

Reference: 06/13/0748/O

Parish: Burgh Castle
Officer: Mrs M Pieterman
Expiry Date: 02-04-2014

Applicant: Mr Gallagher

Proposal: Proposed sub-division of garden to form plot for detached bungalow

Site: Corner House, Stepshort, Burgh Castle

REPORT

1. Background / History :-

- 1.1 The site subject to this application is located at the junction of Stepshort with Mill Road. The area is residential in nature with a range of ages, styles and size of property ranging from small terraced two-storey dwellings to larger more modern detached single and double storey dwellings.
- 1.2 There is no relevant planning history related to the site.

2. Consultations :-

- 2.1 Article 8 Notice/Neighbours: 3 letters of objection (full copies attached)
- 2.2 Parish Council: No objection subject to access and neighbours
- 2.3 Norfolk County Highways: Amendments requested to overcome highway concerns
- 2.4 Strategic Planning Manager: No response received
- 2.5 Building Control Manager: No comments that affect planning

3. Policy :-

- 3.1 POLICY HOU8

INDIVIDUAL DWELLINGS OR SMALL GROUPS OF DWELLINGS* MAY BE

PERMITTED IN THOSE AREAS WHERE POLICY HOU7 APPLIES AND WITHIN THE VILLAGE DEVELOPMENT LIMITS OF BURGH CASTLE, FRITTON AND ST OLAVES, HOPTON-ON-SEA (LINKS ROAD/WARREN ROAD), ORMESBY ST MARGARET (YARMOUTH ROAD), ORMESBY ST MICHAEL, REPPS, ROLLESBY, RUNHAM, STOKESBY, THURNE, WEST SOMERTON AND WINTERTON. IN ALL CASES CRITERIA (A) TO (E) OF POLICY HOU7 SHOULD BE MET. These criteria are:

- (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 5 dwellings.

4. Assessment :-

- 4.1 The application site is currently used as garden area and it is proposed to sub-divide this to form a building plot for a single storey dwelling with integral garage. The character of the area is mixed with larger detached single and two-storey dwellings to small terraced properties. The site is within the village development limits for Burgh Castle as defined in the adopted Great Yarmouth Borough Wide Local Plan. The site itself is currently used as garden space and has a large outbuilding located in situ.

4.2 There have been 3 letters of objection received in relation to the proposal and the comments received include:

- New vehicular access will be a traffic hazard
- Considerable potential for an accident
- Position of new dwelling will be very close to existing property
- Loss of residential amenity
- Unacceptable level of infilling and development

4.3 Whilst there have been some concerns raised by Norfolk County Highways, it is also considered that these can be overcome by 'handing' the property and making some other minor alterations to the scheme. If Norfolk County Highways are satisfied with the amendments then they will remove their holding objection and are satisfied with the proposal. Therefore, if the current concerns are overcome it will be hard to warrant refusal of the scheme on this point alone.

4.4 The proposed dwelling is relatively modest in scale and would not have a significant or adverse impact on the visual amenities of the area which is residential in nature. There have been concerns raised about the potential impact on the amenities of adjacent residents and the proximity of the garage and drive to the bedroom window. However if the proposed dwelling is 'handed' then the garage will be on the opposite side and will effectively remove this issue, and there are no windows in the gable end facing the plot and therefore it is considered that loss of light or overshadowing is not a concern in this instance.

4.5 It is considered that the dwelling would sit quite comfortably in the immediate surroundings and would represent an acceptable form of development within the village.

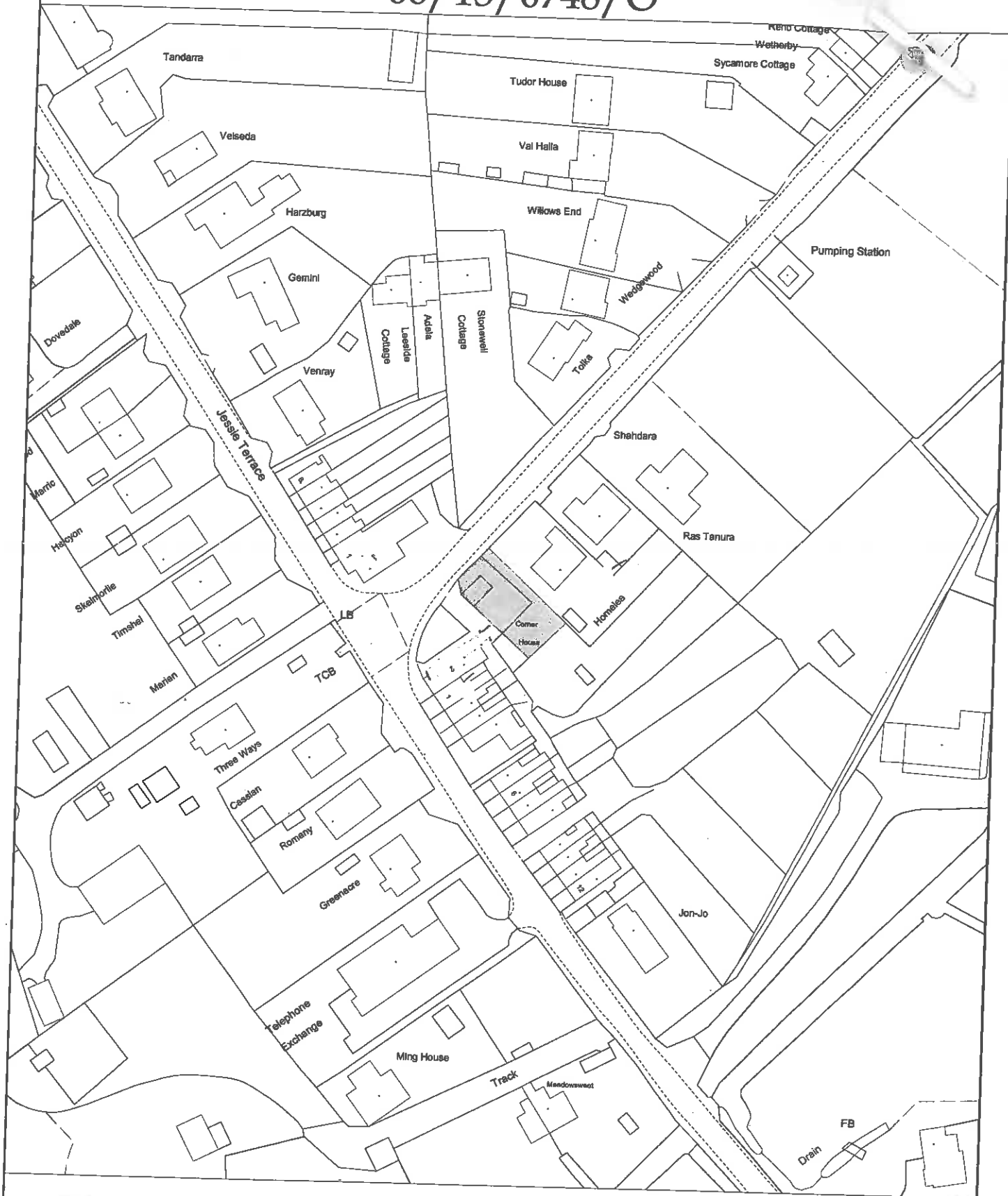
5. RECOMMENDATION :-

5.1 Approve subject to acceptable amendments and removal of objections from Norfolk County Highways.

5.2 The development is considered to accord with the provisions of the adopted Great Yarmouth Borough Wide Local Plan, and in particular, policy HOU8.

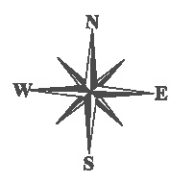
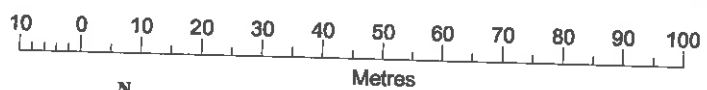
SITE NOTICE

06/13/0748/O



GREAT YARMOUTH
BOROUGH COUNCIL

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



Scale = 1:1250 @ A4

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Ordnance Survey [100018547]

E.H.

GREAT YARMOUTH BOROUGH COUNCIL

To: PARISH COUNCIL
From: Group Manager (Planning)
Date: 6th February 2014

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PARISH: Burgh Castle 10
APPLICATION: 06/13/0748/O
PROPOSAL: Proposed sub-division of garden to form plot for detached bungalow
LOCATION: Corner House Stepshort Burgh Castle Great Yarmouth
AGENT: Mr A Middleton
23 Regent Street Great Yarmouth Norfolk NR30 1RL
APPLICANT: Mr Gallagher
Corner House Stepshort Burgh Castle Great Yarmouth NR31 9PT
CASE OFFICER: Mrs M Pieterman

I attach for your attention a copy of the application form and plans in respect of the above proposal. This is a Potential Delegated application.

Please let me have any comments you wish to make by 27th February 2014

Comments:

Approved subject to access & neighbours approval.

10-2-14





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

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

Your Ref: 06/13/0748/F
Date: 24 February 2014

My Ref: 9/6/13/0748
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Burgh Castle: Proposed sub-division of garden to form plot for detached bungalow
Corner House Stepshort Burgh Castle Great Yarmouth NR31 9PT**

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

Whilst accepting that this is an outline application, it is noted that this is with reserved matters for approval of access, and having reviewed the proposals I would comment as follows.

It is proposed to sub divide the existing plot and and provided a new property and highway access onto what is presently garden space for Corner House.

The existing vehicular access to Corner House is being retained, and whilst it appears that no turning provision is being proposed nor any improvement to visibility, given that it is serving the existing property, and therefore it is highly unlikely that there will be any intensification in traffic movement to or from the site, it is unlikely that I could sustain an objection in this respect.

However, from the plans supplied, the new plot proposes to utilise an existing driveway access. However, from my assessment, this 'access' at present appears to be more of a parking space than a formal vehicle access to the existing land, and whilst I do not dispute that there is some vehicular use, I do not consider it is used to the same level as a vehicular access to a property, and this respect I consider that there is an associated intensification of use.

Furthermore visibility from the proposed access onto Mill Road is severely restricted, especially to the north, which is the critical traffic direction. Mill Road is subject to a 30mph speed limit and whilst appreciating that, due to the location of the site, vehicle speeds are likely to be less than this, it does not negate the need to provide appropriate visibility from the proposed access.

Continued.../

It appears that the applicant does not control the land to the north of the present 'access' and there is unlikely to be able to provide a visibility splay in accordance with current guidelines unless a Section 106 Agreement, or land acquisition is entered into.

However, in order to address these concerns to the satisfaction of the Highway Authority, it is recommended that the proposed new property be re-handed and that the vehicle access is provided adjacent to the present access for Corner House. This in turn would, from my estimation, provide a 2.4 x 25m visibility splay to the critical direction, which I consider would be commensurate with the speed of traffic approaching the junction. Furthermore it would aid visibility from the Corner House access as well.

In terms of parking provision for the new development, the is compact and it would appear that the current minimum parking standards are unlikely to be achieved. The proposed internal dimensions of the garage are approximately 2.5 x 5.5m. In order for the garage to be included in the parking allocation of the development the internal dimensions should be 3.0 x 7.0m. Given the compact nature of the site it is imperative that the garage is of this minimum dimension and for which it seems feasible so to do.

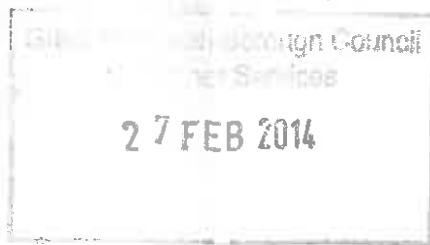
Subject to the above amendments I would wish to be re-consulted so that I can impose standard conditions.

Yours sincerely

Stuart French

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

ACK 27/2/14



2 Stepshott
Burgh Castle
St Yarmouth
NR31 9PT

24th February 2014

Dear Mr. Minns,

RE: Planning Application
Mr. Gallagher - Burgh Castle,
Ref 06/13/0748/0.



I wish to object to this planning application, as I feel it will impede on our privacy, and would also set a precedent into other gardens in this area being put up for Building application.

The reason I came to Burgh Castle is for the spacious and uncongested life style it offers, also there are plenty of other areas for building properties available without impeding other residents.

Please take my comments into consideration.

Thank you
Yours faithfully

Mr. C. Shurran

ACK 27/2/14

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Mrs M Marsden
Homelea
Mill Road
Burgh Castle
Great Yarmouth
Norfolk
NR31 9QS

You ref:- 06/13/0748/O

26th February 2014

For the Attention of Mrs E Helsdon
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF



Dear Sirs

Re: Planning Application 06/13/0748/O
Proposal – Proposed sub-division of garden to form plot for detached bungalow
Location – Corner House, Stepshort, Burgh Castle, Great Yarmouth

I am the occupier of Homelea, Mill Road, Burgh Castle, the property to the left as viewed from the road, of the above site. I wish to oppose the above application.

My grounds of opposition are as follows:-

1. I believe the new vehicular access on to Mill Road, will be a traffic hazard. The proposed dwelling will have an access to Mill Road, close to a corner, and visibility will be limited and, I believe, a potential danger. The new dwelling will be on a route which is, throughout the year, a commuter 'rat-run' for those wishing to avoid school traffic and traffic lights on the Beccles Road. Also, because of the proximity of a number of holiday camps it can be even busier during the holiday season with drivers unfamiliar with the area, and I think the proposed exit/entrance will constitute a significant potential traffic hazard. My exit is further to the left of the junction and presently has much better visibility than that which would be enjoyed by the development, although I wonder if the new property will reduce the visibility looking left towards Stepshort as I exit my property.

2. The new dwelling will be close to the right hand boundary (as viewed from the road) of my property, and its garage will be barely a car's width away from my bedroom, with the noise and disturbance which that will involve.
3. The new building will be very close to mine and will detract from the amenity enjoyed by my property and, I believe, will be an over development of the plot upon which the property will be sited.

Yours sincerely


M T Marsden

ACK 27/2/14

S



Miss Julie Pollett
26 Station Road North
Belton
Great Yarmouth
Norfolk
NR31 9NQ

You ref:- 06/13/0748/O

26th February 2014

For the Attention of Mrs E Helsdon
Great Yarmouth Borough Council
Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Dear Sirs

Re: Planning Application 06/13/0748/O
Proposal – Proposed sub-division of garden to form plot for detached bungalow
Location – Corner House, Stepshort, Burgh Castle, Great Yarmouth

I am the owner of Homelea, Mill Road, Burgh Castle, the adjoining property to the left of the above as viewed from the road. I wish to oppose the above application.

My grounds of opposition are as follows:-

1. The proposed new vehicular access to Mill Road, will be a traffic hazard. The exit from the development plot is on a corner with little or no room for visibility splays. Mill Road is a significant commuter route from Belton and Burgh Castle to Great Yarmouth and Norwich, particularly for those wishing to avoid school traffic. In addition it is also a major route for traffic travelling to and from various Holiday Camps (ie Park Resorts Breydon Water Yare Village, Park Resorts Breydon Water Bure Village, Kingfisher Holiday Park, Burgh Castle Marina and Holiday Park, Parkdean Cherry Tree; Rose Farm and also Haven Wild Duck Holiday Park in the adjoining village of Belton), during the season. Accordingly, I believe, the potential for an accident (particularly with visitors unfamiliar with the area) is, considerable. The exit from my property is on the left hand boundary of my property (as viewed from the road), and so is significantly further from the junction with Stepshort and constitutes much less of a risk than the proposed dwelling.

2. The position of the proposed dwelling is such that the building will be very close to the right hand boundary of my property (as viewed from the road), and the siting of the garage will be barely a car's width away from the bedroom, with the potential for noise and disturbance which that will produce;
3. Construction of another dwelling in such close proximity to mine will result in a loss of residential amenity to the area in general and my property in particular and, I believe, amounts to an unacceptable level of infilling and development.

Yours sincerely

J A Pollett