

Reference: 06/15/0205/O

Ward: Southtown/Cobholm

Officer: Miss G Manthorpe

Expiry Date: 15-09-2015

Applicant: J W Muninnings Ltd

Proposal: Demolition of existing buildings and the construction of 24 dwellings, associated works including parking and open spaces.

Site: Horatio House, Southtown Road, Great Yarmouth.

REPORT

1. Background / History :-

- 1.1 Horatio House is a two storey building currently in use as a training centre located on the western side of Southtown Road. To the north of the application site is a residential property which has been divided into flats and further north the residential properties continue with frontages onto Southtown Road. To the south of the site there is a residential development which is accessed off Southtown Road comprising approximately 29 dwellings. To the western boundary of the site is Great Yarmouth College.
- 1.2 Southtown Road as a whole comprises predominately residential properties on the western side with industrial uses on the eastern side of the road becoming mixed use residential and commercial as you travel from south to north.
- 1.3 There have been numerous planning applications on the site since the 1970's comprising change of use to retail in 1970 and several applications for advertisement consent. The application to change the use to a training centre (use class D1) was approved in 2003.

2 Consultations :-

- 2.1 Highways – No objection following submission of amended plans, condition recommended with full comments attached to this report.
- 2.2 Norfolk County Council (Surface Water Drainage) – Application fell below the threshold so standing advice given.

- 2.3 Neighbours – One letter of support received stating that the houses adjacent the court (Anchor Court) can improve the area.
- 2.4 Conservation Officer – Comments that the building has historical significance and could be capable of conversion.
- 2.5 Police Architectural Liaison Officer – Recommendations made for security measures and security improvements, agreement with proposed fencing and the principle of iron railings to the frontage.
- 2.6 Environment Agency – No objection to the application, one condition requesting that the finished floor levels are set no lower than 4.1m above Ordnance Datum (AOD).
- 2.7 Anglian Water – There is capacity for the additional flows (waste water), surface water strategy as submitted is acceptable and agreed strategy should be reflected in an approval and a condition regarding the construction of hard standing is requested.
- 2.8 GYB Services – Domestic bins would need to be presented to Southtown Road.

3 Policy :-

POLICY HOU7

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, HOPTONON-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.

(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.

POLICY HOU15

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.)

POLICY HOU16

A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS OF, EXISTING AND PROPOSED

SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS.
(Objective: To provide for a high quality of new housing development.)

POLICY HOU17

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS. (Objective: To safeguard the character of existing settlements.)

4 Assessment :-

- 4.1 The application is an outline application with appearance and landscaping reserved and therefore if approved these matters will form a separate application. The layout, access and scale are part of this application and shall therefore be determined.
- 4.2 The site is 0.50 hectares in area, the training centre which is proposed to be demolished is 1050 square metres in internal floor area. The development will comprise of 24 houses set around an access drive with an area (approx. 435 square metres) of open space set to the north east of the site. There are adequate parking spaces proposed with visitor parking proposed to the far north west corner of the site. The drawings indicate soft landscaping and the planning statement at 9.5.1 states that a landscaping condition would be accepted.
- 4.3 The site, although a non-residential use, is located within the area defined within the adopted Borough Wide Local Plan as the urban area and as such is within the area designated for housing. Southtown Road is a busy main road with good access to public transport which supports the sustainable location of the land. The National Planning Policy Framework encourages the re-use of previously developed sites which, such as this site, are not of high environmental value. Sustainable development is within the core principles of the National Planning Policy Framework and as such a residential development in a previously developed sustainable location is in accordance with these national policies.
- 4.4 The comments received from the Environment Agency and the designation of the site within flood zone three will require that the buildings are elevated in accordance with the Environment Agencies condition to ensure that the occupiers of the development are safe in the event of a flood. The layout as proposed will accommodate the elevated properties by being orientated so as to prevent overlooking to the nearby residential dwellings. The detailing of fenestration and windows will be submitted as part of a reserved matters application should this outline application be approved and therefore should and windows require obscure glazing this can be dealt with at this stage.

- 4.5 The planning statement and submitted plans offer 10% affordable housing which equates to two dwellings. This is in accordance with the upcoming Core Strategy which sets the figure at 10% for this area. There is open space provided within the site although this area does not fully comply with the open space requirements and as such a financial contribution will be sought by way of a section 106 agreement.
- 4.6 The application as submitted complies with the current local and national planning policy.

5 RECOMMENDATION :-

- 5.1 Approve – The application site is within the urban area, a sustainable location on a previously developed site.
- 5.2 Approval should be subject to condition requiring reserved matters to be submitted, the recommended conditions from consulted agencies and a legal agreement under s106 to be drawn up securing the affordable housing provision and the required monies for appropriate levels open space and children's play space.

Horatio House



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL
Planning and Business Services
Enforcement

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Date: 16:09:15

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Gemma Manthorpe
Great Yarmouth Borough Council
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NR30 2QF

Your Ref: 06/15/0348/O
Date: 12 August 2015

My Ref: 9/6/15/0348
Tel No.: 01603 223274
Email: graham.worsfold@norfolk.gov.uk

Dear Gemma Manthorpe

Great Yarmouth: Demolition of existing buildings and the construction of 24 dwellings, associated works including parking and open space. Horatio House, Southtown Road, NR31 0JR

I write in reference to the above planning application and further to receipt of revised drawing 021214-RevB direct from the agent via e-mail on 10 August.

The Highway Authority are satisfied that drawing 021214-RevB addresses the points raised in the original letter of 04 August. Should your Authority support the application it is recommended the following conditions and informatives be appended to the consent notice:

SHC 00

No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

SHC 01 (Variation)

No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

SHC 02 (Variation)

No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

SHC 03A (Variation)

Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure satisfactory development of the site.

SHC 50 (Variation)

Prior to the first occupation of the development hereby permitted a comprehensive scheme to permanently close the existing vehicular access, construct the proposed vehicular accesses and re-surface the whole of the site frontage footway should be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interest of highway safety.

Inf.1

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained (insert for SHWP only and typically this can take between 3 and 4 months). Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

Inf. 7

Street lighting is a concurrent power of the County, District and Parish Councils. However, it is the County Council after consultation with the Local Lighting Authority (District or Parish Council) who decides whether street lighting is required on proposed public highways. Norfolk County Council will challenge any automatic assumption that street lighting needs to be provided on part or all of the new development.

INF. 9

The applicant is advised that to discharge condition SHC 00 that the local planning authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Yours sincerely

Graham Worsfold

Assistant Engineer Estate Development
for Executive Director for Community and Environmental Services