

Reference: 06/14/0166/F

Parish: Gorleston

Officer: Mr G Clarke

Expiry Date: 08-05-2014

Applicant: Oakville Homes Ltd

Proposal: Conversion of building to form four self-contained dwellings

Site: Abermed Ltd
3 Lowestoft Road
Gorleston

REPORT

1. Background / History :-

- 1.1 The building involved in the application stands on the corner of Lowestoft Road and Sussex Road, to the north of it is The Tramway PH, to the east, south and west are terraced houses.
- 1.2 The property was in use as two houses (3 and 3a Lowestoft Road) until 1975 when planning permission was granted to convert the first and second floors of 3a to offices in connection with the Central Surgery (6/75/1058/F). In 1978 planning permission was granted to convert the whole of 3 Lowestoft Road to doctors' consulting rooms and the ground floor of 3a to a consulting room and waiting/conference room (6/78/250/F). In 1990 planning permission was granted for the single storey extension that has been built at the rear of the building (06/90/0832/F).
- 1.3 The current proposal is to convert the building to four dwellings, one will have four bedrooms and the others will be two-bedroom dwellings, the only external changes will be new windows and doors and a new porch on the Lowestoft Road frontage.
- 1.4 The property is within a conservation area.

2. Consultations :-

- 2.1 **Highways** - Paragraph 39 of the National Planning Policy Framework (NPPF) indicates that local planning authorities should take into account local car

ownership levels. The development proposes to convert the present building into four units, one four bed-roomed and three, two bed-roomed, the former of which is likely to be suitable as a family residence who may be more dependent on the use of the car rather than other modes of transport. In accordance with current standards the minimum parking provision for such a development should be 9 parking spaces. There are existing waiting restrictions in the vicinity of the proposed development and whilst there is available on-street parking in the area, it is already likely that there are pressures on the existing parking provision and any increase in demand may give rise to other social issues.

- 2.2 However, given the previous use of the site as a medical centre I am of the opinion that the traffic movements and parking demand associated with that use would be greater than that associated with the proposed development. I also am mindful that the development is located directly adjacent to Gorleston High Street and in an area that therefore has good access to local services and public transport links.
- 2.3 Therefore taking the above factors into account, the size of units proposed and national policy guidance I do not consider that in this case I could sustain an objection on highway grounds for lack of parking provision alone. Accordingly I wish to raise no objection to the proposals as outlined, however, I would recommend that the following condition be appended to any grant of permission that your authority is minded to grant.
- 2.4 SHC 17 No part of the proposed structure (to include fascia board / rainwater goods and guttering) shall overhang or encroach upon highway land and no gate / door / ground floor window if installed shall open outwards over the highway.
- 2.5 **GYB Services** – There appears to be ample space to house four sets of bins but depending on amount of occupants other alternatives may be available.
- 2.6 **Gorleston Chamber of Trade** – No objection.
- 2.7 **Environmental Health** – Due to the proximity of other dwellings the hours of construction work should be restricted to 07:30 to 18:00 Monday to Friday, 08:30 to 13:30 Saturdays, no work on Sundays or Bank Holidays.
- 2.8 **Conservation Officer** – No objections.
- 2.9 **Neighbours** – 6 objections have been received, the main reason is the existing difficulty with parking in the area which will be made worse by the addition of four dwellings (copies of correspondence attached).

3 Policy :-

3.1 POLICY HOU7

- 3.2 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:
- 3.3 THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE FORM, CHARACTER AND SETTING OF THE SETTLEMENT;
- 3.4 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;
- 3.5 SUITABLE ACCESS ARRANGEMENTS CAN BE MADE;
- 3.6 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,
- 3.7 THE PROPOSAL WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF ADJOINING OCCUPIERS OR USERS OF LAND.

(Objective: To ensure an adequate supply of appropriately located housing land whilst safeguarding the character and form of settlements.)

ie. developments generally comprising not more than 10 dwellings.

3.8 POLICY HOU15

- 3.9 ALL HOUSING DEVELOPMENT PROPOSALS INCLUDING REPLACEMENT DWELLINGS AND CHANGES OF USE WILL BE ASSESSED ACCORDING TO THEIR EFFECT ON RESIDENTIAL AMENITY, THE CHARACTER OF THE ENVIRONMENT, TRAFFIC GENERATION AND SERVICES. THEY WILL ALSO BE ASSESSED ACCORDING TO THE QUALITY OF THE ENVIRONMENT TO BE CREATED, INCLUDING APPROPRIATE CAR PARKING AND SERVICING PROVISION.

(Objective: To provide for a higher quality housing environment.)

4 Assessment :-

- 4.1 The property has been fully in use as a medical centre since 1978 and was extended for that use in 1990, prior to that it was two houses. The medical centre has now closed and the proposal is to convert the building to four dwellings, the part of the old building nearest to The Tramways will become a two-bedroom house, the other part of the original building on the corner of Sussex Road will be a four-bedroom house and the extension at the rear will be two, two-bedroom bungalows. There is very little open space around the building so the dwellings will have limited curtilages and there is no room to provide any on-site car parking.
- 4.2 The only external changes to the building are two new doors, replacement windows and a porch to the front of one of the dwellings facing Lowestoft Road. There are no additional windows so there will be no more overlooking of neighbouring properties than already exists.
- 4.3 The site is shown as being outside the commercial area of the High Street/Lowestoft Road and within a residential area on the proposals map of the Borough-Wide Local Plan so the principle of residential use is acceptable. It is within a conservation area but the proposed changes to the building are minor and will not have any adverse effect on the character or appearance of the area.
- 4.4 The main problem in the area which has been raised by all of the objectors is the lack of on-street parking, there are double yellow lines on the east side of Lowestoft Road from the library to no. 11 Lowestoft Road which is to the south of Sussex Road, these lines also go around the corners into the Sussex Road junction. There are also double yellow lines on most of the west side of Lowestoft Road apart from two small sections opposite the application site and

The Tramways. There are very few houses in the Lowestoft Road/Sussex Road area that have off-street parking, in addition to this there is extra pressure on roadside parking in the daytime caused by the surgery and dentists on Sussex Road.

- 4.5 The proposed dwellings will be likely to add four cars to the area and potentially more, the parking standards suggest that nine parking spaces should be provided for the type of development proposed. However due to the previous use of the building as a surgery the Highways Officer considers that there should a reduction in traffic movements and demand for on-street parking in the vicinity of the site. The property is also close to local services and public transport and is in a sustainable location where the parking standards can be relaxed.
- 4.6 Whilst it is acknowledged that parking in this area is a problem and that it is already difficult for residents to park it would be hard to justify refusal of the application on lack of off-street parking alone especially without the support of Highways and taking into account the previous use as a surgery. In 2009 the Council refused an application for three dwellings on Blackwall Reach due to no on-site parking being provided and that the lack of parking would cause parking problems in the area and cause road safety problems. This application went to appeal and the Inspector allowed the development to go ahead as the site was in a sustainable location and there was no objection from the Highway Authority.
- 4.7 Taking the above into account it is considered that it would be difficult to refuse the application solely on highway grounds and the recommendation is to approve.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with Policies HOU7 and HOU15 of the Great Yarmouth Borough-Wide Local Plan.

Jill K. Smith

ACK'D
29/4/14

From: Tan And Chick Smith [tanandchick@gmail.com]
Sent: 28 April 2014 19:15
To: plan
Subject: 06/14/0166/f

Dear Mrs Helsdon

A neighbour has just passed me a copy of your letter informing them of the proposed conversion of the old Surgery at 3 Lowestoft Road Gorleston to a number of 2 and 4 bedroom dwellings.

Our house is at No 26 Lowestoft Road which is almost directly opposite both the junction of Sussex Road and Lowestoft Road and the proposed development.

While I have no objection to the conversion per se I am very concerned regarding parking. It is rare enough to be able to park this end of Sussex and Lowestoft Roads as it is. Most of the clients who used the surgery would not drive there but could be seen being dropped off by taxies, buses etc. Indeed if the closure of the surgery had resulted in extra parking spaces then I have not noticed it. I cant help but think that 4 new dwellings with 10 bedrooms between them must generate about 6-8 vehicles. The western end of Sussex Road can only take 13-14 vehicles at the most and is usually full for a large part of the time.

At the moment apart from the locals there is traffic for :-

The Central Surgery which involves many disabled drivers
The Library
The High Street
Stradbroke First School.

All these to be accommodated in narrow busy streets. There is already a large proportion of "disabled" parking on hazardous double yellow lines near the junction of Sussex and Lowestoft Road which causes blocked vision and accidents. The most recent of which about a month ago where a motorcyclist was knocked off his bike because of a car parked on the yellow lines by the junction obscuring the car drivers view.

My point being that there are very few parking spaces at the moment. This is causing dangerous circumstances. Four more dwellings must increase that problem.

Regards

Patrick Smith
26 Lowestoft Road
Gorleston
Great Yarmouth
Norfolk
NR31 6LY

Application Reference 00/14/0150/F

Attachments

ACK 30/4/14

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Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Maria Culmer

Address 22 Lowestoft Road

Gorleston

Post Code NR31 6LY

Telephone 01493 442412

Email Address maria_culmer@yahoo.co.uk

For or Against OBJ Object

Speak at Committee

I have concerns regarding four residential dwellings in an area that is already highly populated. Parking is already a problem and four more households, likely using four more cars can only exacerbate this situation. I am therefore in opposition to this proposal.

Date Entered 30-04-2014

Internet Reference OWPC222

Jill K. Smith

From: kimberley haudiquet [kymberley58@hotmail.com]
Sent: 25 April 2014 20:23
To: plan
Subject: Re: Planning application 06/14/0166/f

ACK'D
28/4/14

My address is 7 Lowestoft road gorleston Great Yarmouth nr31 6sq

Sent from my iPhone

> On 25 Apr 2014, at 16:25, "plan" <plan@great-yarmouth.gov.uk> wrote:

>

> Please would you provide your address so that your comments may be
> registered.

>

> -----Original Message-----

> From: kimberley haudiquet [<mailto:kymberley58@hotmail.com>]

> Sent: 25 April 2014 15:50

> To: plan

> Subject: Planning application 06/14/0166/f

>

> DX 41121

> Group manager-Dean Minns

>

> To whom it may concern.

>

> I am writing regarding the planning permission for application

> 06/14/0166/F the conversion of the building abermed into 4 self
> contained dwellings.

> As a mother of 2 babies and living next door to the abermed building

> on Lowestoft road I have difficulty parking on sussex road and

> Lowestoft road at the best of times especially during the day as

> people park there to visit the high street and doctor surgery round

> the corner i can never get outside my house and neither can the

> neighbours that live on the same road I have stopped outside my house

> before and unloaded my car for

> 5 minutes at one time and received a parking ticket from a traffic

> warden whilst I was standing there unloading my children and my

> shopping but couldn't argue the situation I had to pay the fine.

> Therefore I oppose the building proposal you have put up for

> 06/14/0166/F as I don't think it's fair on the residents that live on Lowestoft road and
Sussex

> road with the already inadequate amount of parking

>

> Thank you

> Regards

> Mrs Kymberley Toovey

>

Jill K. Smith

ACK'D
29/4/14

From: phil.henley62@gmail.com
Sent: 28 April 2014 13:15
To: plan
Subject: Planning application 06/14/0166/F

Dear Sir,

I wish to voice my disapproval and register my objection to the above planning application to turn the existing medical centre into flats.

I believe that the proposal in question is inappropriate for both the premises in question and the surrounding area. Up until now these premises have been used for business purposes and used mainly Monday to Friday and during the day. The application would increase the number of residents in this area and would have an impact on parking etc. At the moment this business premises acts as a buffer between the residential properties and the neighbouring public house, and if the proposal was to go ahead there would be nothing to separate the pub from the flats.

At the moment a number of residential houses have been converted into flats and I believe it is important to maintain the current demographic status of the street by retaining the majority of properties as single occupancy dwellings. There have been recent incidents of noise pollution from the public house, as reported to the environmental health and the introduction of further properties would increase demand on all services.

Regards

Phil & Carole Henley
34 Lowestoft Road
Gorleston
NR31 6LY.

Sent from Windows Mail

ACK 25/4/14



5 Lowestoft Road

Gorleston

Gt Yarmouth

Norfolk

NR31 6SQ

23rd April 2014

Planning Application 06/14/0166/F

Dear Mr Minns

I strongly oppose the above Planning Application at 3 Lowestoft Road.

The application to 'change of use' from Business to Residential I believe is an over development of the site. In the Design Statement it states a residential property will be a lesser impact on traffic than as a business this is not strictly factual. Most visitors to the Clinic arrived by taxi with little impact on local parking. There is a very busy Surgery and Dentist in Sussex Road who rely on the limited spaces available. As the application states there will be three 2 bedroom and one 4 bedroom flat with a potential of up to 6 extra vehicles using limited available spaces. Two of the flats will have disabled access with no disabled parking available. I also believe that the overdevelopment will impact on house prices within Lowestoft and Sussex Roads as it further reduces local restricted parking.

As a business the clinic did not impact on my property but as residential I will be overlooked and note in the Planning Application there is no mention of opaque glass being used on the side windows.

Yours sincerely

A black rectangular redaction box covering the signature of Margaret Cottiss.

Margaret Cottiss

Great Yarmouth Borough Council
Customer Services

25 APR 2014

ACK 25/4/14

S



5, Lowestoft Road
Gorleston On Sea
Great Yarmouth
NR31 6SQ
Telephone 01493 603889

19th April 2014

Dear Mr Minns

Re Planning Application 06/14/0166/F

In reply to your letter of the 9th of April, I am strongly opposing the Planning Application for 3 Lowestoft Road.

I do not believe there is sufficient parking on Sussex Road or Lowestoft Road to cater for the existing residents needs now, certainly none for a further four families with potentially up to six more vehicles; some of whom might need extended distance allowed to rear of car for disabled access.

Regarding the patients of the Medical Centre most arrived and departed by taxi not causing any parking problems.

I am suprised that no public announcement regarding this proposal has been posted on fencing or lamp posts as I have noticed in the past.

Yours sincerely

A black rectangular redaction box covering the signature of Jane Ebel.

Jane Ebel

Great Yarmouth Borough Council
Customer Services

25 APR 2014

SITE NOTICE

06/14/0166/F



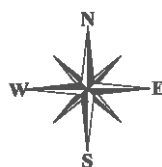
GREAT YARMOUTH
BOROUGH COUNCIL

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

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

Metres

Scale = 1:1250 @ A4



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