan showing provision of visibility splay, and

(d) flood warning and evacuation plans,

before any permission is issued [as described at paragraph 10.5 above].

(ii) For a temporary period - in order to further assess the impact of the use and safeguard the residential amenities of the occupiers of nearby dwellings and the character of the Conservation Area – subject to Conditions as listed at paragraph 10.6 with the amendment of the existing fencing to be removed and the replacement fencing (to be approved) is to be installed by Easter 2022 (March), with visibility splay incorporated therein above and any others considered appropriate by the

Development Management Manager including lighting.

BRIEFING OF APPLICATIONS

The Senior Planning Officer gave a brief summary of the following applications which were to be considered :-

Works detached from buildings in the public realm

- 06/21/0585/F Town Hall freestanding lighting column

- 06/21/0593/F Tolhouse freestanding lighting column

- 06/21/0587/F Hollywood freestanding lighting column

- 06/21/0586/F St Georges Theatre freestanding lighting Column

Works to buildings or in their grounds

- 06/21/0591/F and 06/21/0592/LB Tolhouse

- 06/21/0589/F and 06/21/0484/LB Gorleston Theatre
- 06/21/0590/F and 06/21/0537/LB St Georges
- 06/21/0590/F and 06/21/0528/LB Minster church

The Senior Planning Officer advised of the terms mentioned :-

- Light emitting diode
- DMX - digital multiplex. Fixture identity, channels 1-512, each with 256 values
- RGB and RGBW
- Wash (beam angle)
- Gobo Projector
- Linear fixture (also known as batten light)

The Senior Planning Officer reported on the general considerations for the Committee as follows :-

- Light pollution
- Distraction to drivers
- Bats
- Note to members that given the subdivision of the sites into separate applications for light post and works attached to the buildings these can be determined separately.

6 APPLICATION 06-21-0589-F AND 06-21-484-LB - GORLESTON PAVILION, PAVILION ROAD, GORLESTON

The Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported that the site was situated within the Gorleston Development boundary. The premises are in use as a place of public entertainment formerly within use Class D2, but now classed as a "sui generis" use. The site is within the Gorleston extended Conservation Area No 17. The opposite side of the street to the south boundary is not within the conservation area. The building is identified in policy and on mapping as a key tourism attraction.

The Senior Planning Officer reported that no public objections had been received and this particular application had received support from the Theatres Trust.

The Senior Planning Officer summarised the policies which were relevant to consideration for the application.

The Senior Planning Officer provided an overview summary of the Principle of Development as follows :-

The proposal is considered to meet with the requirements of the National Planning Policy Framework as it applies to the economic and cultural wellbeing of place where paragraph 8 sets out that sustainable development is defined by the economic objective , the social objective - to support strong, vibrant and healthy communities and cultural well-being; and the environmental objective - to contribute to protecting and enhancing built and historic environment; including moving to a low carbon economy.

The proposal is considered to meet these objectives and the use of LED lighting delivery illumination around five to six times more efficiently than tungsten lighting, on average for a given colour.

Policy CS8 - Promoting tourism, leisure and culture: Encourages the upgrading and enhancement of existing visitor attractions and specifically at sub section c: Safeguards key tourist, leisure and cultural attractions and facilities, such as Gorleston Pavilion Theatre.

The proposal will assist in encouraging the early evening and night-time economy, in an appropriate location that contribute to the vitality of the borough.

This proposal will support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough.

Emergent Policy C1: Community facilities reinforces the core strategy policy by seeking the retention of existing community facilities

Retained Policy BNV27 does not apply to this application as the lighting here considered is not of the projected form.

The Senior Planning Officer reported on the Planning Balance and commented that it was considered that the proposal would be positive in enhancing the building, reduces light spillage by directionality and offers some better cable routing. The equipment involved offers energy efficiency. The proposal would increase public awareness of the venue and potentially custom tourism interest.

The Senior Planning Officer reported that application 06-21-0589-F and application 06-21-484-LB were recommended for approval subject to a number of conditions as detailed within the report.

Councillor Jeal asked that consideration be given to the lighting used in order to maintain the lights working due to being in a salt water area, the Senior Planning Officer advised that the lighting to be used was waterproof and LED;s which had a life cycle of around 55 years

Councillor T Wright asked with regard to the lighting on Pavilion road and although noted these were not emitting outwards by virtue these were going to light up the west side of the pavilion where there were a few terraced houses

and therefore asked if residents were consulted and this was confirmed and it was noted that no correspondence had been received.

RESOLVED :

That application 06-21-0589-F and application 06-21-484-LB be approved subject to conditions as outlined within the Senior Planning Officers report.

7 APPLICATION 06-21-0587-F - HOLLYWOOD CINEMA, GREAT YARMOUTH

Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported the site is situated within the Great Yarmouth Development boundary. The premises to be lit are in use as a cinema formerly in use Class D1, but now within Class F2 (b) Halls or meeting places for the principal use of the local community. The site is within the Seafront Conservation Area. It was noted that this specific application is for a free-standing column to carry a lighting installation and is set in the south of the forecourt on the centreline of the facade.

The Senior Planning Officer reported that no objections had been received.

The Senior Planning Officer provided Members with a summary of the points for consideration within the application.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as detailed within the application pack.

Councillor Hammond raised some concern with regard to the siting of the light directly in line with the entrance of the cinema and that this could potentially be damaged.

RESOLVED :

That application 06-21-0587-F be approved subject to conditions as outlined within the Senior Planning Officer's report.

8 APPLICATION 06-21-0590-F AND 06-21-537-LB - ST GEORGES THEATRE, KING STREET, GREAT YARMOUTH

Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported the site is situated within the Great Yarmouth Development boundary. The premises are in use as a place of public entertainment formerly within use Class D2, but now classed as a "sui generis" use. The site is within the King Street Conservation Area No 4. The building is identified in policy and on mapping as a key tourism attraction.

It was noted that the premises was a grade one listed building.

The Senior Planning Officer reported that no objections had been received.

The Senior Planning Officer provided Members with a summary of the points for consideration within the application.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as detailed within the application pack

RESOLVED :

That application 06-21-0586-F be approved subject to conditions as detailed within the Senior Planning Officer's report.

9 APPLICATION 06-21-0586-F - 145 KING STREET AND YARMOUTH WAY (CORNER OF)

Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported the site is situated within the Great Yarmouth Development boundary. The premises associated with this application are in use as a theatre formerly in use Class D1, but now a "Sui Generis" use. The site is within the King Street Conservation Area No 4. The theatre building is identified in policy and on mapping as a key tourism attraction

It was noted that the premises 145 King Street was a grade two listed building.

The Senior Planning Officer reported that no objections had been received.

The Senior Planning Officer provided Members with a summary of the points for consideration within the application.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as detailed within the application pack

Councillor Hammond asked with regard to the situe of the light, and it was advised that the light would be situated on the post.

RESOLVED :

That application 06-21-0586-F be approved subject to conditions as detailed within the Senior Planning Officer's report.

10 APPLICATION 06-21-0585-F - TOWN HALL (LAND TO NORTH OF) HALL QUAY, GREAT YARMOUTH

Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported that the site is situated within the Great Yarmouth Development boundary. The premises to be lit are the Great Yarmouth Town Hall, a mixture of use as offices (Use Class E) and (Class F2(b)) 'halls or meeting places for the principal use of the local community'. The site is within the Hall Quay/South Quay Conservation Area No 3. It was reported that this specific application is for a free-standing column to carry a lighting installation and is set in the south west corner of the triangular planted area to the north of the Town Hall, lighting the main public entry point. The town hall is a Grade 2 starred listed building (27/06/53) (abridged).

The Senior Planning Officer reported that no objections had been received.

The Senior Planning Officer provided Members with a summary of the points for consideration within the application.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as detailed within the application pack.

Councillor Hammond and Jeal asked with regard to the flag pole in situ at the application site and whether these would interfere with the lighting column. It was confirmed that this matter would be looked into to ensure no interference with the flag poles.

RESOLVED :-

That subject to further investigations with regard to the flag pole height application 06-21-0585-F be approved subject to conditions detailed within the Senior Planning Officer's report.

11 APPLICATION 06-21-0531-F AND 06-21-0593-LB - TOLHOUSE GAOL, 12 TOLHOUSE STREET, GREAT YARMOUTH

Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported that the site is situated within the Great Yarmouth Development boundary. The premises to be lit are in use as a museum formerly in use Class D1, but now within Class F1(c) Museums. The site is within the Hall Quay/South Quay Conservation Area No 3. These specific applications are for planning permission and listed building consent for lighting attached to the museum building as described.

The Senior Planning Officer reported that no objections had been received.

The Senior Planning Officer provided Members with a summary of the points for consideration within the application.

The Senior Planning Officer reported that the application was recommended

for approval subject to conditions as detailed within the application pack.

RESOLVED :

That application 06-21-0531-F and 06-21-0593-LB be approved subject to conditions as detailed within the Senior Planning Officer's report.

12 APPLICATION 06-21-0593-F - TOLHOUSE GAOL (LAND NORTH WEST OF) TOLHOUSE STREET, GREAT YARMOUTH

Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported that the site is situated within the Great Yarmouth Development boundary. The premises to be lit are in use as a museum formerly in use Class D1, but now within Class F1(c) Museums. The site is within the Hall Quay/South Quay Conservation Area No 3. This specific application is for a free-standing column to carry a lighting installation and is set in the garden to the east of the library and north of the Tolhouse Museum. The museum is a Grade 1 listed building (27/06/53). The Senior Planning Officer reported that no objections had been received.

The Senior Planning Officer provided Members with a summary of the points for consideration within the application.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as detailed within the application pack.

RESOLVED :

That application 06-21-0593-F be approved subject to conditions as detailed within the Senior Planning Officer's report.

13 APPLICATION 06-21-0588-F AND 06-21-0528-LB - THE MINSTER CHURCH OF ST NICHOLAS, CHURCH PLAIN, GREAT YARMOUTH

Committee received and considered the Senior Planning Officer's report.

The Senior Planning Officer reported that the site is situated within the Great Yarmouth Development boundary. The premises associated with this application are a church (place of worship) in use Class D1, but now in Class F1(f). The site is within the No 5 St Nicholas/Northgate Street Conservation Area. The minster is not identified in policy and on mapping as a key tourism attraction. The church is a Grade 2 starred listed building.

The Senior Planning Officer reported that no objections had been received.

The Senior Planning Officer provided Members with a summary of the points

for consideration within the application.

The Senior Planning Officer reported that the application was recommended for approval subject to conditions as detailed within the application pack.

RESOLVED :

That Application 06-21-0588-F and Application 06-21-0528-LB be approved subject to conditions as detailed within the Senior Planning Officer's report.

14 DELEGATED DECISIONS MADE BETWEEN 1 AND 31 AUGUST 2021

Committee note the delegated decisions made between the 1 and 31 August 2021.

15 ANY OTHER BUSINESS

There was no other business discussed at the meeting.

The meeting ended at: 20:00



GREAT YARMOUTH
BOROUGH COUNCIL

Development Control Committee

Minutes

Wednesday, 22 September 2021 at 18:00

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Attendees at the meeting

Present :

Councillor Freeman (in the Chair); Councillors G Carpenter, Flaxman- Taylor, Hanton, P Hammond, Mogford, Williamson, A Wright & B Wright.

Councillor Wainwright attended as a substitute for Councillor Jeal

Mr R Parkinson (Development Control Manager), Mr C Green (Senior Planning Officer), Mr G Bolan (Planning Officer), Ms C Whatling (Monitoring Officer) & Mrs S Wintle (Corporate Services Manager).

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Annison, Jeal and Myers.

2 DECLARATIONS OF INTEREST

Councillor Hanton declared that he had received some communication from Connor Taylor Bargent in relation to Application 06/21/0158/F.

3 APPLICATION 06/21/0158/F - ALBION TAVERN PUBLIC HOUSE, 87 LOWESTOFT ROAD, GORLESTON

The Committee received and considered the Planning Officer's report.

The Planning Officer reported that the application was for the conversion and extension of the public house to create a convenience store utilising the existing access, with associated alterations to the parking layout and hard landscaping.

The application relates to the current public house which has been in operation and was first licensed in 1884 and has been operated as a pub since. The pub use is proposed to be lost, partly due to the competition from an increase in similar establishments within close proximity to the Albion Tavern and being operated as a wet-led pub when the demand for pubs has altered as the demand for operators to have operational kitchens has also increased in recent times. The Albion Tavern has recently been deemed unviable according to the Viability Study (February 2021) submitted with the application.

The Planning Officer provided a summary of the location, application proposal and history of the site to the Committee and advised that details were contained within the application pack.

The Planning Officer advised that the application sought to allow the conversion and extension of the public house to create a convenience store utilising the existing access, with associated alterations to the parking layout and hard landscaping. The convenience store would provide 372sq.m. internal floorspace, compared to the 331sqm of the pub, so represented a net increase of 41sqm, the increase would allow the net sales area to be 252sqm.

It was reported that the application were to include changes to the hours of use compared to the hours of use of the public house.

The Planning Officer reported that In assessing the planning balance, the proposal partially complied with point c of emerging policy C1 in respect of the property which is no longer viable to retain the premises as the current community facility use, however the application had failed to demonstrate continuous marketing evidence for a 12-month period. It is considered therefore the application is contrary to the likely requirements of future development plan policy, however in the Planning balance it must be remembered that full weight cannot yet be apportioned to the requirement for 12 months continuous marketing. Nevertheless, it has been considered that some level of marketing has taken place and with the property being considered unviable it partially complies with point (c) of emerging policy C1.

The Planning Officer reported that the application had been assessed against the retail impact on existing units within the Local Centres and the Town centres within Gorleston and it is considered that the application had not considered appropriately the impact of a new retail unit on the existing local centre of Lowestoft Road when assessed against emerging policy CS7, however on the balance the application is marginally over the threshold of 200sq.m, the proposed unit is of a larger size to the 2 nearby and although of the same use it is considered the proposal will offer a wider range of goods allowing the local centre to be more of a convenience store for the local residents. The proposal will result in a greater/wider range of products and will still provide a convenience of goods which is consistent with the aims set out in emerging Policy R1.

It was reported that the proposed location of the retail unit is located on the edge of a

local centre and although it is not a preferred site within the town and local centres the proposal satisfies the sequential test.

The Planning Officer advised that in connection with the impact on neighbouring amenities, it is considered that in relation to the existing use of the public house the proposed use will not generate an increase in harm in respect to noise over what was existing. As the new proposed use will make use of the existing car park the noise from parking will be similar, and will be related to store users and for deliveries of goods to the convenience store. Furthermore, the proposed hours of operation are suitable for the use of the property and it has been considered there is noise generated in association with the operation of a public house and into later hours than proposed of the proposed use.

The Planning Officer reported that the main reasons for objections being received were due to the loss of a pub facility, noise and increase in traffic flow and parking, and the impacts on existing retailing centres. These concerns have been addressed throughout the Planning Officer's report and through use of appropriate conditions. It is considered that the application has overcome the concerns raised, and that Gorleston has a thriving town centre that offers a range of alternative public house facilities allowing nearby residents not to be left without a valued community facility.

The Planning Officer reported that the application was recommended for approval subject to the use of conditions as detailed within the Planning Officer's report.

Councillor T Wright asked if it had been taken into account the possible impact of other small local amenities within the area should the application be approved. The Planning Officer reported that as part of the emerging local plan part 2, Officers were aware of the Lowestoft Road designated centre which contained smaller amenities and the impact has been looked at but it was deemed that this application would still provide a thriving business for the area.

Mr Russell, agent thanked the Committee for their consideration of the application and advised that he would be speaking on behalf of the applicant. He advised that the applicant was looking to convert the public house into a convenience store in a highly sustainable location.

Mr Russel advised that the Planning Officer's report set out how the application had satisfied the Councils local policies in favor of the application and furthermore the convenience store would provide Gorleston with economic and social benefits most notably the creation of 20 new jobs and in keeping a premises open under a new use.

Mr Russel advised that a car park would be available free of charge for all to use.

Mr Russel advised that the applicant has confirmed its acceptance of the planning condition which will enshrine the arrangement into the future and as detailed in the report the planning application complies with national and local planning policies.

Mr Russel commented that he trusted the Committee would see the merits of the proposed development and agree with the Planning Officer's recommendation.

Councillor Fairhead asked if any alterations were expected to the building in light of it being an old building, it was advised that external alternations would be nil to minimum this would just see making good.

Members hereby entered into general debate.

RESOLVED :

That application 06/21/0158/F be approved subject to conditions as detailed within the Planning Officer's report.

4 APPLICATION 06/20/0571/F - FORMER VIRGIN MEDIA BUILDING, LOW ROAD, WINTERTON-ON-SEA

The Committee received and considered the Planning Officer's report.

The Planning Officer reported that this was a full application for the conversion of a former telecommunications building to residential holiday let. Proposals for holiday let use fall into the planning Use Class C3(a) for residential dwellings, but would be restricted in its use by condition or legal agreement should approval be granted.

The Planning Officer summarised the background to the application site its location, the proposal, existing use and the history of the site.

The Planning Officer reported on public comments that had been received as follows :-

Restricted by-way not suited to motor vehicles
Low Road not maintained
Outside the village development limits
Increase in traffic
Winterton already has a large number of holiday and second homes
Overlooking

The Planning Officer reported on the Access and Highway safety, he advised that the application site would be accessed by Low Road which extended from the site down to North Market Road. He advised of the existing use and users of the road and detailed the public rights of way. The Planning Officer advised that whilst it could be a planning consideration to look at the condition and suitability of the public right of way for new vehicular access it would not be a reasonable consideration to require the maintenance of the public right of way as this sits outside of the planning process. It was reported that the public right of way would be suitable for the use of access for tourist accommodation.

The Planning Officer reported that the development was outside of the village development limits whilst within Winterton-on-sea. It was advised that this proposal was considered as a suitable proposal for tourism and lettings use, subject to the conditions as detailed within the planning document.

The Planning Officer advised that the Flood Risk Officer had been contacted although the proposal did not meet the requirement for comments. It was noted that the application site was within flood zone 3.

The Planning Officer reported that the application was recommended for approval – subject to the use of the conditions as set out below, the proposal will comply with the aims of policies CS8 and CS11 of The Great Yarmouth Local Plan:Core Strategy, saved policies TR11 and TR16 of the Borough Wide

Local Plan and is consistent with emerging policy L2 of the final draft Local Plan Part 2.

Conditions are as follows ;

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 2nd December 2020 and revised plans received 6th July 2021

3)Prior to the first use of the development hereby permitted a 2.4-metre-wide parallel visibility splay (as measured back from the near edge of the adjacent road (Low Road)) shall be provided across the whole of the site's roadside frontage.

4)Prior to the first use of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

5)The proposed unit hereby approved shall be used for holiday purposes only.

6)The accommodation units shall be used for holiday purposes only and:

a.no unit shall be occupied for more than 28 days at any one time without the prior written approval of the Local Planning Authority. b. Seasonal restrictions on use must be applied to the timescales of use.

7)The landowner or site operator shall maintain an up to date register of persons occupying the holiday let together with their permanent residential postal address.

8)Prior to the commencement of the works details of materials shall be supplied

9)Prior to the use commencing a landscaping plan shall be submitted

10)Prior to the use commencing a flood response plan shall be submitted

11)Prior to the use commencing, a scheme shall be agreed to mitigate the impacts for dogs:

12)Provision of a visitor information pack at the property regarding alternative walking sites and details about the importance and vulnerabilities of the nearby Natura 2000 sites

13)All guests shall be asked to access the site from the east along Low Road wherever possible.

Cllr T Wright asked with regard to the objections that had been raised and asked whether Parish Council had raised any objections and it was confirmed that no objections raised.

Ms Rebecca Durant summarised the objections and comments that had been received from neighbours. Ms Durant commented on the use of the road and its pointed out how much this was already used. Ms Durant referred to the disability discrimination act and commented that those with disability would not be able to reach the evacuation point.

Ms Durant commented on the requirement for the applicant to provide a dog waste bin at the site.

Ms Durant whilst summarising objections raised pointed out that the Virgin site had not been used for a very long time.

Councillor T Wright asked if neighbours had made representation to the Parish Council and Ms Durant advised that she could not be accurate that representation had been made but was aware that some reference had been made to the Parish Council although she had been unable to find any reference on the Parish Council website.

The Committee hereby entered into general debate.

RESOLVED :

That Application 06/20/0571/F be approved subject to conditions as detailed within the Planning Officer's report.

5 ANY OTHER BUSINESS

There was no other business discussed at the meeting.

The meeting ended at: 20:00

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 has taken place on the revised plans which were received on 23rd September. The 21-day period for public consultation ends on 7th October. Any comments received between the publishing of this report and the Committee meeting on 13th October will be presented verbally to the 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.e 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 policy H3 which is an emerging policy of the Local Plan Part 2, it is suggested that the minimum density of dwellings within the settlement area of Great Yarmouth is 35 dwellings per hectare, within the surrounding area of the site it is approximately calculated that there are 80 dwellings within an area of 1 hectare from the proposal, it is therefore compliant with emerging policy H3 in respect to the housing density of the 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, it will sit in a similar foot print 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 using 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 all though 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 a allocated area for the facilities allow 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.

Brief bit on CS9 and LPP2 A2 here please.

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 our internal 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.

Boundary treatments and design to the western curtilage – in the interests of amenity of 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 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 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 and officers opinion 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 apart of the application and have raised no objections to the development subject to a condition being placed upon any permission given, as the proposed site is considered a town centre location 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 two dwellings. A shadow Template HRA has been submitted and is deemed acceptable. The fee of £440 has been received prior to any permission being granted allowing the proposal to address 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 bird boxes should be included on any grant of permission to provide nesting opportunities for bird 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 fell into disrepair, the proposal would benefit from demolition and re-build and by doing so it is officers' opinion that this would enhance the area whilst remaining in character of the nearby 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:-

Approve –

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.

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.

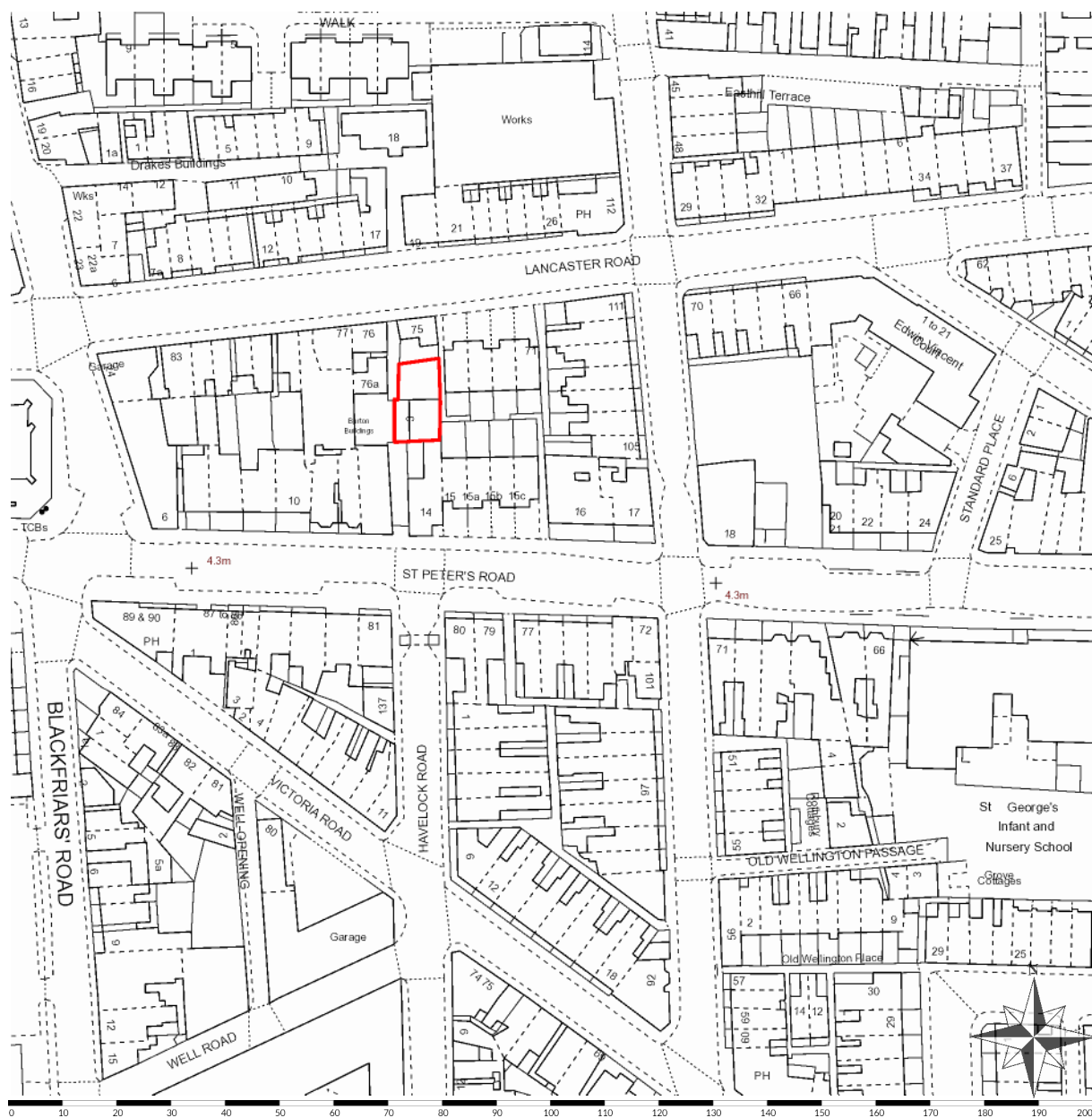
Contamination investigations and remediation – as per Environmental Health Officer's recommendations.

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

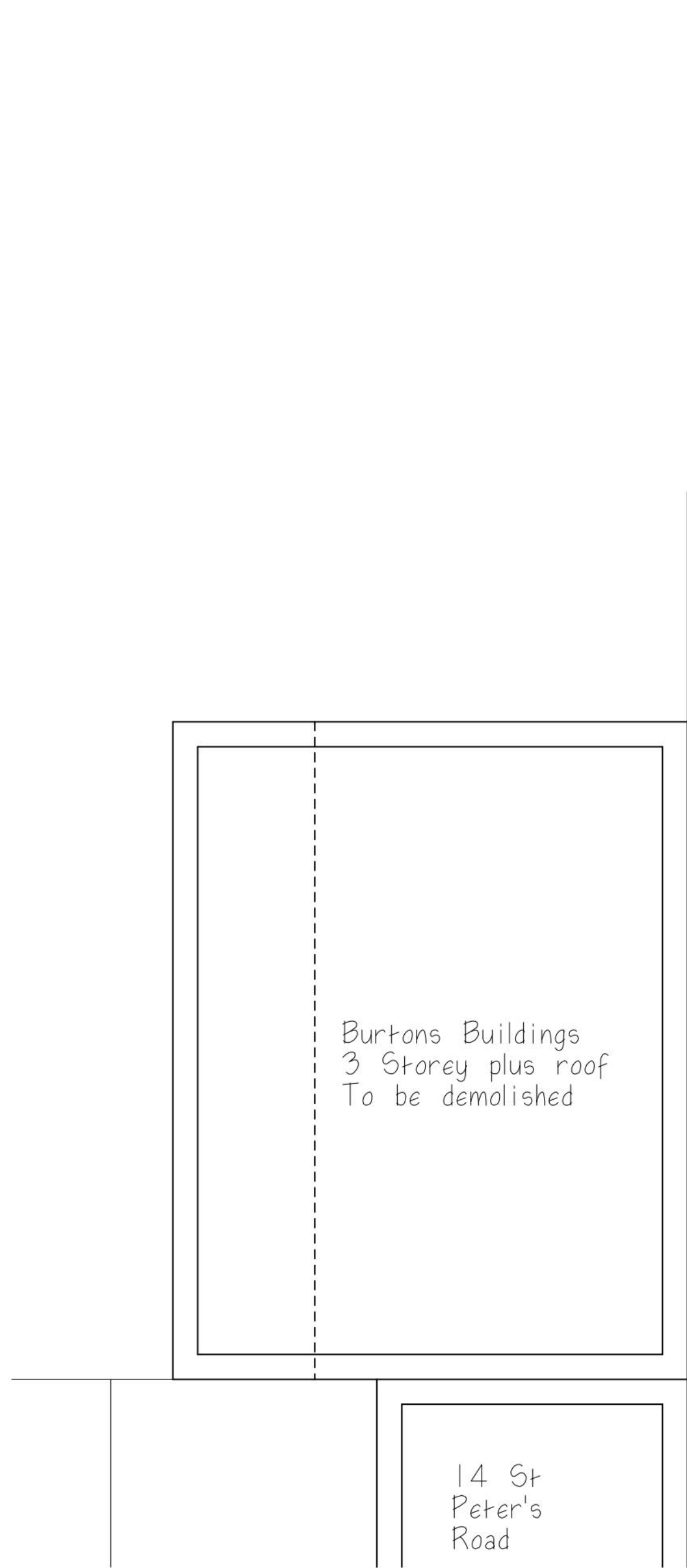
- 5) Windows in relation to the north elevation will be obscure glazed and remained obscure in perpetuity.
- 6) 6 house swallow boxes to be located on the proposed building.
- 7) Prior to the occupation of the ground floor flat proposed boundary treatments and design to the western curtilage shall be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

Appendices.

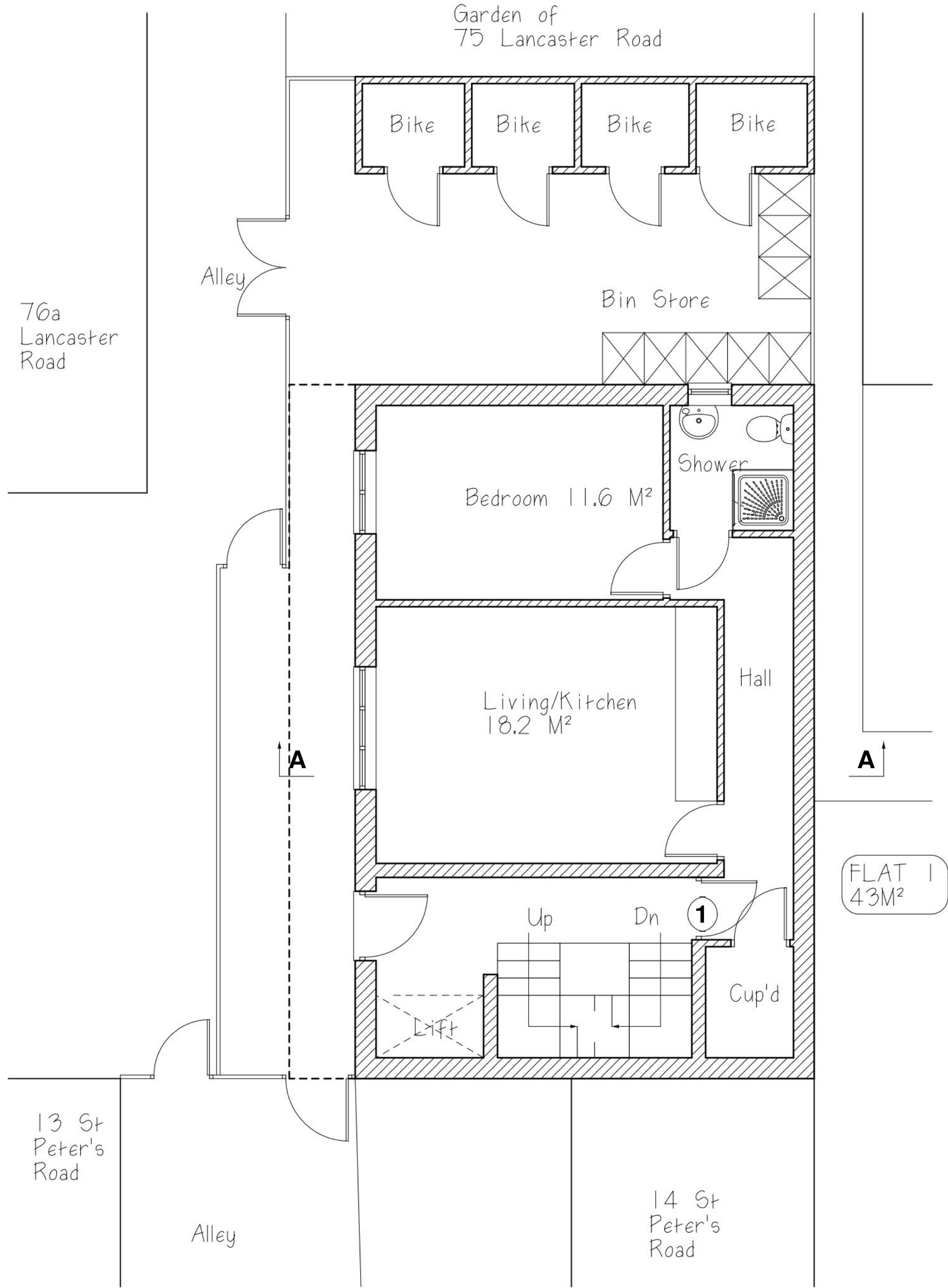
- 1) Site Location Plan
- 2) Proposed Elevation Plans
- 3) Proposed Floor Plans (Ground and First Floor Plans)
- 4) Proposed Floor Plans (Second and Third Floor Plans)
- 5) Norfolk County Council Highways Comments
- 6) Example Neighbour Comments
- 7) Example Neighbour Comments



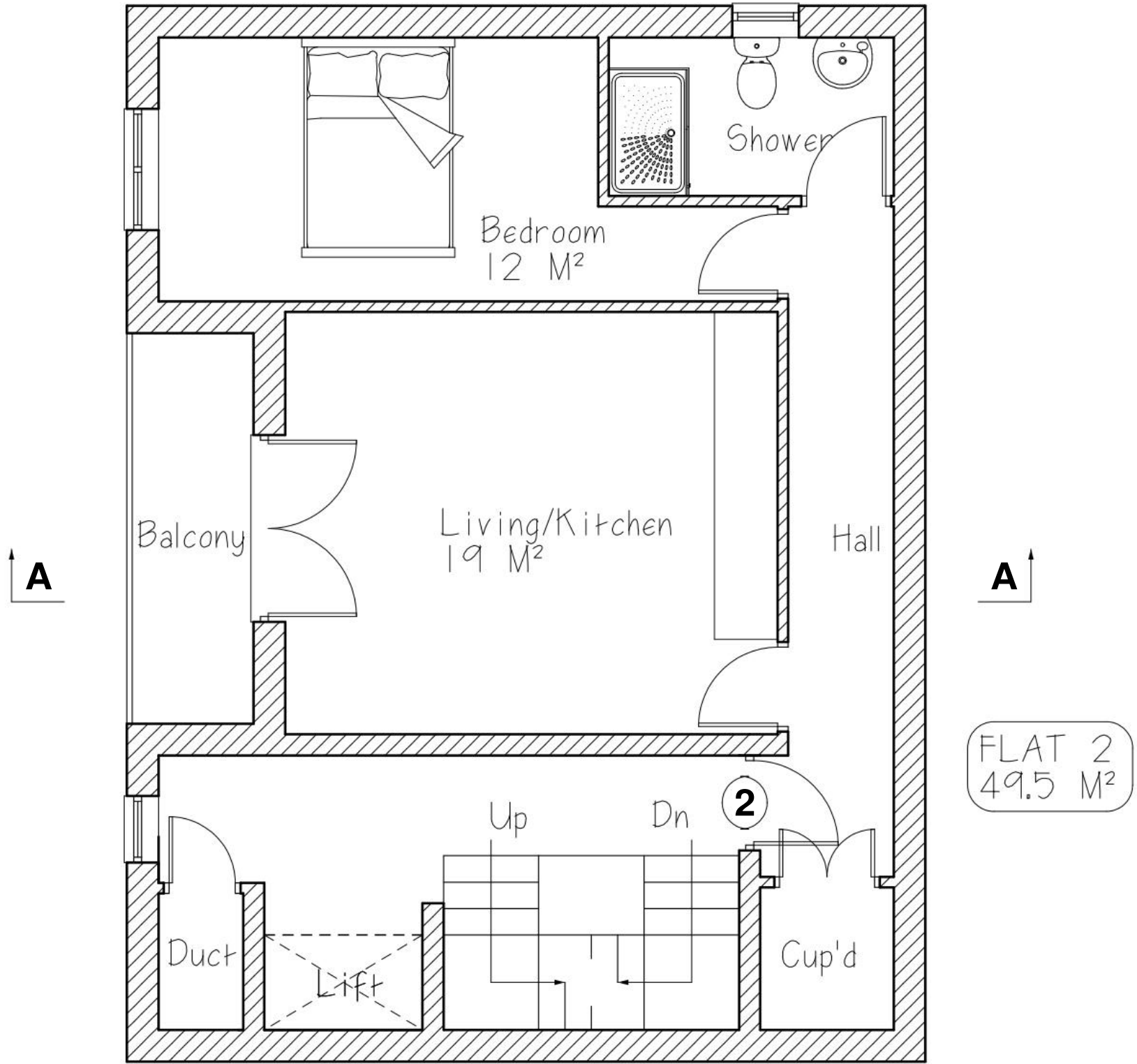
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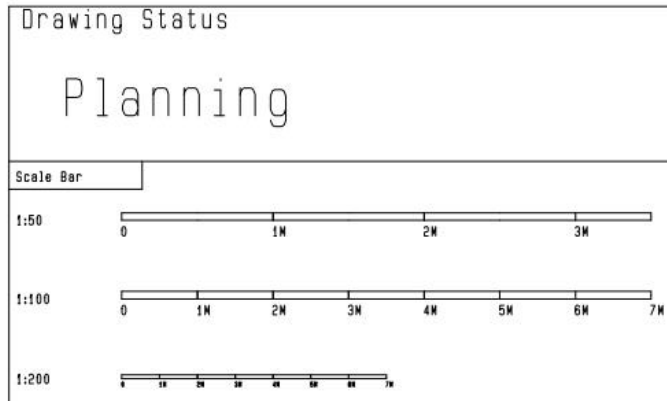
EXISTING FLOOR PLAN 1:50



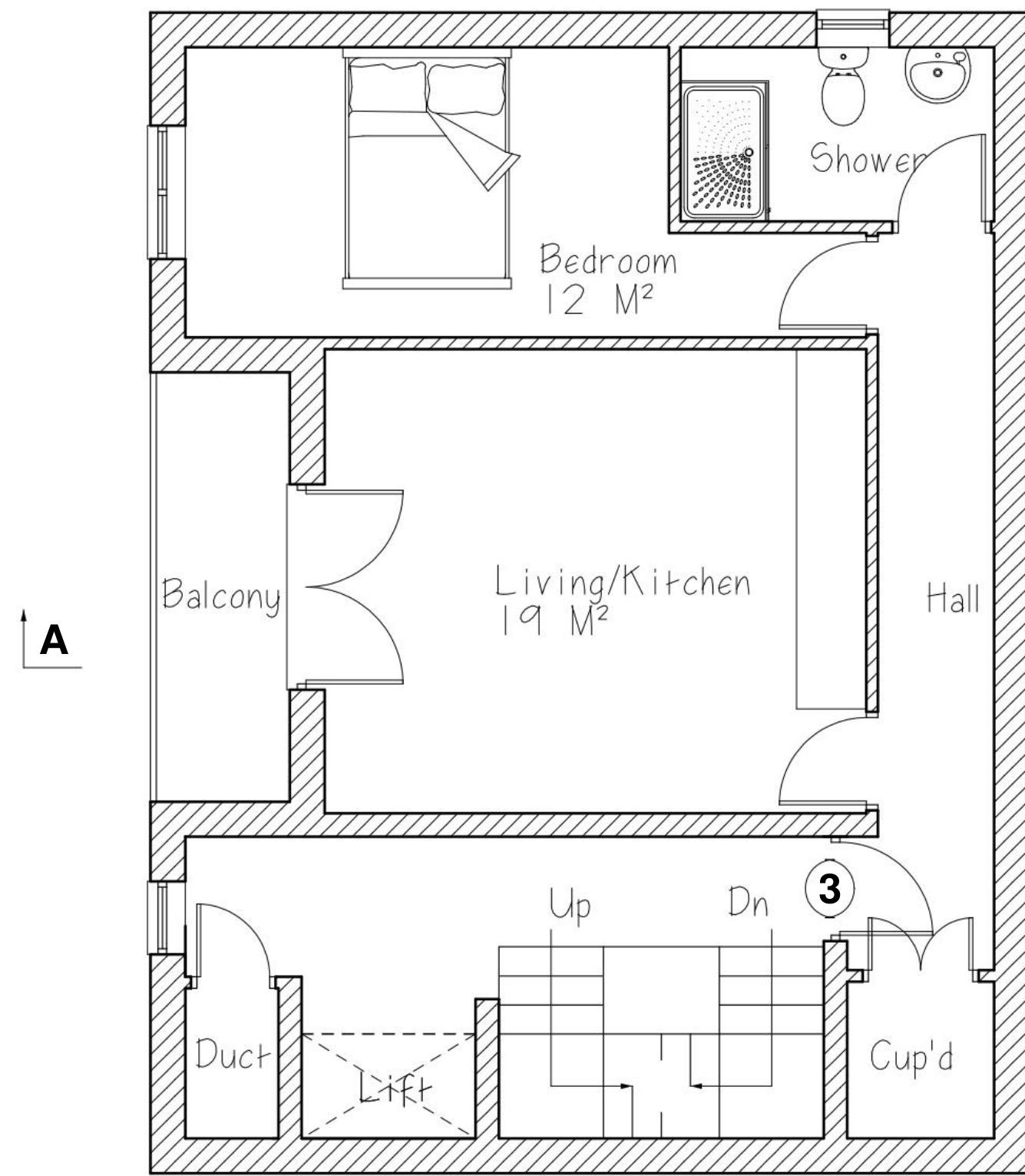
PROPOSED GROUND FLOOR PLAN 1:50



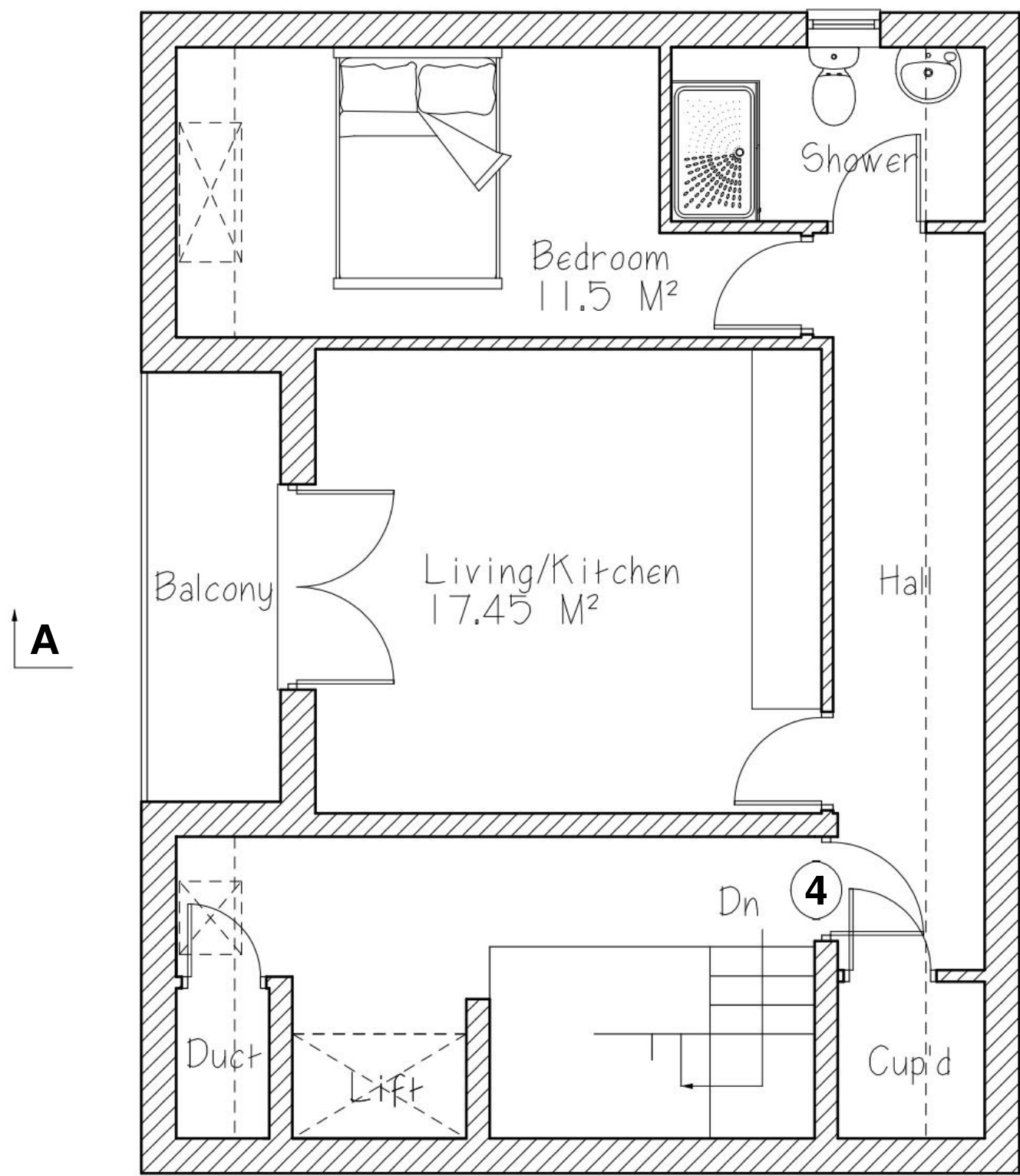
PROPOSED FIRST FLOOR LAYOUT 1:50



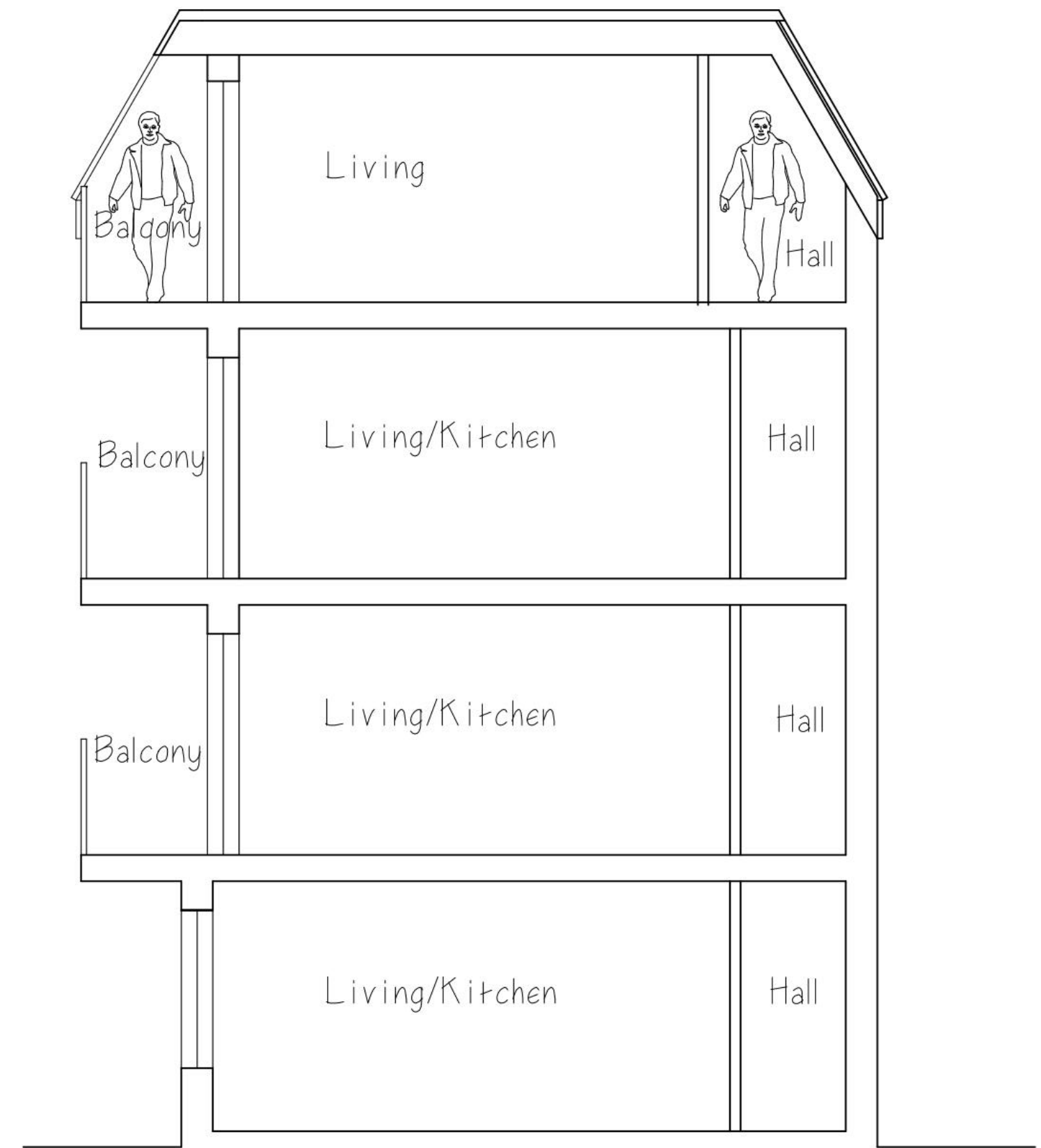
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A	16/6/21	Roof altered
Rev	Date	Details
Client		
Optimum Rent		
Contract		
Development at		
Burton's Buildings		
St Peter's Road		
Great Yarmouth		
Drawing Title		
Existing & Proposed		
Plans (GF/FF) REVISED		
GP Architectural Services.		
18 Clarence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



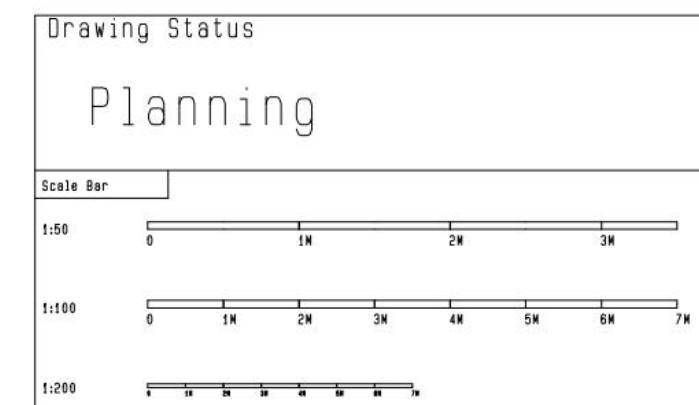
PROPOSED SECOND FLOOR LAYOUT 1:50



PROPOSED THIRD FLOOR LAYOUT 1:50



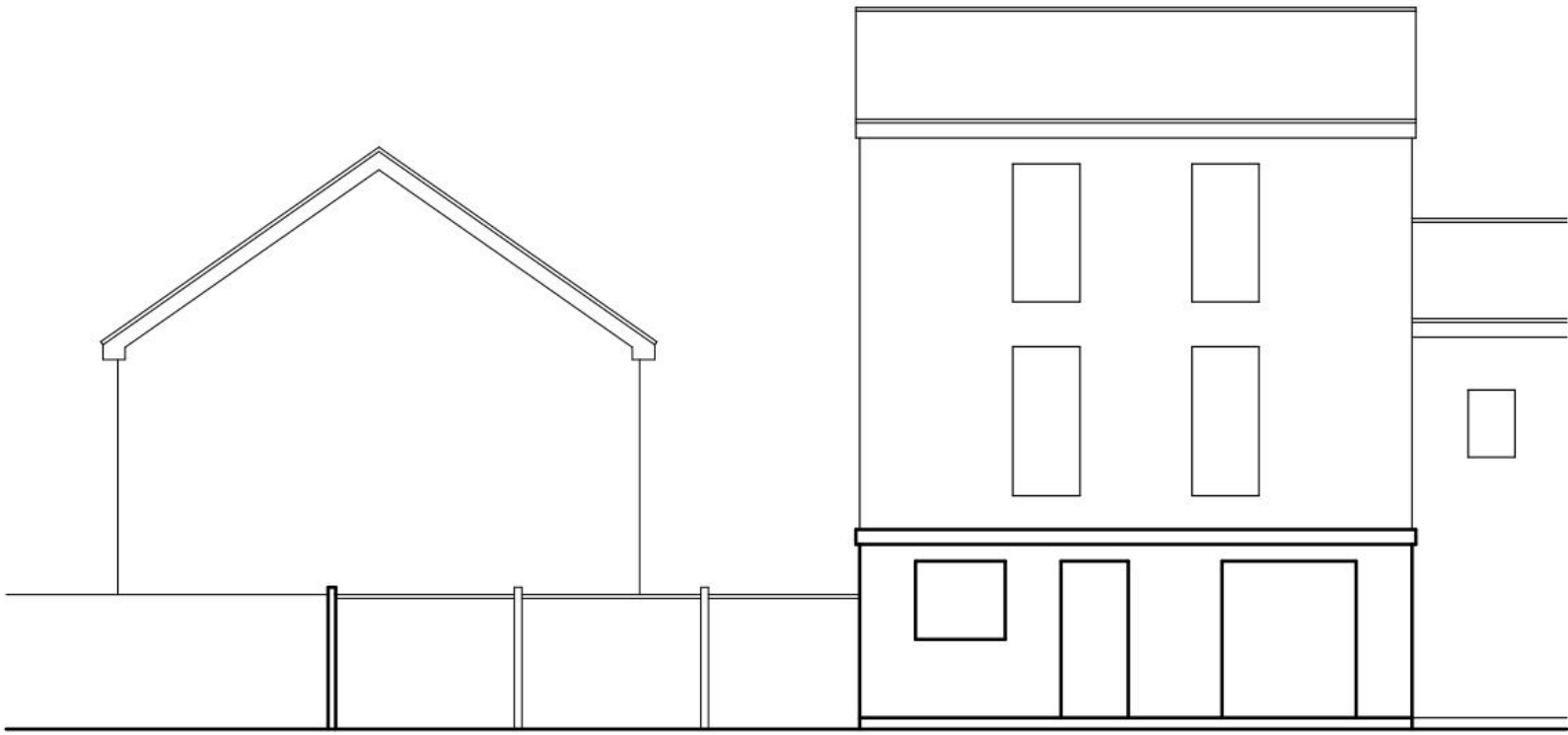
PROPOSED SECTION A-A 1:50



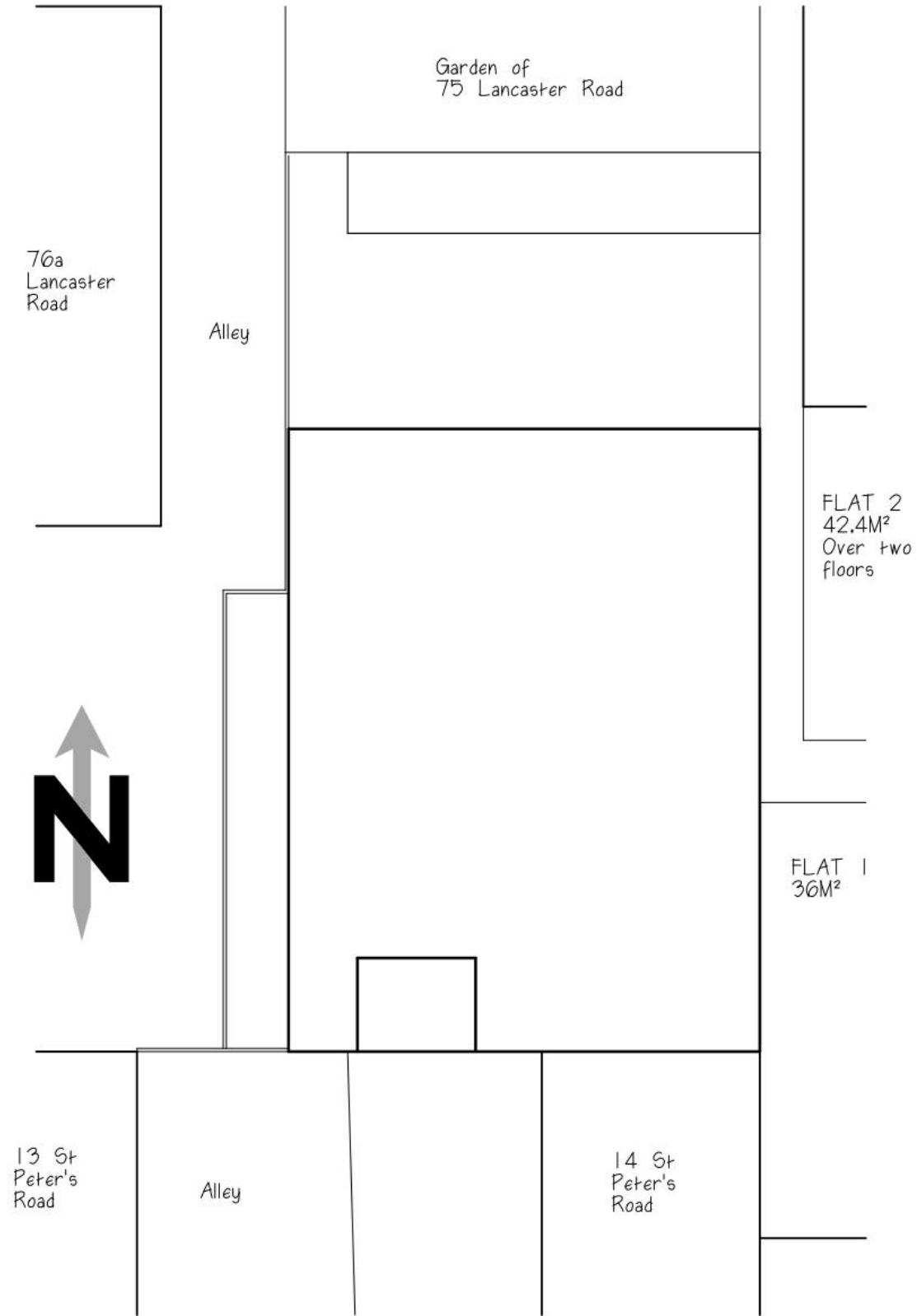
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A	16/6/21	Roof Altered
Rev	Date	Details
Client		
Optimum Rent		
Contract		
Development at Burton's Buildings St Peter's Road Great Yarmouth		
Drawing Title		
Existing & Proposed Plans (GF/FF) REVISED		
GP Architectural Services.		
18 Clarence Road,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



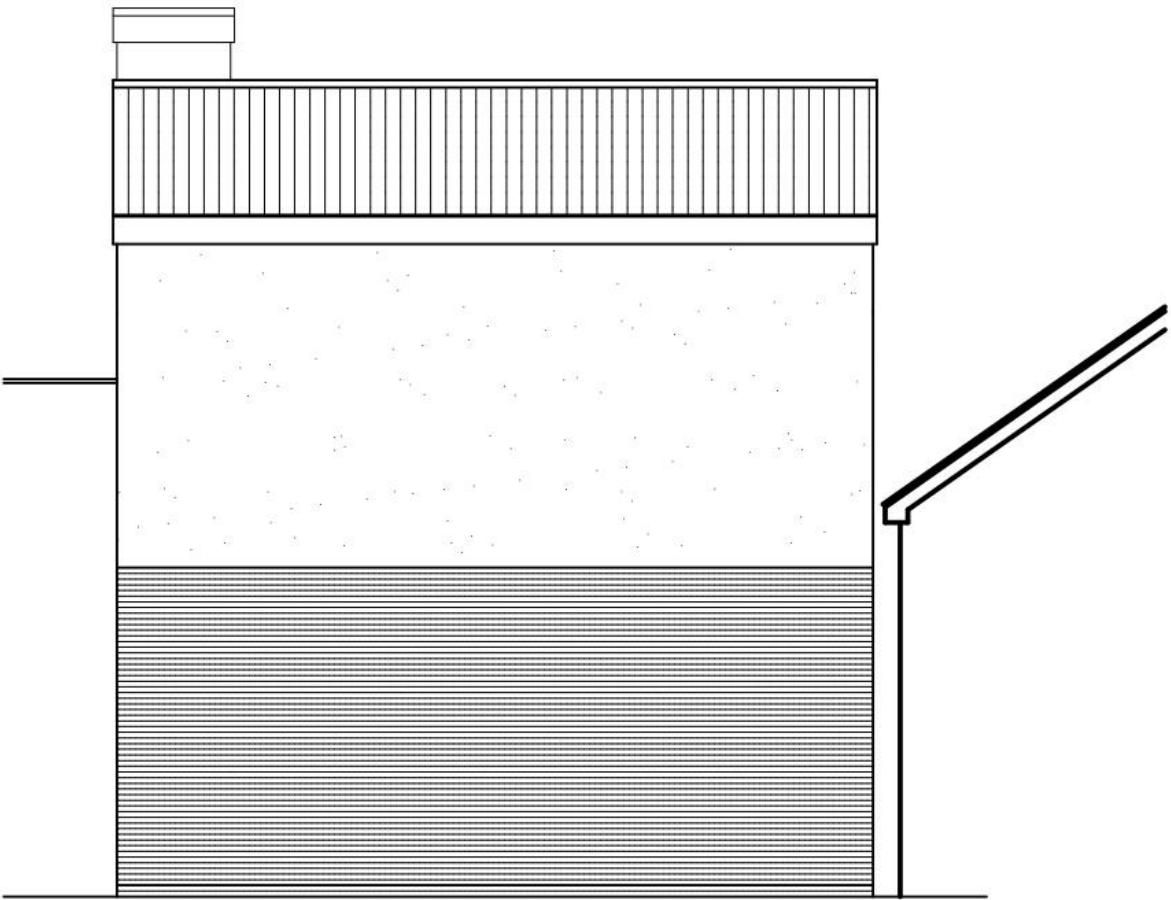
PROPOSED WEST ELEVATION 1:100



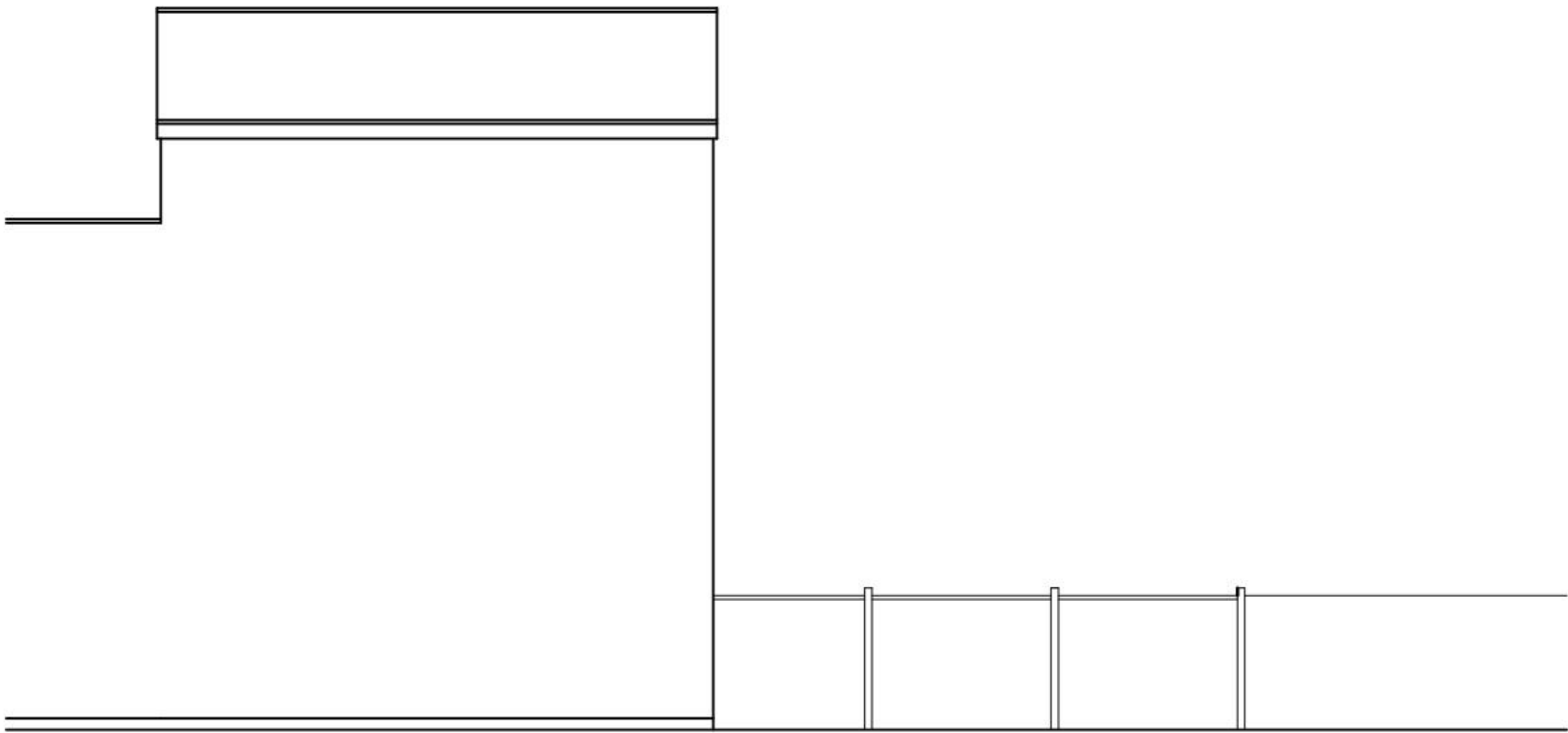
EXISTING WEST ELEVATION 1:100



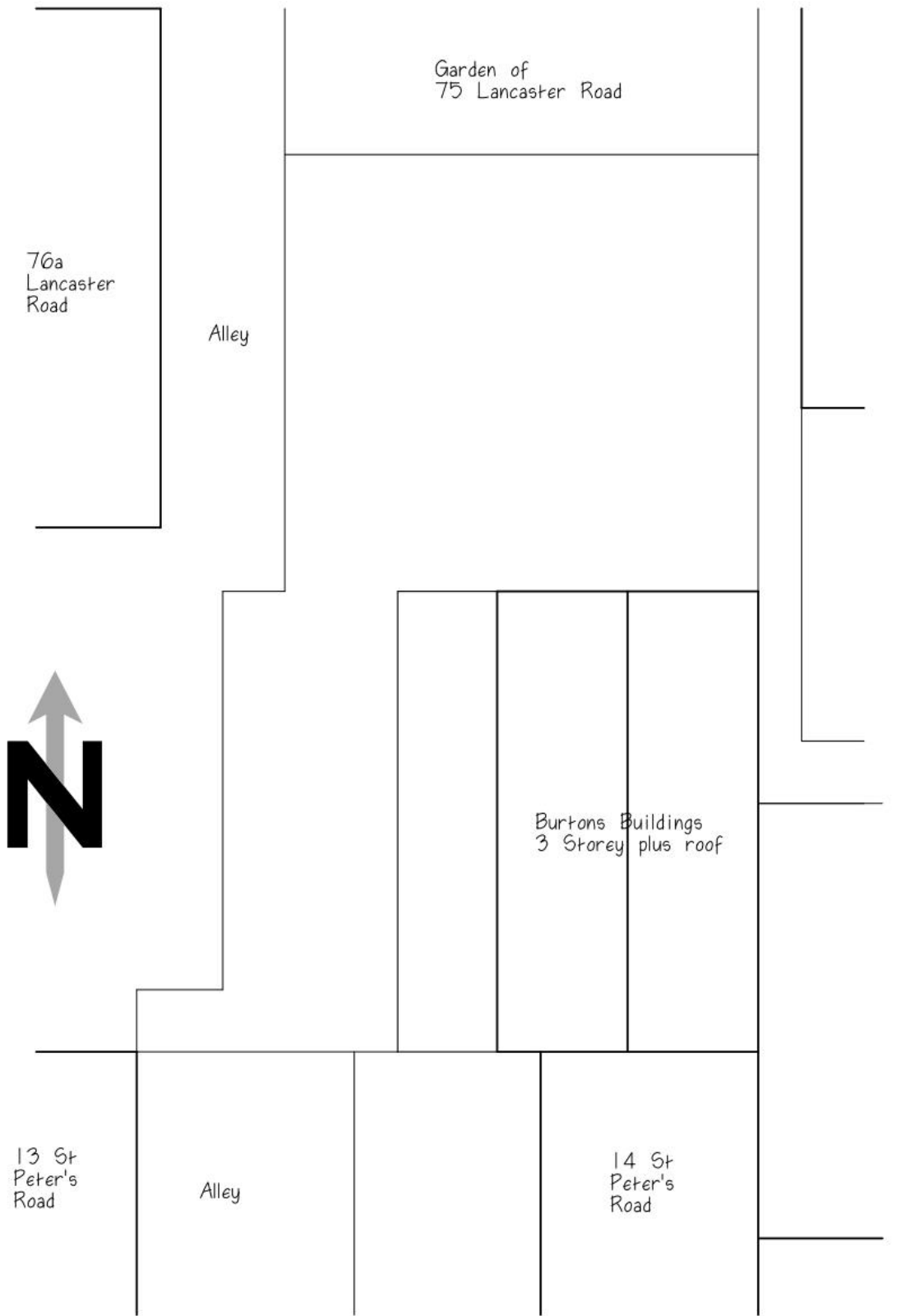
PROPOSED SITE LAYOUT 1:100



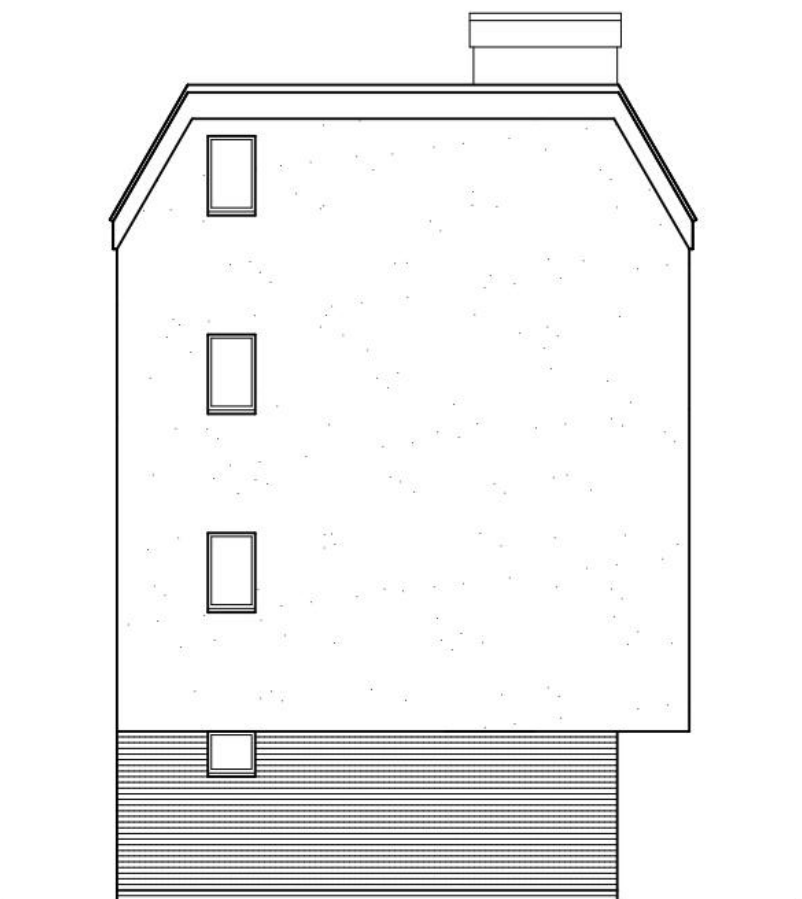
PROPOSED EAST ELEVATION 1:100



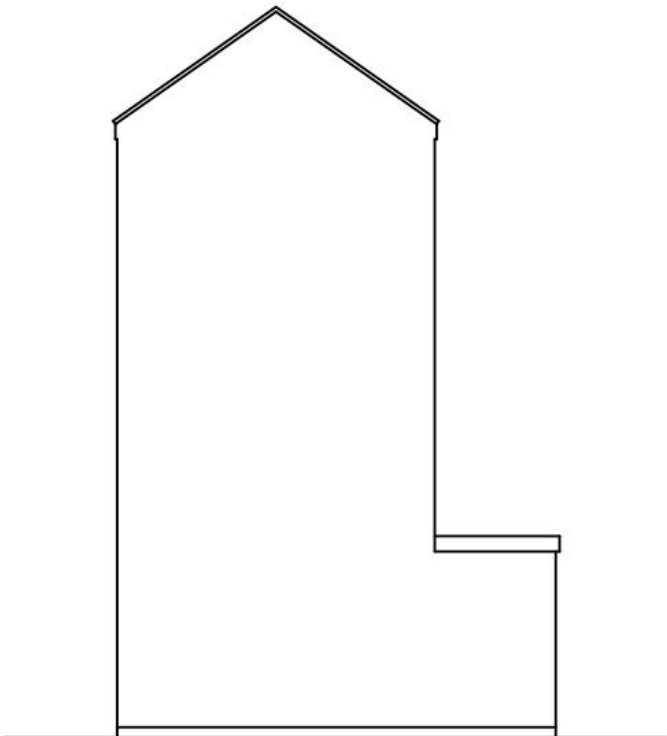
EXISTING EAST ELEVATION 1:100



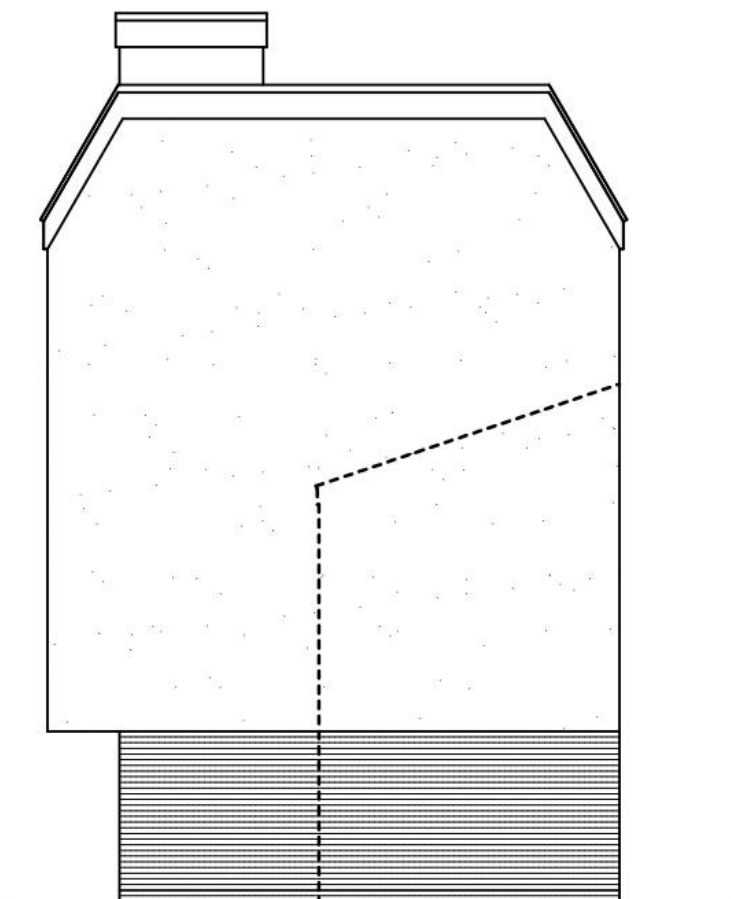
EXISTING SITE LAYOUT 1:100



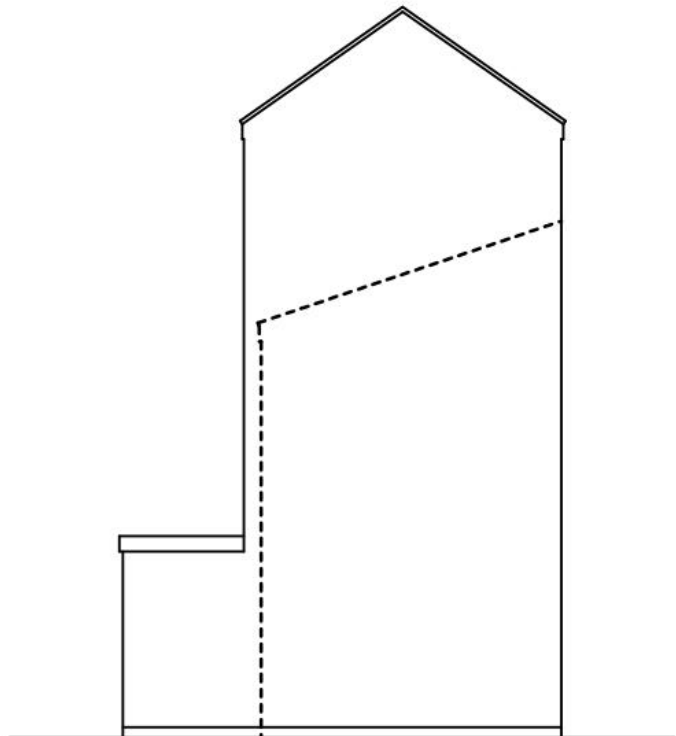
PROPOSED NORTH ELEVATION 1:100



EXISTING NORTH ELEVATION 1:100



PROPOSED SOUTH ELEVATION 1:100



EXISTING SOUTH ELEVATION 1:100

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Planning	
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A	4/8/21	Layout altered, bedroom omitted/balcony added
B	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 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		

-----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

Reference: 06/21/0627/F

Parish: Ormesby St Margaret
with Scratby

Officer: Mr Andrew Parnell

Expiry Date: 22/10/2021

Applicant: Mr & Mrs Clark

Proposal: Side and rear extension and conversion of garage with additional front porch

Site: 7 Spruce Avenue, Ormesby St Margaret, Ormesby St Margaret with Scratby, NR29 3RY

This application has been put forward to members to the Development Control Committee due to the applicant being an employee of the Borough Council.

This application was reported to the Monitoring Officer on 24 September as an application submitted by an officer in a personal capacity and on land in their ownership. The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and the officer has taken no part in the Council's processing of the application.

REPORT

1. Background / History:-

- 1.1 This application ref. 06/21/0627/F is for a side and rear extension, and conversion of the garage. The existing garage is proposed to be converted into a study, and the side extension effectively extends the garage forward to provide an additional store room and new porch access at the side of the house. This has been put forward to members of the Development Control Committee due to the applicant being an employee of the Council.
- 1.2 The site itself is located on the south side of Spruce Avenue within Ormesby-St-Margaret and is orientated approximately North-west - South-east, with the front facing North-west. The dwelling is neighboured by no.9 Spruce Avenue to the south west and by no. 5 to the North East. To the rear (South East) of the property there are also no. 6 and no. 8 Pine Court.

- 1.3 The site is within the development limits of Ormesby-St-Margaret and is a single storey bungalow which is typical of properties along Spruce Avenue which comprise a mixture of 2 storey houses and single storey bungalows.
- 1.4 Originally the application only sought a single storey rear extension with the conversation of the garage. However, following the site visit with the applicant they have added the additional porch extension to the proposal, in front of the previously-proposed store room. Therefore due to this change all of the neighbours were reconsulted upon the revised proposals for 14 additional days.
- 1.5 The proposal seeks the use of facing brickwork to match the existing, concrete interlocking tiles to match the existing dwelling and white UPVC to match the existing.

2. Consultations :-

2.1 Local Highway Authority – No Objection

2.2 Parish Council – No comments received at the time of writing this report. Any comments provided will be reported verbally to the Committee meeting.

2.3 Neighbour at No. 5 Spruce Avenue. – Concerns raised due to:

1. Boundary issues and possible fence removal.
2. The window on the front elevation of the proposed existing garage extension looking into their property.
3. Toilet – no window has been specified so far for the toilet therefore they assume any fumes would have to be extracted, and are concerned about the placement of the extractor exit.
4. Would this affect us at a later date if we wished to extend to the boundary on our side of the property?

At the time of writing the report, no additional comments had been received in response to the re-consultation on the revised plans. Anything that is received will be verbally reported to the Committee meeting.

3. Policies:

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

Core Strategy 2013 – 2030 policies:

- Policy CS9 – Encouraging well-designed, distinctive places

Saved Policies from the Borough Wide Local Plan (2001)

- HOU18 - EXTENSIONS AND ALTERATIONS TO DWELLINGS

The following emerging Local Plan Part 2 (final draft) policies should also be noted:

- A1 – Amenity

Policy CS9 – Encouraging well-designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

- a) 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
- b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character
- c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime
- d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility
- e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards
- 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
- g) Conserve and enhance biodiversity, landscape features and townscape quality
- h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12
- i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities

Applicants are encouraged to engage with the Council's Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

Policy A1 – Amenity

Development proposals will be supported where protect or promote a high standard of amenity to ensure a suitable living environment in the locality.

Planning permission will be granted only where development would not lead to an excessive or unacceptable 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 that will be overbearing;
- d. nuisance and disturbance from:
 - waste and clutter
 - intrusive lighting
 - visual movement
 - noise
 - poor air quality (including odours and dust); and
 - vibration.

Where adverse impacts on amenity are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate unacceptable impacts 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 long-term 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, points of access and methods of construction.

HOU18 - Extensions and alterations to dwellings

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. Assessment: -

The proposal

- 4.1 The proposal seeks the erection of a single storey rear extension measuring 4.9m from the rear of the property back towards the south east. The proposal seeks a width of 3.8m for the width of the garden room which is created. The proposal then seeks this to adjoin the existing garage and turn the garage into a study room measuring 5.3m in length with a width of 2.7m which is the current size of the garage. The proposal seeks to join this to the main dwelling with the addition of a w/c, store and porch extension all in front of the existing garage all with the same width of 2.7m and in so doing join the garage to the existing side of the property along the north side of the bungalow.
- 4.2 The proposals add a length of 6.7m to the front of the garage (future study) and introduce a gable profile facing the neighbouring dwelling to the north, with a pitched roof.
- 4.3 As the neighbour who has submitted comments identifies, the extension continues to use the same building line as the external wall of the garage which acts as the boundary between no. 7 and 5 Spruce Avenue. This requires notification and potentially negotiation through the Party Wall Act but the loss or

otherwise of a shared boundary fence is a civil matter and is not a material planning consideration. Any grant of planning permission would not give permission to carry out works on any land or property which is not in the ownership of the applicant.

Neighbouring amenity

- 4.4 The amenities of neighbouring properties have been considered in the assessment of the application. The proposal does not seek any windows in the North-facing elevation or roofslope running along the boundary with the neighbour at 5 Spruce Avenue, and therefore is not assessed to create any significant detrimental impact from loss of privacy.
- 4.5 In terms of scale the extensions proposed would increase the footprint of the dwelling quite significantly, and will introduce a significant proportion of new massing alongside the boundary, infilling the gap of separation between the rear of the neighbour's dwelling and the existing detached garage at the application site. The garage and the proposed extension forward of the garage are both on the south-east boundary with 5 Spruce Avenue, so this new mass and relatively shallow pitched roof above the garage will cause a degree of loss of light / overshadowing to the rear elevation of 5 Spruce Avenue during morning/midday sun.
- 4.6 Of greater impact may be the new gable-facing side elevation because this is proposed to the boundary and continues the same roof ridge height of the existing bungalow. The relatively high roof line will cause increased overshadowing from the mid-day / afternoon sun affecting the same part of the garden as is affected by the garage extension and roofing. This could give rise to a loss of sunshine to a part of the useable garden adjoining the house, but there remains a significant proportion that should not be unduly affected by overshadowing, as well as a fairly extensive garden size in the remainder of the plot. On balance the increased levels of overshadowing is considered to be within acceptable tolerances.
- 4.7 The taller, solid form of the gable in combination with the newly extended garage and raised roof will create a much greater sense of enclosure to the neighbours' garden, but the garage already contributes to some of this, and the enclosure is felt when looking from the back of the house towards the front, so is considered to be less significant than if this were all new build.
- 4.8 However, in terms of amenity impacts there is not considered to be an unacceptable level of detrimental impact due to the single storey scale and the low-rise profile of the garage roof, and the limited area of the proposed extension which will increase the mass on the boundary to no. 5 to the North. It is not assessed to create any significantly detrimental impact on residential amenity due to a sense of overbearing development or overshadowing.
- 4.9 In terms of the amenities of the properties to the south and to the rear of the property. Given that the proposal is single storey and there is a significant gap between these properties it is not assessed to create any significant impact

upon any of these dwellings in terms of their residential amenity, including, privacy, overlooking or overshadowing.

- 4.10 The issue of the boundary treatment and the impact this would have upon the fence is assessed to be outside the remits of planning as this would be a civil matter for the applicant and neighbour to discuss if the fence is shared/or not. However, a condition can be used to require that no part of the development shall overhang the boundary (e.g. gutters / eaves / soffits).
- 4.11 In terms of the queries from the neighbour relating to an extractor fan and where this would extract fumes to. Given that there is not one marked on the plan and it is not assessed that this would create a significant detrimental impact upon the neighbours given even if one was shown. However it shall be conditioned that the applicant shall route any extraction through the roof or out of another opening away from the neighbours side to prevent any unneighbourly impact.
- 4.12 The neighbour has queried the possible implications should they wish to extend their own property towards or up to the boundary. Each application is assessed upon its own merits and depending upon the merits of the future proposal, it would be assessed against the development plan and any other material planning considerations any at the time and therefore it is not possible for the officer to determine whether there is any likelihood of success at this or at any future time. However, a planning condition shall be used to ensure that no additional windows or openings are added to the north-facing elevation along the common boundary in order to avoid precluding similar development in the future.

Design

- 4.13 The proposed design of the extensions is to use materials similar to those of the existing dwelling and those in the surrounding area. In terms of scale and mass the proposal would significantly increase the mass of the dwelling. However this is not assessed to be out of character with the surrounding area nor due to its single storey scale create a sense of development that is overbearing or overdevelops the plot.

Access and parking

- 4.14 The garage is being converted so a loss of parking space will occur but there is enough space remaining to accommodate the requirement for 2 – 3 cars.

Conclusion

- 4.15 Subject to the imposition of conditions as described, the proposal is considered acceptable as it accords with the policy criteria of HOU18 of the saved Borough Wide Local Plan and the criteria in the emerging Local Plan Part 2 Amenity

Policy. The proposal also would not be contrary to CS9 in terms of design and is therefore recommended for approval.

5. RECOMMENDATION:-

Subject to no additional unforeseen comments being received nor parish council objection, the recommendation is to:

Approve –

Approval is recommended to be subject to the conditions suggested below:

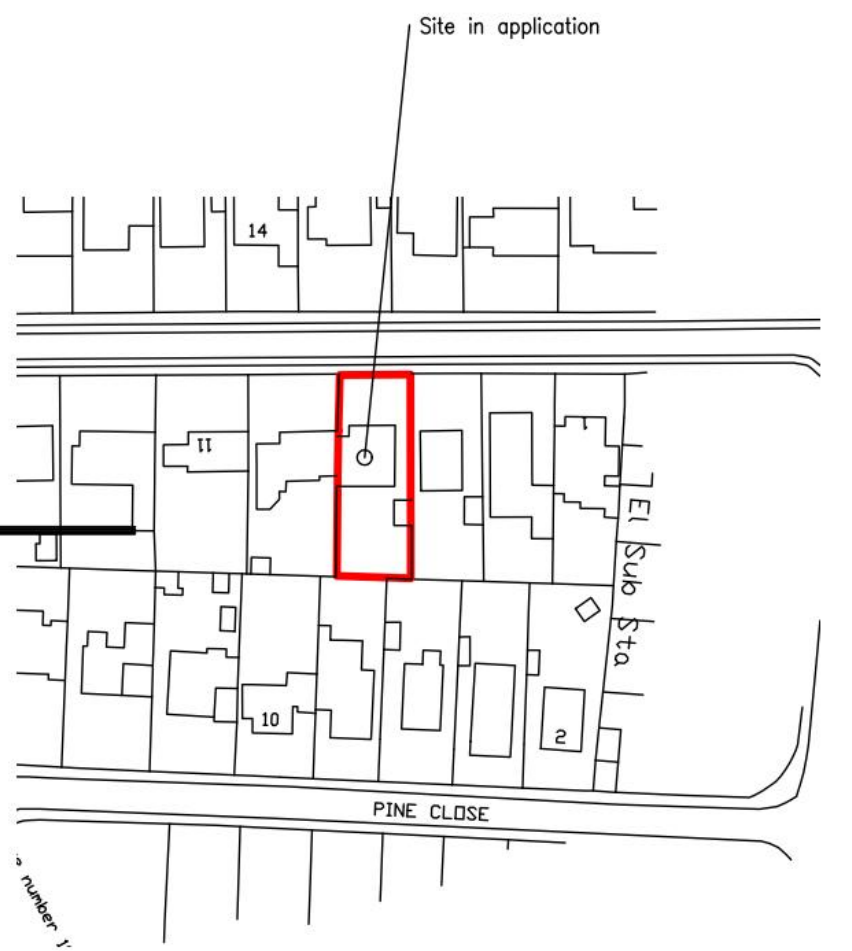
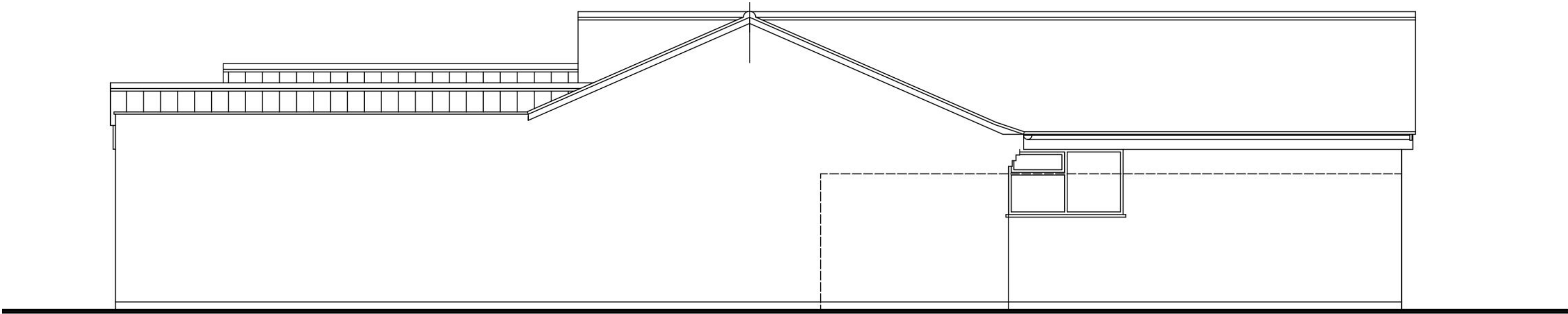
Conditions:

1. The development must be begun not later than three years from the date of this permission.
2. The development shall be carried out in accordance with the application form and revised plans received by the LPA on the 8th September 2021.
3. The exterior materials to be used in the development shall match those of the existing dwelling.
4. No part of the development shall overhang the boundary.
5. Extraction to the WC or other rooms shall avoid the shared north boundary wall / side elevation.
6. Notwithstanding any relevant Permitted Development rights, there shall be no additional windows or openings added to the north elevation of the extension without the express written permission of the LPA.

And any other conditions considered appropriate by the Development Management Manager.

Appendices

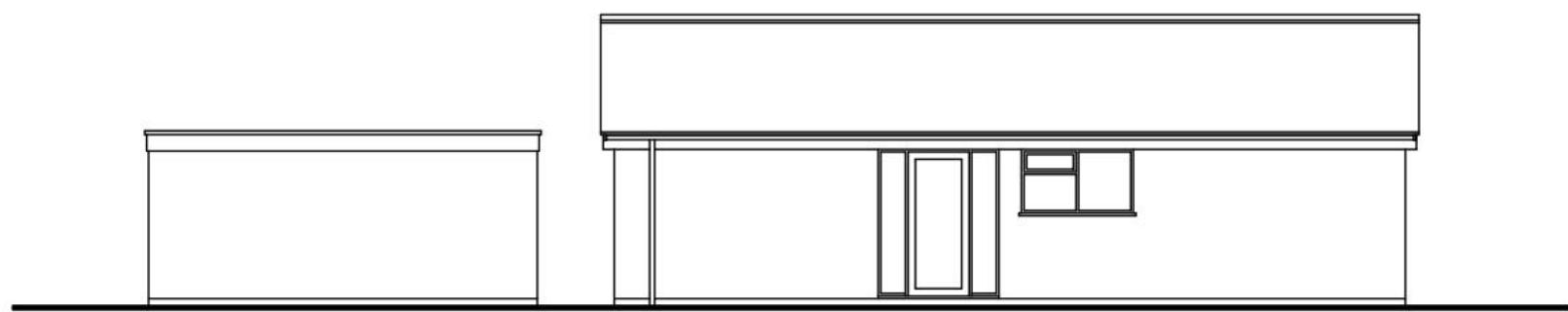
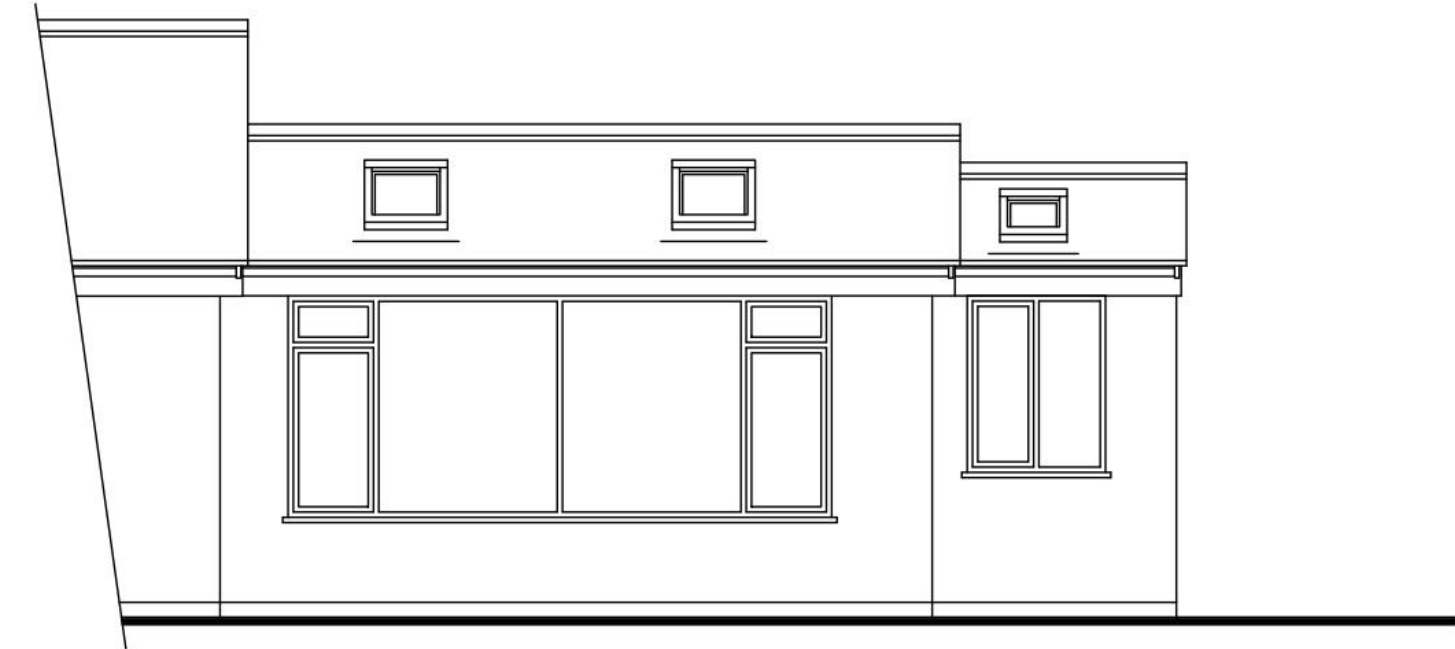
1. Proposed and existing Elevations and Floor Plans, including site plans. (drawing reference: 1634/1 – Revision. Rev.A(Sept.'21)1/ Porch added and rooflight to store).



PROPOSED SIDE ELEVATION
1:50

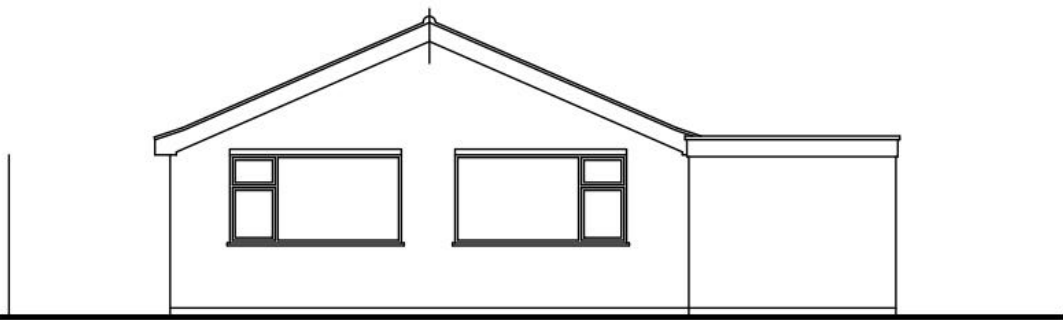
PROPOSED REAR ELEVATION
1:50

Site Location Plan
1:1250



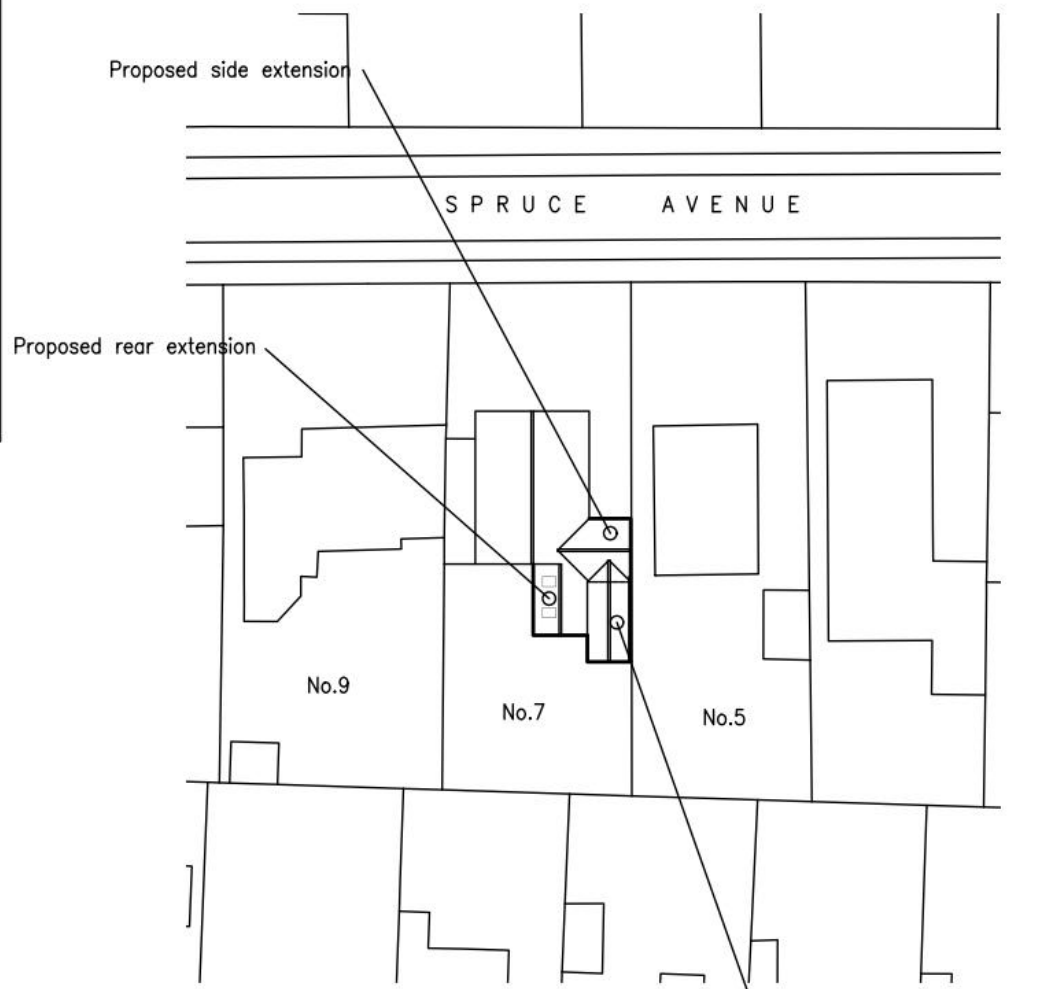
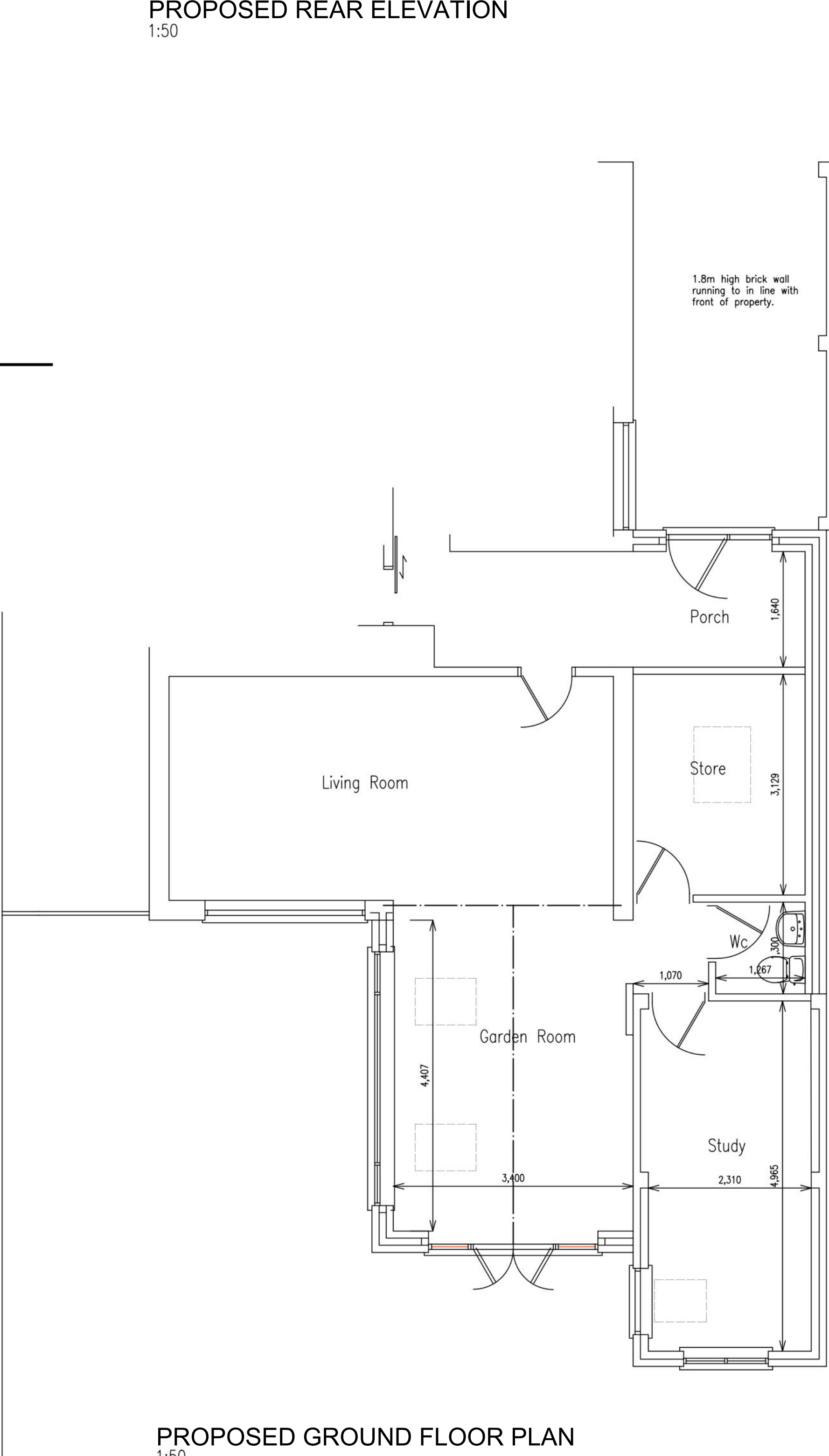
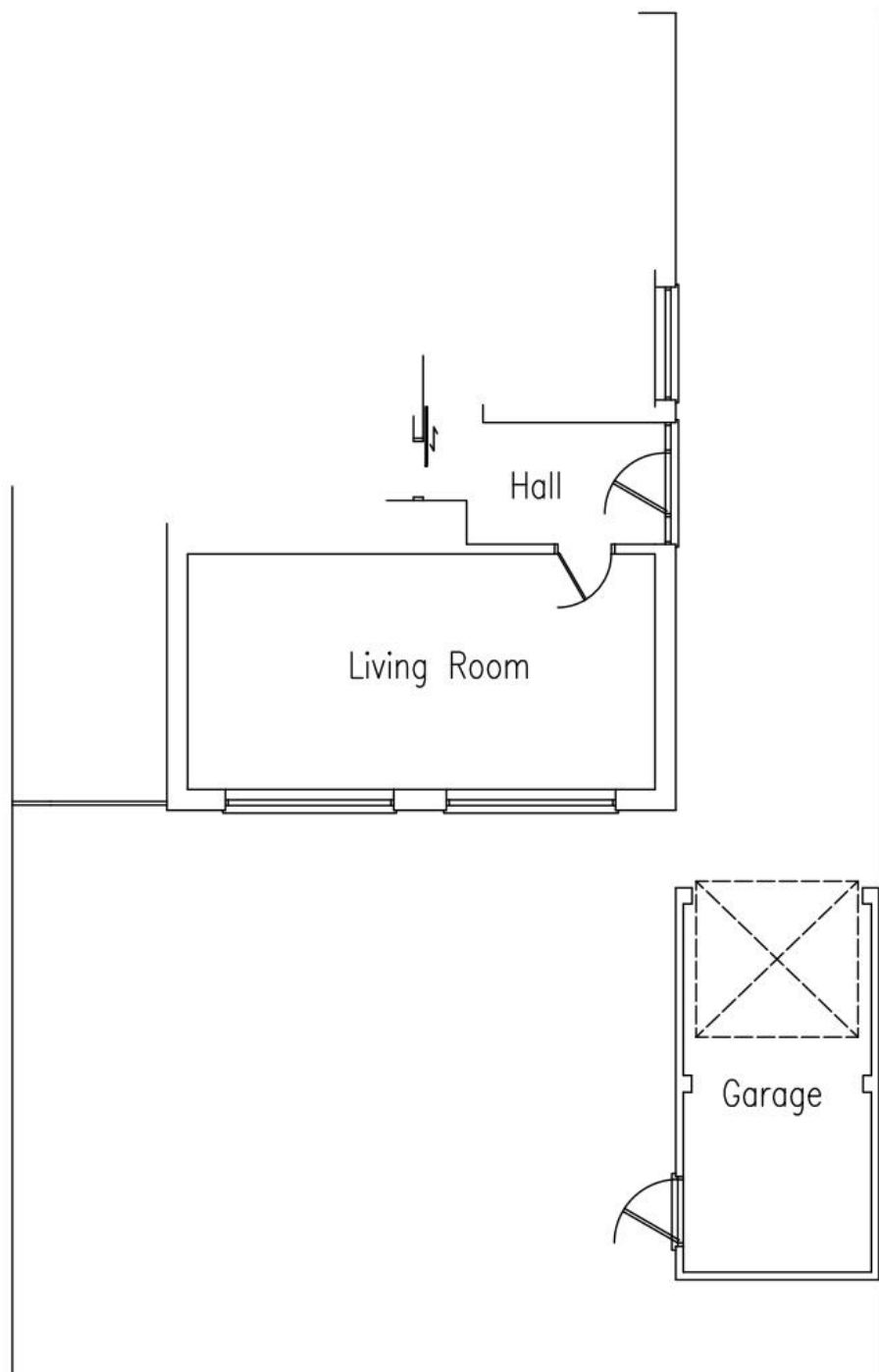
PROPOSED SIDE ELEVATION
1:50

Existing Side Elevation
1:100



PROPOSED FRONT ELEVATION
1:50

Existing Rear Elevation
1:100



Block Plan
1:500

GENERAL NOTE
This drawing has been prepared for the purposes of obtaining Planning Permission and Building Regulation approvals and is intended as a guide only for construction on site.
All works are to be carried out by competent trade operatives following good building practices. All materials are to be used as per the manufacturers specifications and recommendations and should comply with the appropriate British Standards.
All dimensions are to be checked on site and should not be scaled from this drawing. Any discrepancies on site are to be reported to the Designer.

Andrew Middleton
23, Regent Street,
Great Yarmouth
NORFOLK
NR30 1RL Tel. (01493) 858611

Project
Proposed side and rear extension.
7, Spruce Avenue, Ormesby, NORFOLK.
Planning Drawing.

Client
Mr & Mrs Clark

Scale
1:50 1:100 Date
July 2021

This drawing is the copyright of Andrew Middleton and must not be reproduced or copied without express permission.
All dimensions given are in millimetres and may be varied slightly to suit site conditions. Any major discrepancies to be reported to the Designer.

Dwg no.
1634/1
Revision: Rev.A(Sept'21)1/Porch added and rooflight to store

Reference: 06/21/0560/F**Parish:** Ormesby St Margaret**Officer:** Mr R Tate**Original Expiry Date:** 01/10/21**Extension of Time Date:** 20/10/21**Applicant:** Mr G Philo**Proposal:** First floor extension to east facing side elevation with roof light**Site:** 4 Bracecamp Close Ormesby St Margaret GREAT YARMOUTH NR29 3PR

This application has been put forward to members to the Development Control Committee due to the applicant being an employee of the Borough Council.

This application was reported to the Monitoring Officer on 24 September as an application submitted by an officer in a personal capacity and on land in their ownership. The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and the officer has taken no part in the Council's processing of the application.

REPORT

1. Background / History:-

- 1.1 The application is for a first-floor extension at 4 Bracecamp Close in Ormesby St Margaret. The subject dwelling is a two-storey detached brick house set to the north of Bracecamp Close. The dwelling is typical for the area, being of a similar form and style to the other dwellings on the estate. The dwelling sits on the entrance to the estate proper and as such it sits on a larger plot and has increased spacing with neighbours in comparison to dwellings further in the estate.
- 1.2 The proposal is for a first-floor extension to the east of the existing dwelling. It is proposed that this extension will have a flat roof, be clad in cement board cladding and have windows to rooms looking out to the south, east and north.
- 1.3 The below table shows the relevant history for the site:

06/74/0845/O	Land off Station Road	Residential Development	Approved with conditions 28-02- 1975
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06/77/1202/O	The Vicarage Site Station Road	Residential Development	Approved with conditions 22-03-1978
06/78/0218/O	Land off Station Road	Renewal of outline Planning Permission for residential development	Refused 05-05-1978
06/80/1049/O	The Vicarage Site Station Road	Planning Permission for residential development	Refused 12-11-1980
06/81/0228/D	The Vicarage Site Station Road	8 two storey and 8 single storey dwellings and tension o Vicarage and Coach House	Approval of details with conditions 10-08-1981
06/92/0893/F	4 Bracecamp Close	Addition to dining room and lounge and alterations to kitchen	Approved with conditions 04-11-1992
06/00/0130/F	4 Bracecamp Close	Single storey side extension	Approved with conditions 17-03-2000
06/00/0526/F	4 Bracecamp Close	Two storey side extension	Approved with conditions 31-07-2000

2. Consultations :-

2.1 Neighbours: one letter of objection has been received as part of the public consultation process. The following issue(s) were raised:

- Increased overlooking and loss of privacy

An additional letter was received from a neighbour stating that the plans were not viewable on the website. After they were uploaded, the neighbour was informed and invited to comment (on the 9th August 2021), but no further correspondence has been received.

2.2 Parish Council: no response received

2.3 Local Highways Authority (Norfolk County Council): no objection

2.4 Arboricultural Officer – no objection

The planned development will have no effect upon the TPO'd trees within curtilage of the property.
Materials/Equipment etc should not be stored within the trees RPA.
Arboriculturally speaking I have no objection to the proposed extension.

3. Policies:

3.1 The principle policies are:

Borough-Wide Local Plan 2001

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.

Core Strategy (2015):

The following Policies of the Core Strategy are also relevant to this proposal:

- 3.2 Policy CS9:** – Encouraging well-designed, distinctive places – in particular CS9 (a) 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 and CS09 (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

3.3 Other material considerations:

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

users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 3.4 The following emerging policies from the Final Draft of the Local Plan Part 2 are also relevant and can be given a significant level of weight in the determination of the application because they are considered to be in accordance with the NPPF and no objections have been raised during the examination of the Local Plan Part 2, and they have not been required to be subject to significant modifications by the Planning Inspectorate in their pre-adoption letter.

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 tranquility 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 thorough a construction management plan covering such issues as hours of working, access routes and methods of construction.

4. Assessment: -

The Proposal

- 4.1 The application is for a side extension to the east side of the dwelling above the existing single storey section. This single storey extension is red brick and has a hipped roof of the same tiles as the main dwelling. The proposed extension will accommodate a study and an additional bedroom with an en-suite.
- 4.2 The extension will be built over the footprint of the single storey section, measuring 9.6m by 4m. The proposal will have a flat roof (with an approximate pitch of 1.5 degrees for water run-off) – 5.3 metres above ground level - and the first floor will be clad in cement board cladding. The applicant has confirmed that this will be grey in colour.

Character and design

- 4.3 The properties in the vicinity of the site on Bracecamp Close all share a similar design and character, with red bricks and dark wood grain effect windows. However, as you move further into the estate, there is an increase in variety in both materials and design.
- 4.4 Flat roofs and cladding are not immediately present in the surrounding area but that does not necessarily mean that they are unacceptable. The proposal is offset at a slight angle in comparison to the road and this will minimise the visibility of the extension.
- 4.5 The extension is more contemporary in design in comparison to the existing dwelling. However, the fenestration and scale ensures that the proposal would not be incongruous in the street scene. The change in material from red brick at ground floor to grey cladding above, and flat roof, is a contrast to the existing but ensures that the extension will be read as a subordinate feature to the main dwelling and this in turn avoids the dwelling appearing unduly bulky in the street scene, helping the original proportions of the building to be seen as the predominant feature and the extension to appear more recessive.
- 4.6 Given this, the proposal is considered acceptable in design terms and would not be harmful to the character of the area. As such it would comply with policy HOU18 A.

Amenity

- 4.7 The extension includes windows on the south, east and northern elevations. The windows to the south will serve the study and look across the road, to the north the windows will serve the en-suite. The dwelling as existing does not have habitable rooms with windows looking out to the east; the proposed plans show a window on this elevation. There is approximately 30 metres separating the eastern wall of no.4 Bracecamp Close and the western wall of no.2 Bracecamp Close. This, in combination with the vegetation screening between the two, is considered sufficient enough distance such that significant levels of overlooking should not occur.
- 4.8 The window on the eastern elevation would allow partial views over toward the objector's property (6 Symonds Avenue). The distance between the proposed window and the south-eastern elevation of the objector's property is approximately 41.5 metres. Given the obscure angle and distance, significant overlooking is not expected to occur. Moreover, to mitigate concerns regarding overlooking, the windows to the en-suite can be conditioned to be obscure glazed to a standard equivalent to Pilkington Level 5 and to be partial-opening only (i.e. limited to a 45 degree opening from the interior plane).
- 4.9 Due to its siting and distance from the neighbouring properties, it is considered that the proposal would not create an overbearing impact or significant overlooking of the neighbouring properties. As such the application is compliant with policy HOU18 B and emerging policy A1.

- 4.10 In terms of amenity for the occupants of the dwelling, the proposal does increase the property to a 5 bedroom dwelling. The proposal would have a gross floor area of 170sqm. This for reference exceeds the minimum requirements for a 5 bedroom 8 person dwelling which is outlined in national guidance as requiring 128sqm. Being a first storey extension, the proposal would not use up any outdoor garden space. With these factors in mind, the proposal would provide adequate amenity space for residents, therefore complying with policy CS09 F.

Trees

- 4.11 As there are protected trees on site a condition should be used to ensure there are no materials stored, access created, or other works undertaken within the trees root protection area / canopy spread without prior written approval.

Conclusion

- 4.12 The extension proposed is of a suitable size and the design would not be detrimental to the character of appearance of the street and of the dwelling itself. Due to its siting and distance from the neighbouring properties, it is considered that the proposal would not create an overbearing impact or significant overlooking of the neighbouring properties. As such the application is considered to comply with adopted policy HOU18.
- 4.13 Mindful of the proximity to neighbouring dwellings it is considered appropriate to condition the hours of construction to limit any adverse impact on neighbours.

5. RECOMMENDATION:-

It is recommended to **Approve** the application.

Approval is recommended to be subject to the conditions suggested below:

Conditions:

- 1) 3-year time limit
- 2) In accordance with plans
- 3) Obscure glazing for the en-suite and restricted opening
- 4) Restrict hours of work
- 5) Protection of tree root protection area / canopy spread area during works

And any other conditions / notes considered appropriate by the Development Management Manager.

Appendices.

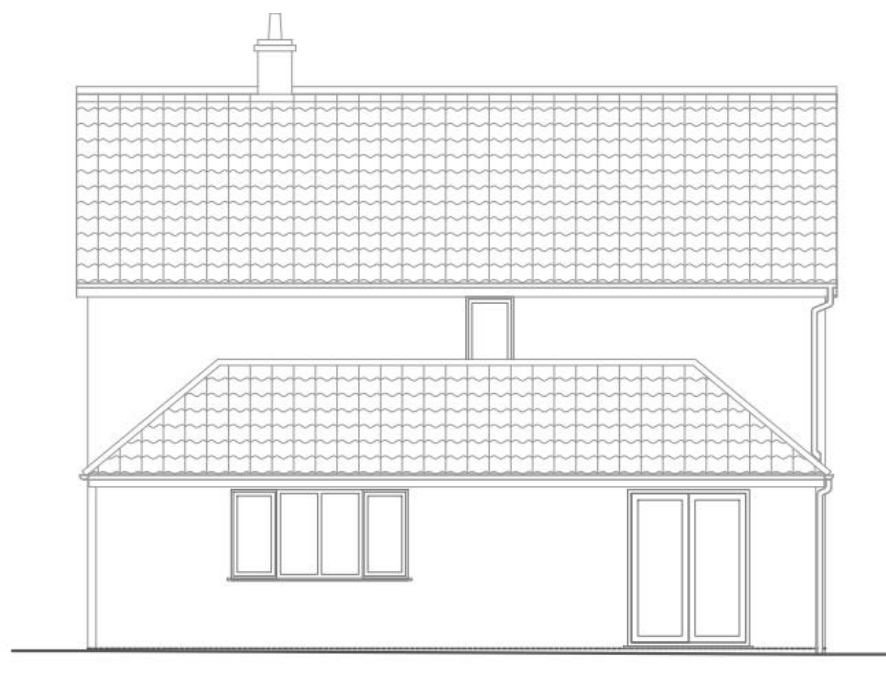
- 1) Plans



EXISTING SIDE ELEVATION (West) Scale 1:100



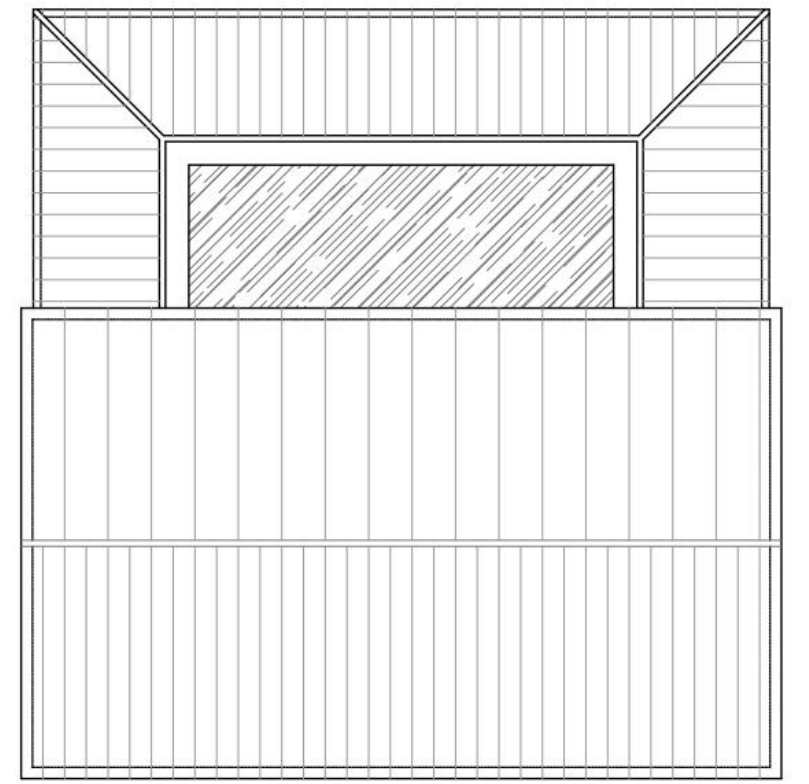
EXISTING FRONT ELEVATION (South) Scale 1:100



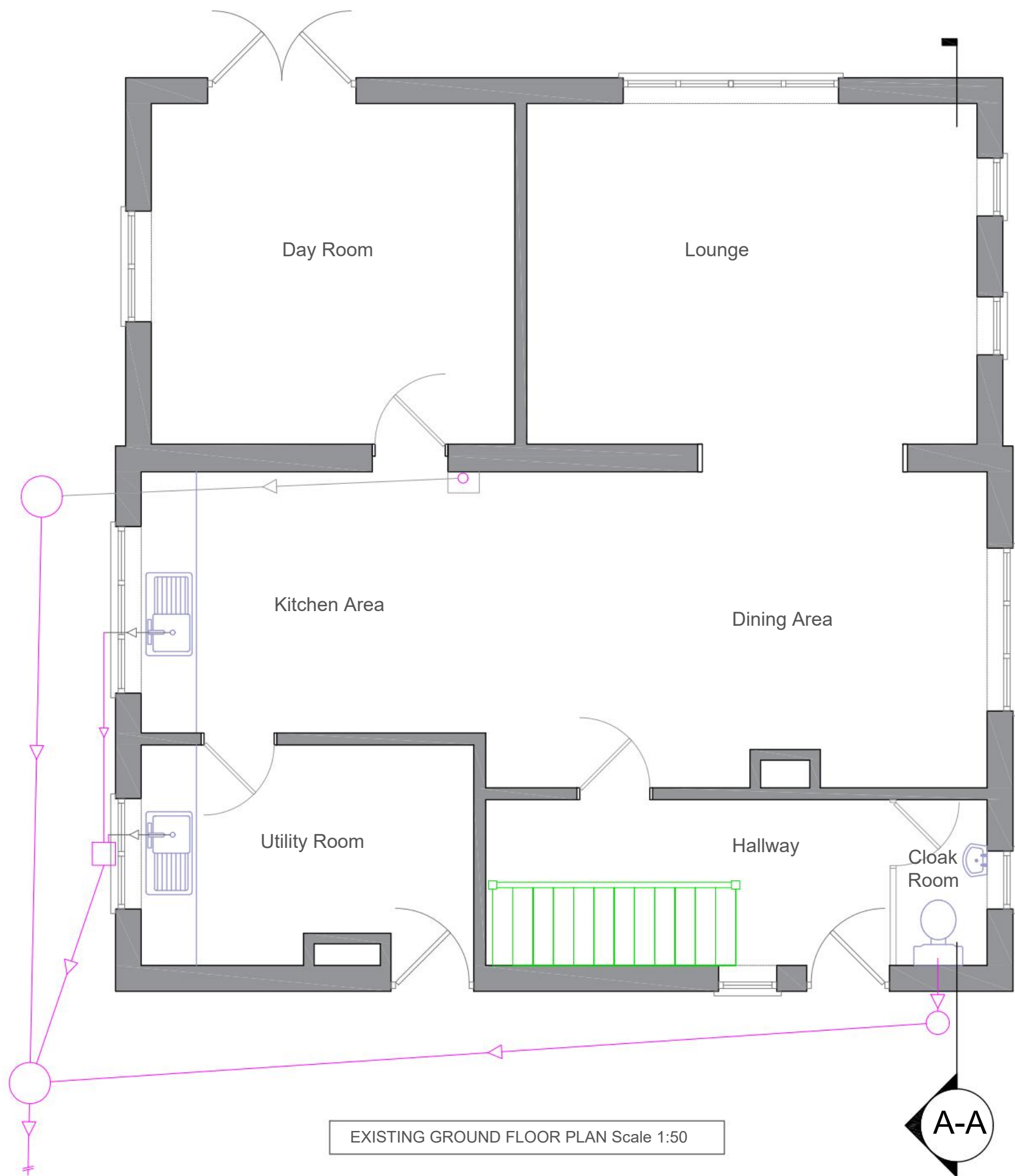
EXISTING SIDE ELEVATION (East) Scale 1:100



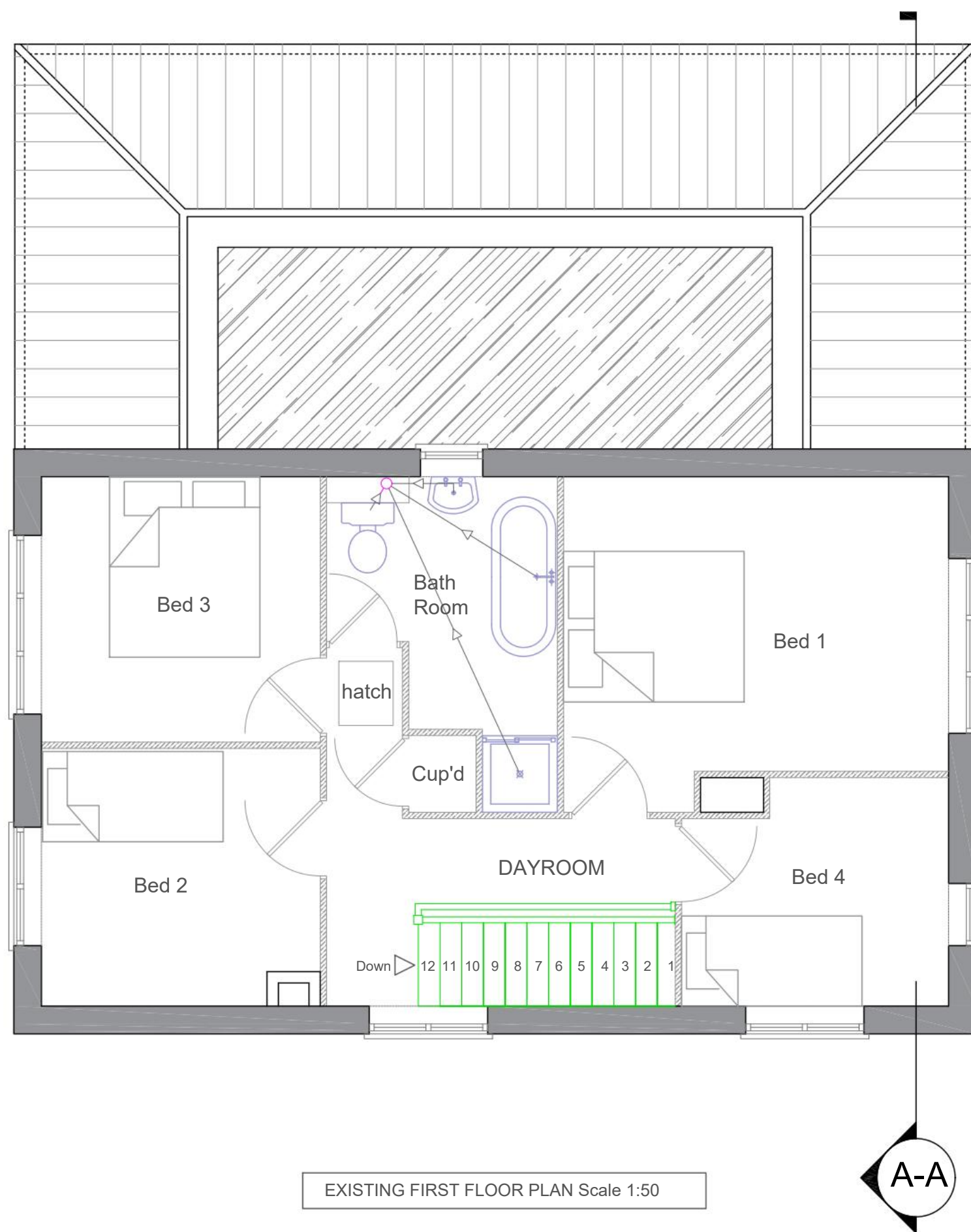
EXISTING REAR ELEVATION (North) Scale 1:100



EXISTING ROOF PLAN Scale 1:100



EXISTING GROUND FLOOR PLAN Scale 1:50



EXISTING FIRST FLOOR PLAN Scale 1:50



EXISTING SECTION A-A Scale 1:100



LOCATION PLAN Scale 1:1250

Rev A	Location Plan now showing			
Issued For	Comment	<input type="checkbox"/>		
	Approval	<input checked="" type="checkbox"/>		
	Tender	<input type="checkbox"/>		
	Construction	<input type="checkbox"/>		
	Record	<input type="checkbox"/>		
Client	Mr G Philo 4 Bracecamp Close Ormesby St Margaret Great Yarmouth Norfolk NR29 3PR			
Project	First Floor Construction above Existing Day Room & Lounge, forming New Bedrooms & Ensuite			
Project No	GP/001			
Title	Existing Plans & Elevations Location Plan			
Info	Local Authority	GYBC	Date Apprd	
	Planning Ref			
	Building Ctrl Ref			
Date	June 2021		Dwg No.	Rev
Scales	Floor Plans 1:50 Roof Plan 1:100 Elevations 1:100 Section Draw 1:100 Location Plan 1:1250		GP001	A



PROPOSED SIDE ELEVATION (West) Scale 1:100



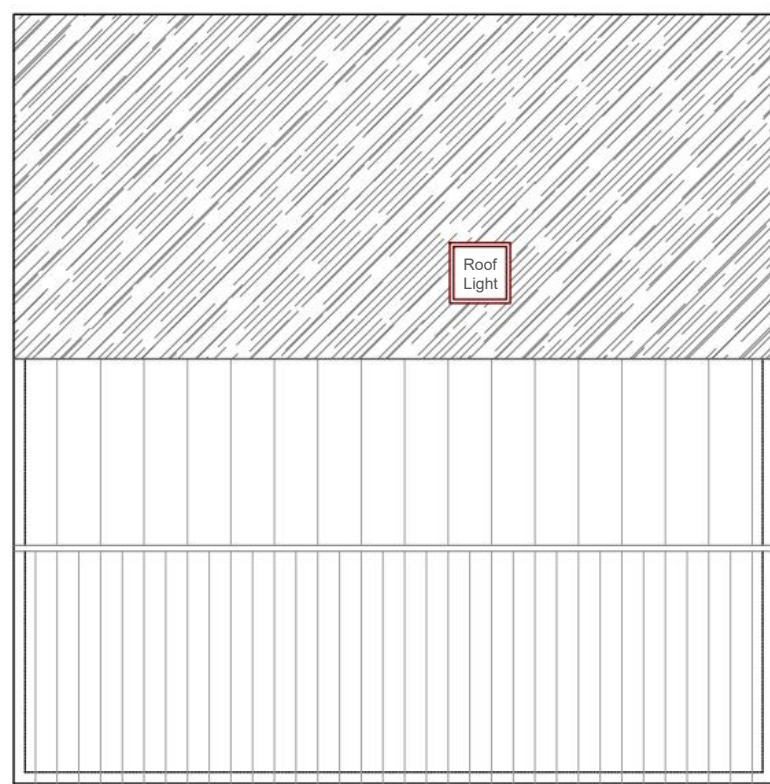
PROPOSED FRONT ELEVATION (South) Scale 1:100



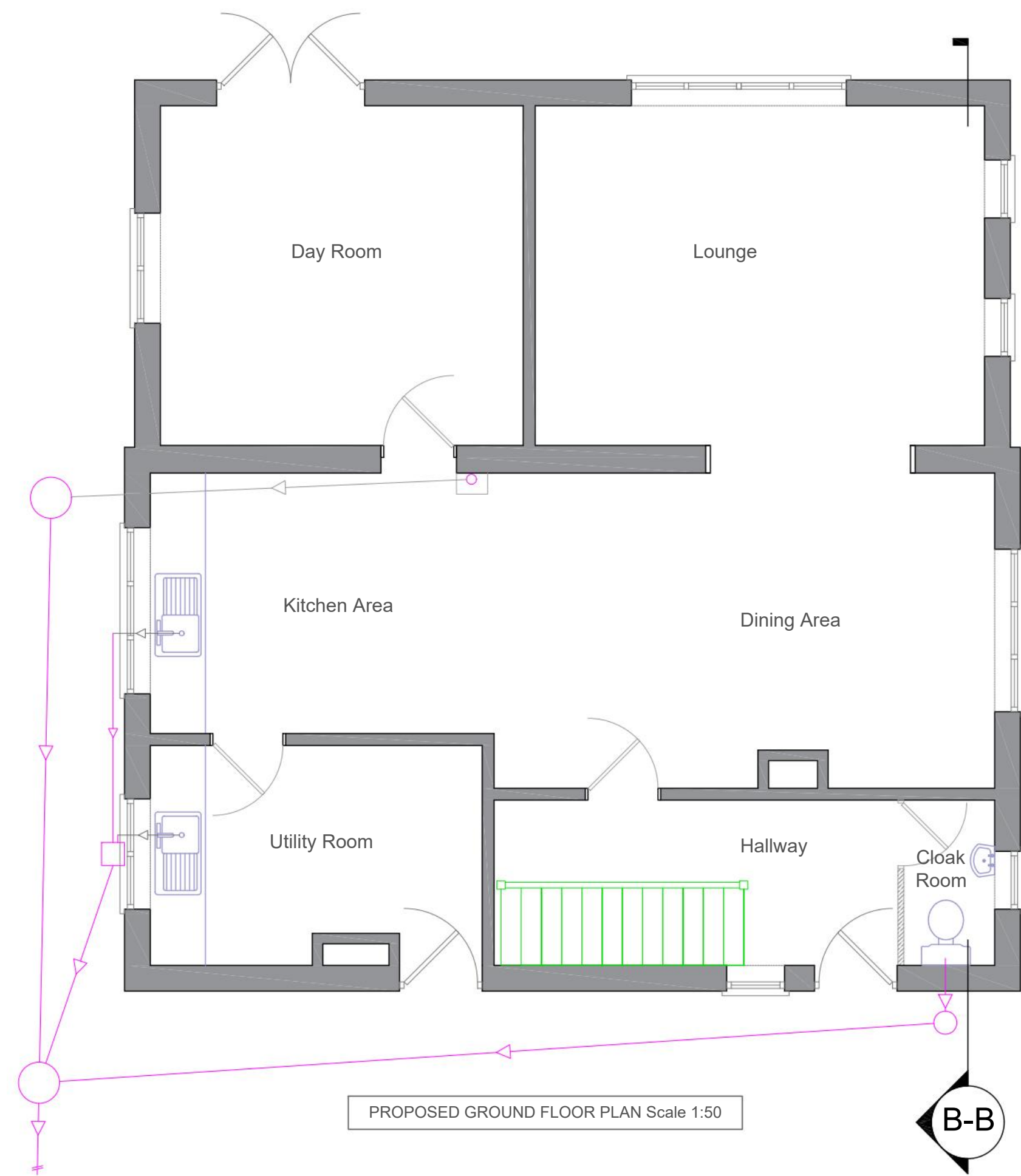
PROPOSED SIDE ELEVATION (East) Scale 1:100



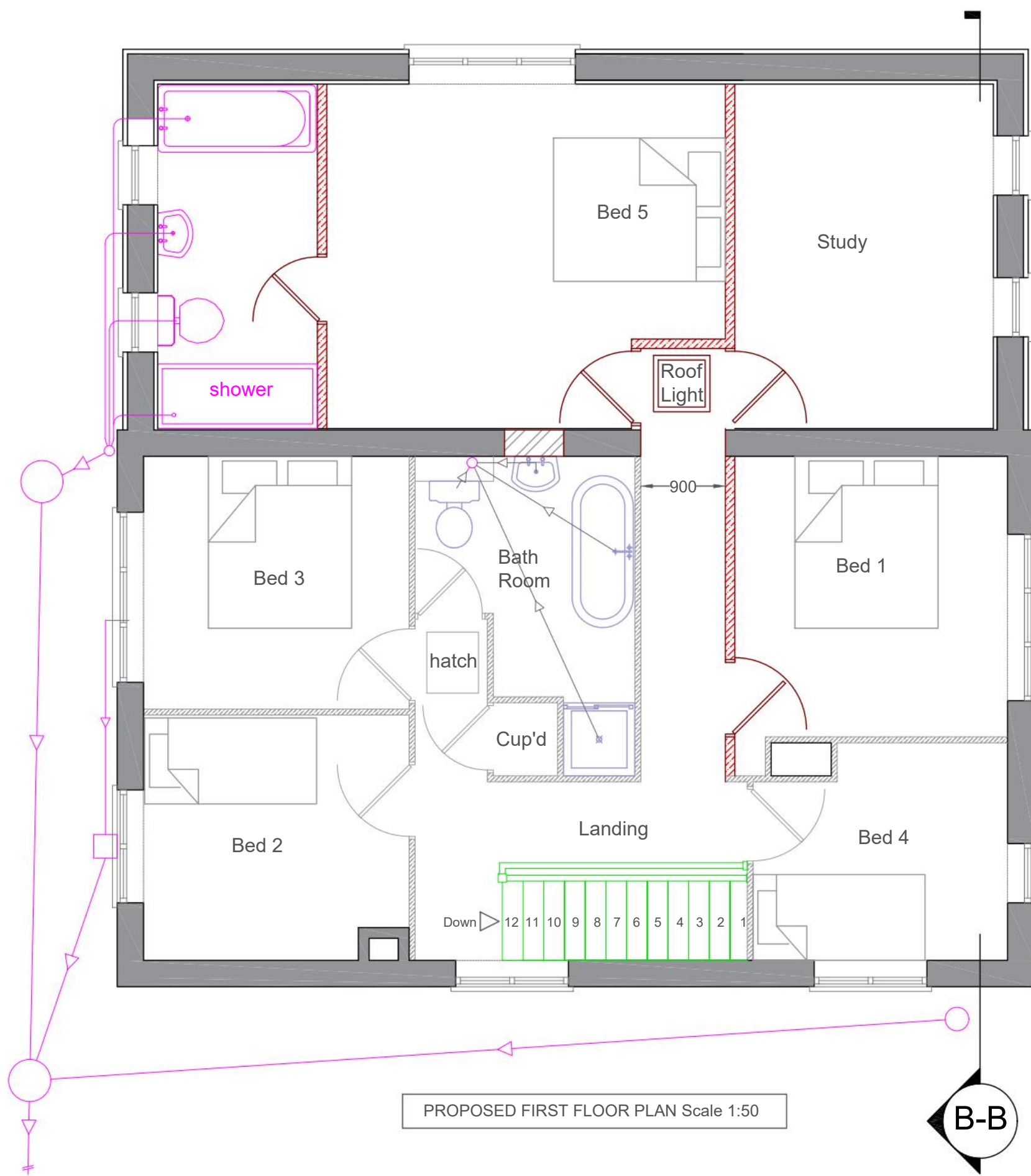
PROPOSED REAR ELEVATION (North) Scale 1:100



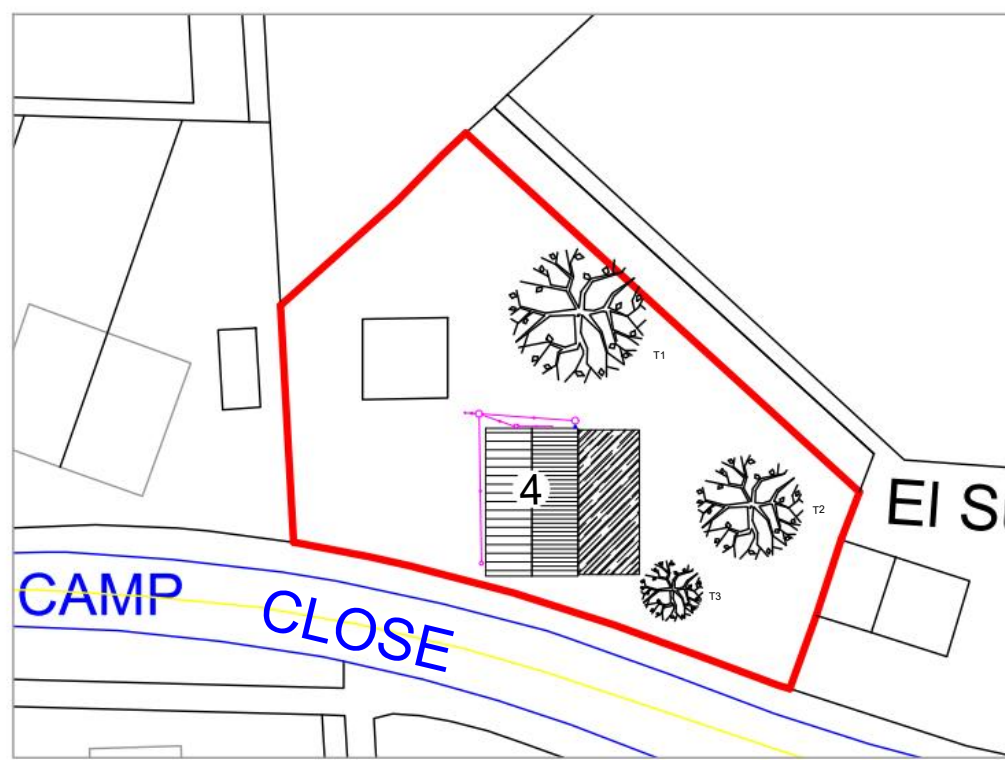
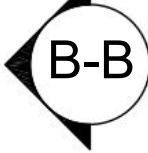
PROPOSED ROOF PLAN Scale 1:100



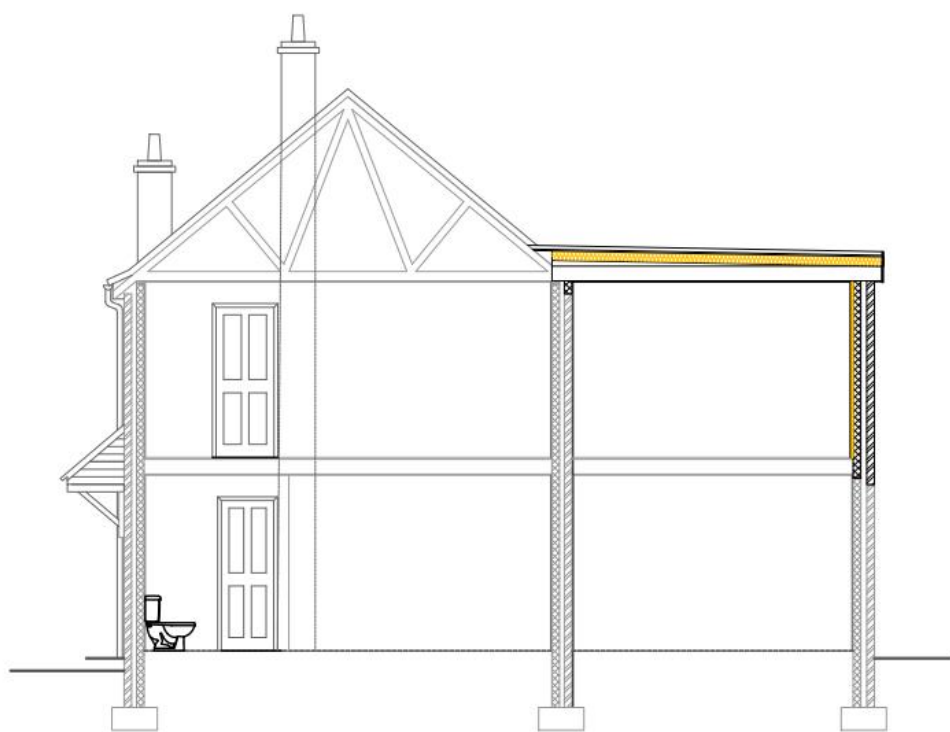
PROPOSED GROUND FLOOR PLAN Scale 1:50



PROPOSED FIRST FLOOR PLAN Scale 1:50



PROPOSED BLOCK PLAN Scale 1:500



PROPOSED SECTION B-B Scale 1:100

Rev			
Issued For	Comment	<input type="checkbox"/>	
	Approval	<input checked="" type="checkbox"/>	
	Tender	<input type="checkbox"/>	
	Construction	<input type="checkbox"/>	
	Record	<input type="checkbox"/>	
Client	Mr G Philo 4 Braccamp Close Ormesby St Margaret Great Yarmouth Norfolk NR29 3PR		
Project	First Floor Construction above Existing Day Room & Lounge, forming New Bedrooms & Ensuite		
Project No	GP001		
Title	Proposed Plans & Elevations Location Plan		
Info	Local Authority	GYBC	Date Apprd
	Planning Ref		
	Building Ctrl Ref		
Date	June 2021	Dwg No.	Rev
Scales	Floor Plans 1:50 Roof Plan 1:100 Elevations 1:100 Section Dwg 1:100 Block Plan 1:500	GP002	