

Reference: 06/13/0569/F

Parish: Burgh Castle

Officer: Mrs M Pieterman

Expiry Date: 12/11/2013

Applicant: Mr D James

Proposal: Demolition of store and stable block – Erection of new garage block with storage over. Retrospective application for changes to main house.

Site: The Hollies, High Road, Burgh Castle, Great Yarmouth

REPORT

1. Background / History :-

- 1.1 The Hollies is a large recently constructed two-storey dwelling on the site of a former farm house which had fallen into disrepair and was consequently demolished. Some changes were made to the design during construction and have generated this application. In addition the submitted application seeks approval for the demolition of a store and stable block and the erection of a new garage with storage above.
- 1.2 The property sits on a fairly large site with the main vehicular access off High Road and faces north onto the marshes at the rear and is within the village development limits as defined in the adopted Great Yarmouth Borough Wide Local Plan.

2. Consultations :-

- 2.1 Site Notice/Neighbours: No response received
- 2.2 Parish Council: Not satisfied as this is partly retrospective and the applicant is repeatedly failing to comply with regulations and are requesting this application be 'called in'
- 2.3 Norfolk County Highways: No objection
- 2.4 Building Control Manager: No comments that affect planning
- 2.5 Broads Authority: Whilst the principle of providing a sizable outbuilding is not considered unacceptable the Broads Authority do have concerns over the application in its current form (Full copy of comments attached)

3. Policy

3.1 POLICY 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 AREA;
- (b) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND,
- (c) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

4. Assessment :-

- 4.1 As stated above, the dwelling subject to this application is a newly constructed detached two-storey property located next to Laurels Farm in the older part of Burgh Castle. High Road runs along the front (southern aspect) and is the main vehicular access for the property and Back Lane runs along the back of the site and offers extensive views over the marshes.
- 4.2 The amendments sought from the originally approved application (Ref: 06/11/0474/F) include the alteration of the integral garage into a study, amendments to the design of the porch and the installation of a velux roof-light on the southern elevation. The application also includes the demolition of the existing stable block and store and the erection of a three-bay garage with storage above.
- 4.3 The application for the amendments to the main dwelling are made retrospectively and for this reason, the ward member and the Parish Council feel that this application needs to be presented to committee. The applicant does have a history of making retrospective applications however this fact should not affect the current proposal as each application is decided on its own merits and whether the amendments already carried out are acceptable and whether it is in the public interest to refuse the application.
- 4.4 The design amendments are not considered unacceptable and would have little visual impact on the aesthetic quality of the area or the dwelling itself. There would be no overlooking due to orientation and screening and the porch is now open sided as opposed to enclosed, but it is the same shape and size as that previously approved. Therefore it is considered that this aspect of the scheme is acceptable and accords with policy HOU18 of the adopted Great Yarmouth Borough Wide Local Plan.
- 4.5 The new garage has garnered some concerns from the Broads Authority about its impact in long views and that the amount of roof-lights makes it look overly domesticated, however this could be amended to reduce the number of

roof-lights if members consider it necessary. The proposed building is a domestic building and will not look out of place in the immediate context of the main dwelling and your officer is doubtful as to whether the 'long views' would be so severely and adversely affected as to warrant refusal of the scheme on this point alone.

- 4.6 The Broads Authority Officer also feels that it could be read as a separate unit of accommodation, however as stated above, given the overall context of the site it is considered that the scale and design are not inappropriate and it would sit quite comfortably within the site. The Broads Authority Officer has also commented about the lack of landscaping however this could be agreed by condition, should members be so minded to approve the application.
- 4.7 Whilst it is appreciated that, ideally, amendments should be sought prior to the commencement of the development, this doesn't always happen and appropriate action needs to be taken. In this instance however it is your officer's opinion that the alterations, as submitted, are considered acceptable.
- 4.8 Overall therefore, it is considered that the proposed garage building and the amendments to the previously approved design are not so wholly unacceptable as to warrant refusal of the scheme.

5. RECOMMENDATION :-

- 5.1 Therefore, for the reasons given above, both the amendments to the previously approved scheme and the new garage/store are considered acceptable and accord with the provisions of the adopted Great Yarmouth Borough Wide Local Plan and, in particular, policy HOU18.

From: Kayleigh Wood [Kayleigh.Wood@broads-authority.gov.uk]
Sent: 19 November 2013 10:15
To: plan
Subject: Your ref: 06/13/0569F, Our Ref: BA/2013/0358/NEIGHB- Broads Authority Comments

Dear Mrs Pieterman

Application No : Your ref: 06/13/0569/F, Our ref: BA/2013/0358/NEIGHB
Description : Demo of store and stable block. Erect new garage block with storage over. Retro applicative for changes to main house
Address : The Hollies, High Road, Burgh Castle, Norfolk
Applicant : Mr David James

Thank you for giving the Broads Authority the opportunity to comment on the above application.

It is acknowledged that the application site sits adjacent to the Broads Executive Area and is visible from it. The marshes at this location are low and open and there are long views into the application site. The proposed outbuilding is considered to be fairly sizable especially given it is proposed to be situated abutting the highway boundary. It is considered that a smaller outbuilding would be more appropriate and/or the setting back of the building away from the highway, more in line with the building which is proposed to be removed, would make it less visually prominent. Natural screening at the highway would also soften the massing. There are also concerns regarding the number of rooflights proposed as outbuildings should be subservient and ancillary in character. It is considered that the over-use of rooflights over-domesticates the look of the building which, in its current form, could be read as a separate unit of accommodation. Whilst the principle of providing a sizable outbuilding is not considered unacceptable the Broads Authority do have concerns over the application in its current form.

I hope you have found the above of some assistance. Please do not hesitate to contact me should you wish to discuss the above further.

Yours sincerely

Kayleigh

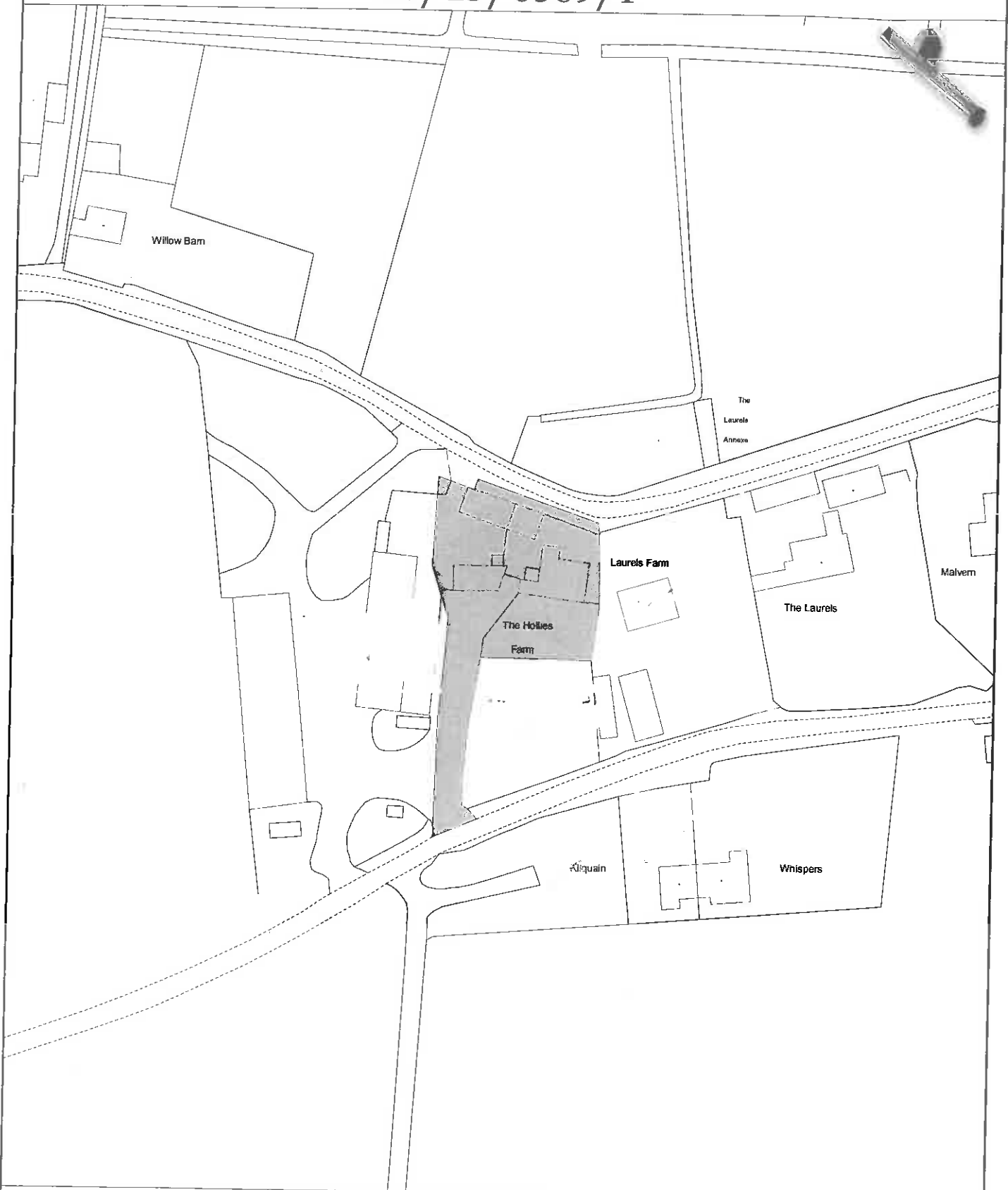
Kayleigh Wood | Planning Officer |

Broads Authority | Yare House | 62 - 64 Thorpe Road | Norwich | NR1 1RY | 01603 756079 |



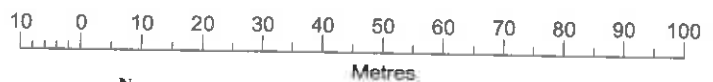
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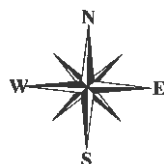


GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Business Services,
Town Hall, Great Yarmouth,
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