

Reference: 06/15/0168/F

Parish: Great Yarmouth
Officer: Gemma Manthorpe
Expiry date: 24/06/15

Applicant: Mr D Carter

Proposal: Change of use from single residential unit to 5 No. (4 extra) residential flat units

Site: 30 Wellesley Road, Norfolk Lodge Hotel, GREAT YARMOUTH, NR30 1EU

REPORT

1. Background/History:-

- 1.1 The site is located to the western side of Wellesley Road and within the secondary holiday accommodation area as defined under the adopted Borough Wide Local Plan.
- 1.2 The use of the site as a residential dwelling was deemed lawful by Great Yarmouth Borough Council in August 2015. The planning history is below:

06/78/0845/A – Projecting sign – Refused 17/01/79.

06/78/1039/F – Bedroom extension and car park – Approved with conditions 12/12/78.

06/88/0528/F – Formation of staircase and balcony entrance – Approved with conditions 01/06/88.

06/07/0711/SU – Reinstatement of former victorian dwarf walls and iron railings approx 1.4m in height & various improvement works – Approved with conditions (Deemed Approval) 09/10/2007.

06/15/0400/EU – Application for a certificate of lawfulness for existing use as a residential dwelling – Established Lawful Use 28/08/2015.

2 Consultations:-

- 2.1 Four letters of support have been received in relation to the application, which are attached to this report. The main points are given below:
- The property has not been used as a guest house for many years.
 - Decreasing requirement for holiday flats in Great Yarmouth.

- The development will provide much needed low cost accommodation for residents of Great Yarmouth and will be an asset to the community.
- Many coastal towns are allowing such changes of use as they appreciate the need for residential accommodation.
- The property is in great need of repair.
- Having such properties go into disrepair is a waste as there is a high demand for permanent quality accommodation.
- The proposal will not be detrimental to the area.

2.2 Highways – No objection due to “town centre location.”

2.3 Environmental Health –

Comments provided stating requirements regarding ventilation, heating, local air quality and construction times.

2.4 Strategic Planning – The proposed development accords with Policy HOU7 and the sustainability requirements of the NPPF. However, the area is also a secondary holiday accommodation area, in which holiday accommodation is protected. In order to accord with Policies TR4 and TR12, as well as emerging Policy CS8, it would need to be demonstrated that use of the property for holiday accommodation purposes is not currently viable.

2.5 Conservation – No concerns as it is an internal rearrangement.

2.6 GYB Services – Have stated that bins would need to be taken out of the bin store and presented for collection at a designated collection point to be arranged, once residents move in, possibly to the front of the property on Wellesley Road.

2.7 Building Control – No adverse comments.

3 Local Policy:-

3.1 POLICY HOU23

THE CONVERSION OR CHANGE OF USE OF PROPERTIES TO BEDSITS AND OTHER TYPES OF MULTI-OCCUPIED UNITS OF RESIDENTIAL ACCOMMODATION WILL BE PERMITTED WHERE:

(A) THE SITE IS OUTSIDE AN AREA SHOWN AS ‘PRIME HOLIDAY ACCOMMODATION’ ON THE PROPOSALS MAP;

(B) THE CHARACTER AND AMENITIES OF THE LOCALITY WOULD NOT BE SIGNIFICANTLY ADVERSELY AFFECTED;

(C) THE SITE IS NOT IN AN AREA PREDOMINANTLY COMPRISING PROPERTIES IN SINGLE FAMILY OCCUPANCY;

(D) CLUSTERING OF PROPERTIES IN MULTIPLE OCCUPATION WOULD NOT OCCUR; *

(E) THERE IS NO PROPERTY USED AS A SINGLE UNIT OF FAMILY ACCOMMODATION DIRECTLY ADJOINING THE PROPOSED DEVELOPMENT;

(F) THE PROPOSED DEVELOPMENT AND ASSOCIATED FACILITIES COULD BE PROVIDED WITHOUT SIGNIFICANT DETRIMENT TO THE OCCUPIERS OF ADJOINING OR NEIGHBOURING BUILDINGS;

(G) THERE IS ADEQUATE ON-STREET CAR PARKING AND THE ON-STREET CAR PARKING REQUIREMENTS OF THE PROPOSAL WOULD NOT RESULT IN MORE THAN 70% OF THE AVAILABLE 'OVERNIGHT' ON-STREET RESIDENTIAL PARKING PROVISION BEING EXCEEDED UNLESS ADEQUATE ALTERNATIVE PROVISION IS MADE; AND,

(H) THE BUILDING IS 3 OR MORE STOREYS HIGH OR MORE THAN 95SQ M FLOOR AREA.

(Objective: To retain prime holiday accommodation, protect residential amenity and ensure adequate standards of accommodation.)

3.2 POLICY TR12

SUBJECT TO OTHER POLICIES IN THE PLAN, WITHIN SECONDARY HOLIDAY ACCOMMODATION AREAS, AS SHOWN ON THE PROPOSALS MAP, PROPOSALS FOR CHANGE OF USE TO A SINGLE DWELLING, SELF CONTAINED RESIDENTIAL FLATS, RESIDENTIAL HOMES OR NURSING HOMES MAY BE PERMITTED IF THE APPLICANT CAN DEMONSTRATE THAT:

(A)THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT, EITHER INDIVIDUALLY OR CUMULATIVELY ON THE CHARACTER OF THE AREA;

(B)THE PROPOSED DEVELOPMENT WOULD NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE RESIDENTIAL AMENITY OF THOSE LIVING IN THE AREA OR TO THE USERS OF ADJOINING PROPERTY OR LAND;

(C)PARKING AND SERVICING ARRANGEMENTS CAN BE PROVIDED IN ACCORDANCE WITH THE COUNCIL'S STANDARDS SET OUT AT APPENDIX (A) TO CHAPTER 3 OF THE PLAN; AND

(D) IN THE CASE OF AN ACCEPTABLE PROPOSAL FOR A CHANGE OF USE OF PART OF A PROPERTY, THE PROPOSED DEVELOPMENT WOULD RESULT IN AN IMPROVEMENT TO THE REMAINDER OF THE HOTEL, GUEST HOUSE OR PROPERTY.

3.3 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.)

3.4 POLICY HOU18

EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL: (i) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREA; (ii) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND, (iii) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

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

4.1 Paragraph 49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

4.2 Paragraph 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

5 Emerging Local Plan: Draft Core Strategy (Regulation 19, 2013)

5.1 Policy CS1

For the Borough of Great Yarmouth to be truly sustainable it has to be environmentally friendly, socially inclusive and economically vibrant not just for those who currently live, work and visit the borough, but for future generations to come. When considering development proposals the Council will take a positive approach, working positively with applicants and other partners to jointly find solutions so that

proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible. To ensure the creation of sustainable communities the Council will look favourably towards new development and investment that successfully contributes towards the delivery of:

- a) Sustainable growth, ensuring that new development is of a scale and location that compliments the character and supports the function of individual settlements.
- b) Mixed adaptable neighbourhoods that provide choices and effectively meet the needs and aspirations of the local community.

5.2 Policy CS3

To ensure that new residential development in the borough meets the housing needs of local people the Council and its partners will seek to:

- d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites.

6 Assessment:-

- 6.1 The application site is currently a single residential unit, previously used as a guesthouse. The use of the site as a residential dwelling was deemed lawful by Great Yarmouth Borough Council in August 2015 as it was considered on the balance of probability that the guest house had been used as a single residential unit for a continuous period in excess of 4 years, beyond which planning enforcement action cannot be taken. Due to the sites lawful use as a residential dwelling, the application will not result in the loss of any holiday accommodation.
- 6.2 Three letters of support have been received in relation to the proposal. No objections have been received.
- 6.3 The site is located in an area designated as secondary holiday accommodation area by the adopted Borough Wide Local Plan. The effect of the proposal on the surrounding area, particularly its impact on the nearby holiday accommodation still in existence, should be considered. The use of the property as five separate dwellings will increase the intensity of the use as opposed to the use as a single dwelling. The increase in the intensity of the use does not however appear to give rise to any significant detrimental impact on the adjoining properties or the area as a whole. Although the area is designated as a secondary holiday area there have been other approvals for conversions to self-contained flats, including a recent approval at 112 Wellesley Road under planning application 06/15/0030/F. Previous conversions of guest houses to flats and single dwellings have changed the nature of Wellesley Road and, as such, the road now comprises mixed uses. Due to the property's lawful use as a residential dwelling and not a guesthouse, the change of use of this dwelling would not result in the loss of holiday accommodation and therefore shall not result in the erosion of the holiday industry or create a significantly detrimental impact upon the nature of the area.

- 6.4 The applicant has provided an area to the rear of the property for bin storage which is accessible via Wellesley Road and therefore accessible for all occupants of the proposed units. If approved a condition could be placed upon the grant of planning permission requiring this area to be retained for this specific use. The provision and retention of a bin area of appropriate size should alleviate the risk of bins or rubbish being stored at the property frontage which would be damaging to the amenity of the area and have a significantly detrimental effect on the street scene.
- 6.5 Additional noise would be created by the development both by the increase in persons residing at the property and the construction works to facilitate the change of use. In accordance with the comments received from the environmental health officer the construction times can be controlled and therefore limited to set hours to minimise any disturbance to the neighbouring properties. The dwellings constructed would need to comply with building regulations and this should reduce any noise created by the occupancy of the dwellings.
- 6.6 There is no existing parking provided at the property and none is proposed. The Highways Officer has raised no objections to the proposal on the grounds that the site is well located with good access to public transport and other services. The highways officer further explains that although there is limited availability for on street parking this is likely to vary throughout the day. The limited parking, in the absence of an objection from the Highway Officer is not a sufficient reason for refusal of the application.
- 6.7 The building is an adequate size to accommodate the proposed level of accommodation and thus the site is not being overdeveloped to the detriment of living standards. There have been no adverse comments from Environmental Health in relation to any of the room sizes and as such they meet the requirements for quality habitation in accordance with the National Planning Policy Framework. The National Planning Policy Framework promotes good quality living standards and a variety of accommodation being offered. The development as proposed offers sustainable development located within easy walking distance of the town centre and local transport links.

7 Recommendation:-

- 7.1 Approve - The proposal complies with Policies HOU17, HOU18, HOU23 and TR12 of the Great Yarmouth Borough-Wide Local Plan.

Approval should be subject to the condition requested by Environmental Health regarding hours of construction and a condition requiring the provision and retention of a bin storage area to the rear of the property.

MEMORANDUM

From Environmental Health

To: Planning & Development Department

cc: **Attention: Miss G Manthorpe**
Building Control

Date: 20 May 2015

Our ref: SRU/062223

Your ref: 06/15/0168/F

Please ask for: Aidan Bailey-Lewis

Extension No: 616

APPLICATION FOR CONVERSION OF FORMER GUEST HOUSE IN TO 5x SELF-CONTAINED FLATS AT 30 WELLESLEY ROAD GREAT YARMOUTH

The above planning proposal has been considered and the following comments are made:-

Ventilation:

The bathrooms and kitchen areas in each proposed flat are to be equipped with mechanical ventilation that vents moisture-laden air directly to the outside at an extraction rate that meets or exceeds current Building Regulations.

Heating:

The chosen heating system in each flat must be a whole dwelling system capable of heating the individual units of accommodation to an average temperature of 21°C and maintaining that temperature when the outside temperature is -1°C.

Any heating system installed must be of an energy efficient design and economical to operate.

Local Air Quality:

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

Hours of Work:

Due to the close proximity of other residential dwellings and businesses, the hours of any noisy construction work should be restricted to:

- 0800 hours to 1800 hours Monday to Friday
- 0830 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Advisory Note

The applicant is strongly recommended to advise neighbouring businesses and residential occupiers of the proposals, together with contact details in the event of problems during the renovation phase.

Aidan Bailey-Lewis MSc MCIEH
Environmental Health Officer

Elaine Helsdon

ACK'D
29/5/15

From: Kemuri Couzens
Sent: 28 May 2015 15:59
To: plan
Subject: Planning App: 06/15/0168/F, 30 Wellesley Road, Great Yarmouth, NR30 1EU

To whomever it may concern,

I am writing this E-Mail in support of the planning Application for 30 Wellesley Road, NR30 1EU, Conversion of Norfolk Lodge onto 5 Flats.

I believe that the addition of the new flats within the area of Great Yarmouth is much needed in the area as housing has been an issue in the area for a fair few years now without fast enough options coming forward to help alleviate the long waiting list and/or affordable housing for the local people of Great Yarmouth.

I hereby give my full support for the housing application

Mr J Barnes
31 Wellesley Road
Great Yarmouth
Norfolk
NR30 1EU

Thank You

Elaine Helsdon

From: Richard Wombwell
Sent: 30 May 2015 10:16
To: plan
Subject: 06/15/0168/F

ACK'D
11/6/15

Dear Sir,

30 Wellesley Road, Great Yarmouth, NR30

My name is Richard Wombwell. I work for Glennrich Properties Ltd, the company that owns The Chatsworth Hotel, 32 Wellesley Road, Great Yarmouth.

On behalf of Glennrich I write in support of Mr David Carter's planning application to convert 30 Wellesley Road, a former guest house, into five self-contained residential flats.

It is the opinion of our company that this development will provide much needed low cost accommodation for residents of Great Yarmouth and will be an asset to the community.

We do not believe this will be detrimental to the area.

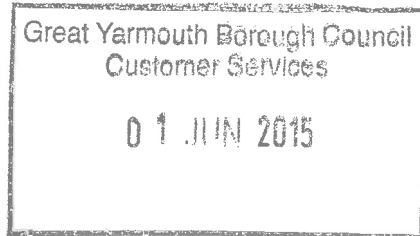
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Yours sincerely

Richard Wombwell

Chester House
81-83 Fulham High Street
London
SW6 3JA

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4. Nothing in this email is intended to, or shall be deemed to, establish any partnership or joint venture between the sender and the recipient



ACK'D
21/6/15

Silverstone House
29 Wellesley Rd
Great Yarmouth
Norfolk
NR301EU

Planning Services
Development Control
Town Hall, Hall plain
Great Yarmouth
Norfolk
NR302QF



28th May 2015

Ref: Planning application 06/15/0168/F for 30 Wellesley Rd Great Yarmouth

Dear Sir/Madame,

In reference to the above proposed planning application for 30
Wellesley Road Great Yarmouth.

We would like to state that, we personally have no objection to the application, we have met with the owner on several occasions and he has been very sympathetic to any fears we have had especially about noise during the renovation stage.

I can understand you not wanting to loose tourist accommodation but we have run this guest house for 9 years now and Norfolk lodge was only running as a functioning guest house for the first year, after that it was only really a commercial property by name.

Yours sincerely,
Trevor Williamson

29TH MAY 2015.

ACK'D
21/6/15

MR PHILLIP COUZENS
FLAT 7

THE FLORENCE
31 WELLESLEY RD
GT YARMOUTH
NR30 1EU.

REF: APPLICATION 06/15/0168F
30 WELLESLEY RD.



To whom it may Concern,

with reference to the
above property and proposed change of use,

The property is in great need for repair,
and has like many holiday lets been unused
and ended up as single residency properties
it is very practical to turn No 30 Wellesley
Rd into self contained flats as the need for,
and people willing to require holiday flats
in GT Yarmouth is getting less and less.
Many coastal towns are allowing such
changes of use as they appreciate the need
for residential accommodation and having such
properties go into dis-repair is a waste and

very Sad as there is a high demand for
permanent quality accommodation, of which
this change of use will be.

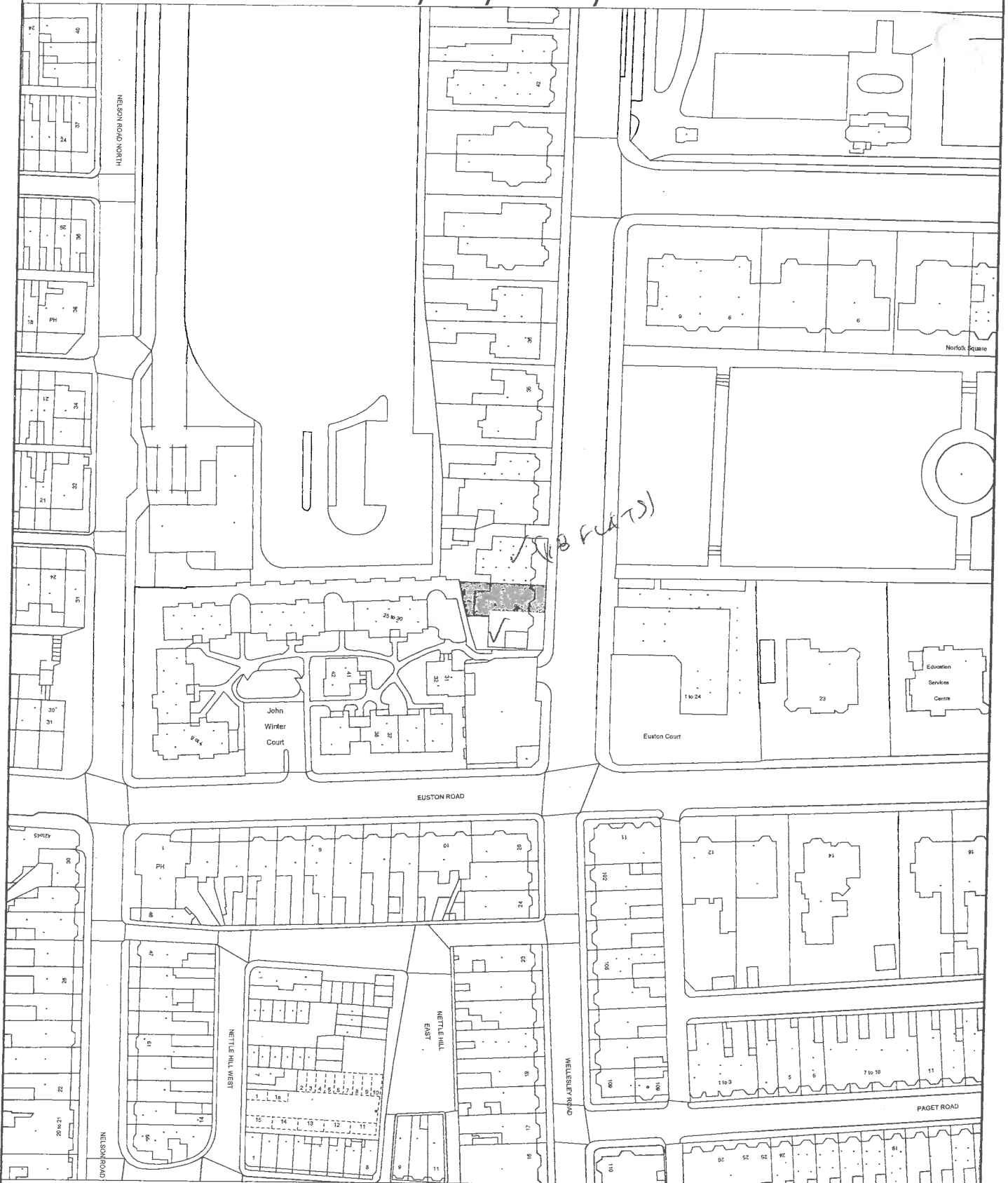
Yours Sincerely

Philip Cousins

Great Yarmouth Borough Council
Customer Services

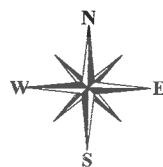
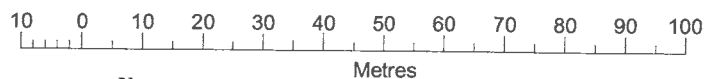
02 JUN 2015

06/15/0168/F



GREAT YARMOUTH
BOROUGH COUNCIL

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



Scale = 1:1250 @ A4