

Reference: 06/13/0469/F**Parish:** Caister-on-Sea
Officer: Mrs M Pieterman
Expiry Date: 25-09-2013**Applicant:** Mrs H Stratford**Proposal:** Replace existing garden and decking with 3-storey 3-bed dwelling**Site:** 1 Coastguard Cottages (adjacent), Caister-on-Sea**REPORT****1. Background / History :-**

- 1.1 1 Coastguard Cottages is a late 19th/early 20th century end terraced two-storey terraced dwelling located almost on the beach and reached along an unmade up narrow track off Old Mill Road which in turn is at the eastern end of Beach Road. This area is made up of a tight-knit group of residential dwellings of various ages and styles/sizes. Adjoining the northern boundary is a caravan park and this joins the 'Never Turn Back' public house; beyond this is the beach and dunes which also run north to south along the eastern boundary of the property.
- 1.2 The site is located within village development limits and is not located within a flood zone, despite its proximity to the sea, although it is within the Coastal Protection area.

2. Consultations :-

- 2.1 Article 8 Notice/Neighbours: 2 letters of objection, 2 letters of support (it should also be noted that 1 additional letter of support was submitted, however, it has been alleged that it was not sent by the person named in the correspondence – this letter has now been withdrawn and an objection has been lodged in its place) Full copies are attached however; the main issues are outlined below:

Support:

Nice design
Will enhance the area
Will look good from the beach

Objection:

No new builds approved in this area for years;
Misleading application;
Others in the area have been refused previously
Underhanded and devious
Overloading of drainage system
Lack of integration into surrounding area

Uncharacteristic and out of place

Impact on surrounding area, residents and increased traffic using unmade up road

- 2.2 Parish Council: Object, cottage falls within 50 year erosion plan (full copy of comments attached)
- 2.3 Norfolk County Highways: No objection subject to the imposition of conditions
- 2.4 Coastal Manager: A full copy of his comments is attached however the main issues are as follows:
- Issue of proximity of structure to sea wall
 - There is a minimum of a 5m set-back line for any permanent structure
 - The foundation design should take into account the levels of the sea wall foundation
 - The development is within an area of possible erosion (as shown on the short-to medium term Shoreline Management Plan)
 - It is unlikely that it will not be significantly affected by coastal erosion before long-term predictions as noted in the SMP
 - Providing there is sufficient access to the defence structure and any permanent structures are constructed to a design which takes into consideration the foundations of both, then there would be no objection to this development.
- 2.5 Strategic Planning: no response received
- 2.6 Building Control: Building Regulations issues have been discussed with agent and are to be addressed at Building Control stage
- 2.7 GYB Services: No issues regarding refuse collection

3. Policy :-

3.1 POLICY HOU7

NEW RESIDENTIAL DEVELOPMENT MAY BE PERMITTED WITHIN THE SETTLEMENT BOUNDARIES IDENTIFIED ON THE PROPOSALS MAP IN THE PARISHES OF BRADWELL, CAISTER, HEMSLEY, ORMESLEY 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:

- (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.

3.2 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.)

Core Strategy- Emerging Policy

3.3 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 support the creation of sustainable communities the Council will only support 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
- c) Environmentally friendly neighbourhoods, that is located and designed to help address and where possible mitigate the effects of climate change
- d) A thriving local economy, flourishing local centres, year-round tourism and an active port
- e) Safe, accessible places that promote healthy lifestyles and provide easy access for all to jobs, shops and community facilities by walking, cycling and public transport
- f) Distinctive places, that embrace innovative high quality urban design where it responds to positive local characteristics and protects the borough's biodiversity, unique landscapes and built character

Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted neighbourhood plans, where relevant)

3.4 Policy CS8

The Great Yarmouth area is one of the top coastal tourist destinations in the UK. To maximise the benefits of this, the visitor economy needs to be diversified further and where possible, the season expanded. This will be achieved by:

- a) Encouraging the upgrading and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism
- b) Safeguarding the existing stock of visitor holiday accommodation, unless it can be demonstrated that the current use is not viable or that the loss of some bed spaces will improve the standard of the existing accommodation
- c) Safeguarding key tourist, leisure and cultural facilities such as the Britannia and Wellington Piers, Pleasure Beach, Hippodrome, the Sea Life Centre, the Marina Centre, Great Yarmouth Racecourse and Gorleston Pavilion Theatre

d) Maximising the potential of existing coastal holiday centres; ensuring that there are adequate facilities for residents and visitors and enhancing the public realm where appropriate

e) Supporting the development of new high quality tourist, leisure and cultural facilities that are designed to a high standard, easily accessed and have good connectivity with existing attractions

f) Encouraging a variety of early evening and night time economy uses in appropriate locations that contribute to the vitality of the borough and that support the creation of a safe, balanced and socially inclusive evening/night time economy

g) Supporting proposals for the temporary use of vacant commercial buildings for creative industries, the arts and the cultural sector, where appropriate

h) Working with partners to support the role of the arts, creative industries and sustainable tourism sectors in creating a modern and exciting environment that will attract more visitors to the borough

i) Supporting proposals for new tourist attractions and educational visitor centres that are related to the borough's heritage, countryside and coastal assets and emerging renewable energy sector

j) Encouraging proposals for habitat-based tourism particularly where these involve habitat creation and the enhancement of the existing environment, in particular the areas linked to the Norfolk Broads

k) Protecting environmentally sensitive and rural locations from visitor pressure by ensuring that new quality tourist, leisure and cultural facilities are of a scale and type to the settlements place in the hierarchy in accordance with Policy CS2

l) Ensuring that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services

m) Supporting proposals involving the conversion of redundant rural buildings to self catering holiday accommodation and/or location appropriate leisure activities; particularly where these would also benefit local communities and the rural economy

n) Working with partners to improve accessibility and public transport links to make it as easy as possible for visitors to travel to, and around the borough

3.5 Policy CS13

Significant parts of the borough are at risk from flooding which will increase with climate change. To ensure a sustainable and practicable approach to flood risk and coastal protection the Council will:

a) Direct development proposals away from areas of highest risk of flooding (Flood Zones 2, 3a and 3b) unless it can be demonstrated that:

- The requirements of the Sequential Test are met;
- Where applicable, the requirements of the Exceptions Test are met. A safe access/egress route throughout the duration of the flood event should be provided. However, if this is demonstrated as not being possible then evacuation will be considered as a means of making the development safe;
- A satisfactory Flood Response Plan has been prepared

b) Ensure that new developments on sites adjacent to defences provide adequate access for repairs, maintenance and upgrades and that the development will not affect the integrity of the defence. New development needs to take into account the Environment Agency's flood defence proposals so that future flood defence options are not compromised

c) Seek developer contributions towards flood alleviation and coastal erosion schemes, where required

d) Encourage the use of Sustainable Drainage Systems (SuDS) in all new developments

e) Ensure that new development takes in consideration the findings of the Surface Water Management Plan

f) Design flood protection and coastal erosion measures to enhance nature conservation and biodiversity interests, including where practical replacement habitats lost to coastal erosion

g) Locate new development away from areas at risk of coastal erosion as identified in the Kelling to Lowestoft Shoreline Management Plan (SMP). In addition Coastal Change Management Areas (CCMAs) will be defined for the areas of coastline where the SMP policy is for 'no active intervention' such as at Scratby and Hopton.

4. Assessment :-

- 4.1 The submitted application seeks approval for the erection of a modern, architect designed end of terrace three-storey dwelling, overlooking Caister beach with the lifeboat station to the south.
- 4.2 The proposed property is located at the eastern end of the existing terraced dwellings. The living spaces (kitchen, dining room and living room) are located at first floor level with the primary orientation of these looking south and east in order to make the most of the sea views. The dwelling will also incorporate passive solar design creating a low emission property.

- 4.3 The scale of the dwelling is commensurate to the adjacent and adjoining properties along the terrace with the adjoining eaves starting at the same level as the existing dwellings, with the roof-line then extending upwards.
- 4.4 Whilst the design is, undeniably, very different to the dwellings in the immediate area it would make a distinctive feature when viewed from the beach. Modern design can sit well with older features and many modern new build extension and buildings have been successfully incorporated into both the immediate and wider area in other places. It is therefore considered that the design would enhance the area and would sit well with the existing dwellings. There would be very little impact to the amenities of adjacent residents by way of overlooking or overshadowing due to orientation and scale.
- 4.5 There have been some objections received in relation to the proposed dwelling from a nearby neighbour and the Parish Council. These objections mostly relate to: the council ruling that no new builds could be erected on 'this' side of the old railway line; this is not an extension but a new house, hope that a local homeowner who has regularly fought against builds in this area will be listened to.
- 4.6 The Parish Council go on to say that there were a number of meetings held by Norfolk County Council in 2003/2004 to discuss coastal erosion which showed the expected erosion lines which was adopted as both Government and Norfolk County Council Policy that no residential or building development was carried out to the east of these erosion lines. There is no justification for the grant of planning permission for what appears to be an unviable proposition. There are questions as to how much damage will be done to the present sea wall by putting in new foundations. It is also a requirement that a 10ft maintenance area from the edge of the sea wall is kept for future maintenance.
- 4.7 In response to the above the Coastal Protection Manager has stated that some of the comments from the Parish Council may relate to an older Norfolk Structure Plan Policies. Indeed it should be noted that the Norfolk Structure Plan is no longer a valid planning document and therefore its contents cannot be taken into consideration. Consequently, it is necessary to look to the provisions of the existing local plan, the National Planning Policy Framework, and some very limited weight can be given to the emerging Core Strategy.
- 4.8 Nevertheless the site is shown to be within an area of possible erosion and it is unlikely that it will not be significantly affected by coastal erosion before the long-term predictions. However it should also be noted that from a Coastal maintenance point of view, providing there is sufficient access to the defence structure and any permanent structures are designed taking into consideration the foundations of both the sea wall and the proposed dwelling, then there is no objection to the proposal from the Coastal Protection Manager.
- 4.9 However the Coastal Protection Manager does go on to state that whilst an extension to the existing house would not increase community exposure to

the risk of coastal erosion, the new house with additional occupiers means that there is an increase in this risk and should be taken into consideration in line with the emerging policy CS13.

- 4.10 It has been suggested that the property could be used as a holiday home, and this temporary use would have a lesser impact on the amenities of adjacent residents, than a permanent residential property and there would be less issues with safety of residents in times of extreme weather. If members are minded to approve the application it could be conditioned that the property is to be used purely for holiday purposes if felt absolutely necessary.

5. RECOMMENDATION :-

- 5.1 Approve: The development is considered to accord with the provisions of the adopted Great Yarmouth Borough Wide Local Plan and the emerging policies of the Core Strategy, and the National Planning Policy Framework.
- 5.2 The Coastal Protection Manager has not overtly objected to the scheme, although he did note that the site could be affected by future erosion, however his main concerns relate to the use of foundations and its impact on the adjacent sea wall and that sufficient space be left for maintenance purposes and this can be conditioned if members are minded to approve the application.
- 5.3 On balance the scheme is considered an acceptable form of development whose unique and interesting design will add an unusual yet aesthetically and visually pleasing feature to this area and will not have a significant or adverse impact on the amenities of the area or adjacent residents.

Jill K. Smith

From: Helen Stratford [helen@molearchitects.co.uk]
Sent: 09 September 2013 10:51
To: Bernard C. Harris
Cc: Melanie Pieterman; jamessnelling@hotmail.com; meredith@molearchitects.co.uk
Subject: Planning Application REF 06/13/0469/F Parish Council Comments
Attachments: 1 Coastguard Cottages Parish Council Objection letter 130909.pdf; Coastal_Environment_005.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr Harris

I received the attached copy of a letter from Caister on Sea Parish Council this morning.

The Council are objecting to the proposal on the grounds that Government and Norfolk County Policy regarding erosion lines states that no residential or building development be carried out to the east of erosion lines, and that the proposed development falls within this area.

This is in direct contradiction with our previous discussions. I have read the attached report which states that no measures are to be taken regarding sea defences in the area of the development.

From our discussions and email confirmation below I understood that you were happy with the proposal as it retains the existing fence / maintenance line. We understand that the new foundations will be designed in such a way to avoid any damage to the sea wall.

Please can you clarify this issue, the date for the planning application decision is the 25th September and we have until the 18th to make any comments on the Parish Council's objection.

I look forward to hearing from you

Kind Regards

Helen Stratford

Architect

Mole

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From: Bernard C. Harris [mailto:bh@great-yarmouth.gov.uk]
Sent: 18 June 2013 14:00
To: Helen@molearchitects.co.uk
Subject: RE: Mole Architects- caister sea wall maintenance requirements

Helen/Meredith

Sorry for the delay in getting back to you on this. I have had a look at this proposal and the site details; I have also spoken with planning on this. I am ok with the location of the proposed extension as this does not reduce the working space (approximately 5m) between it and the sea wall. I would suggest that the design of the foundations considers the close proximity of the coast defence structure and take into account the stability of the extension should it be necessary to excavate at the sea wall. I do not think that moving the boundary fence closer to the wall would be helpful or match with the line of the other fence, but this is a matter for Planning.
If you have any question please give me a call.

Bernard Harris
Coastal Manager
Great Yarmouth Borough Council
01493 846512



From: Helen Stratford [mailto:helen@molearchitects.co.uk]
Sent: 18 June 2013 11:10
To: Bernard C. Harris
Subject: Mole Architects- caister sea wall maintenance requirements
Importance: High

Dear Bernard

We are progressing with the design for Caister.
Meredith sent you this email a couple of weeks ago, please can you send us your comments.

Our client James is intending to move the wall out towards the sea by a further two metres, and would like to enlarge the proposed house also from the attached proposals.

This would make a 3m strip between a new house and the location of the wall.
We are assuming a 3m distance is adequate for maintenance purposes
Please can you confirm via email or call me to discuss

Kind Regards
Helen Stratford

From: Meredith Bowles [mailto:meredith@molearchitects.co.uk]
Sent: 06 June 2013 16:38
To: 'bh@great-yarmouth.gov.uk'
Subject: Mole Architects- caister

Bernard

Many thanks for your time this morning.

Attached are some photos of the sea wall at Coastguard Cottages in Caister, and some that show the end of the row of cottages. Our client, James Snelling owns land that extends from the cottages out beyond the sea wall.

The PDF plans show the block plan, and some rough plans of a proposal that builds right up the existing fence line, which measures 5m away from the line shown on the ordnance survey that denotes the sea wall. This locations needs site verification, although from photo IMG 1300 the 5mloks about right.

James is intending to move the wall out towards the sea by a further two metres, and would like to enlarge the proposed house also from the attached proposals. This would make a 3m strip between a new house and the location of the wall.

Your comments would be gratefully received before we progress further with the design.

Regards

Meredith

Meredith Bowles AADipl RIBA
Director

Mole

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Winners: RIBA Award 2012

Winners: RIBA Spirit of Ingenuity Award 2012

Winner RIBA East Sustainability Award 2012

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GREAT YARMOUTH BOROUGH COUNCIL



To: PARISH COUNCIL

From: Group Manager (Planning)

Date: 28th August 2013

PARISH: Caister On Sea 4
APPLICATION: 06/13/0469/F
PROPOSAL: Replace existing garden and decking with 3-storey 3 bed dwelling
LOCATION: 1 Coastguard Cottages (Adjacent) Coastguard Road Caister-on-Sea
Great Yarmouth
AGENT: Ms H Stratford
Mole Architects Floor 2 Burleigh House 52 Burleigh Street CB1 1DJ
APPLICANT Ms H Stratford
Mole Architects Floor 2 Burleigh House 52 Burleigh Street CB1 1DJ
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 18th September 2013

Comments:

*Object - Please refer to attached letter
addressed to Mr D Minns*

CON_INT

This message is intended solely for the addressee. It might contain private or confidential information or material that is privileged. If it has come to error, you must take no action based on it, nor must you copy or show it to anyone. Please call us immediately and return the original to us. We will reimburse the cost.

CAISTER ON SEA PARISH COUNCIL

Mr A G Overill
Chairman

Mrs E Dyble
Clerk
79 Seafield Road North
Caister on Sea
Great Yarmouth
Norfolk NR30 5LG

Mr D Minns
Planning Officer
Great Yarmouth Borough Council
Town Hall
Great Yarmouth
Norfolk NR30 5DL

Telephone 01493 720893
Fax 01493 720893
Email: edyble.cpc@tiscali.co.uk

4th September 2013

Dear Sir

Planning Application 06/13/0469/F

During 2003/04 Norfolk County Council convened a series of meetings to discuss Coastal Erosion. The first meeting was held at Great Yarmouth Borough Council, Town Hall, the second at Caister Village Hall and the remaining five at the North Norfolk County Offices at Cromer. The conclusion of these meetings was held at Acle High School and was addressed by Professor O'Riordan from the University of East Anglia.

A comprehensive report was issued by a Company called 'Halerow'. This showed the proposed, expected erosion lines from Weybourne to North Lowestoft, this then became both Government and Norfolk County Council Policy that no residential or building development be carried out to the east of those erosion lines. This was on a 25, 50 and 100 year basis. Unfortunately the proposed development at 1 Coastguard Cottages falls well within this area and the cottages themselves fall within the 50 year erosion plan.

My Council cannot see any justification to grant this planning permission, to replace garden decking with a 3 storey development, which in our opinion does not seem a viable proposition. How much damage would be done to the present sea wall by putting in new foundations and bearing in mind the dreadful coastal erosion that has devastated the coastline earlier in the year, in particular both in Hemsby and Caister.

Further confirmation of the above Shoreline Management Committee meetings, can be obtained from Mr Bernard Harris, Great Yarmouth Borough Council and Councillor Shirley Weymouth who also attended those meetings.

It is also a requirement by Law that a 10ft maintenance area from the edge of the sea wall is kept for future maintenance.

Yours faithfully



E Dyble

Parish Clerk

Cc: Brandon Lewis, MP
Mr B Harris, GYBC
Mr R Peck, GYBC
Mr R Hanton, GYBC
Mrs S Weymouth, Shoreline Management Committee
Mr P Hacon, NCC

7 Coastguard Road
Caister-on-Sea
Great Yarmouth
Norfolk
NR30 5HF

Group Manager Planning
Great Yarmouth Borough Council

Dear Mr Minns

I wish to lodge a formal letter of opposition to planning application no 06/13/8469/F made for 1 coastguard road caister on sea. On the grounds outlined below.

- * This proposal is not an extension of existing Property / Terrace row but a complete extra new build tacked on and jammed into confines of plot with lack of imagination or compromise of design to sit with existing construction or surrounding properties.
- * Overboard Scale & lack of integration of this construction to the traditional feel of the area resulting in it looking totally out of character and out of place.
- * Impact to residents along the narrow access lane from Construction / delivery vehicles for the extended period that project of this magnitude will take And Extra traffic Involved on completion of this additional property
- * Potential damage to sea defences by construction work in close proximity to sea wall foundations
- * Concerns that what is a complete new extra property may impact on old overloaded drainage system
- * Devious and underhand methods employed by the proposer to acquire Approval Behind the backs and with no regard to views of residents in close proximity
- * Concerns that Proposer and partner is developing for maximum profit before moving on to another project leaving existing community with this out place out of character legacy.

I would like to convey that I have been and are still all in favour of Improvements and extensions to property's in our surrounding small community, these so far have been achieved with integration and in character with surrounding property's but done on a far smaller scale than proposed, causing as little disruption as reasonably possible to the residents along this narrow single track lane shared access from Manor road.

A project of this magnitude in my opinion, and probably would have been echoed by the residents down this road if they hadn't been kept in the dark about the prospect and scale of this construction, will be impossible to be achieved without extended continuous disruption from construction and delivery traffic for the huge amount of time that

construction and completion will take. Due to inability of anything larger than a small truck to navigate to the end of this small lane with sharp corners the Logistics of transporting the materials of this overblown project are mind boggling.

Surly it is the right of all of these residents to be informed at the start of this application and made aware of this potential disruption, inconvenience and increased wear and tear on this mostly unmade road. As this road is unadopted it is their own as is any repairs.

Proposed construction to the physical boundary of the plot shows arrogance of both proposer and proposed design, how this will impact sea wall foundations by the close proximity of the ground works for this build is unknown.

What impact will this close proximity of the completed build have on potential repair or strengthening work if in event in years to come a rethink on coastal erosion is implemented?

The Devious way this proposal has been handled, Scale and unwillingness to be sympathetic in design to existing surrounding traditional property's, or potential for damage to sea wall foundations shows a total lack of community spirit and could be classed as a one man's defiant two finger salute to the existing residents. I can only assume that he has no plans of becoming part of this small community and is only in this for self gratification and or maximum profit. Or indeed is this the work of a consortium? Both proposer and partner already own a high percentage of this Terrace row. Please feel free to pass this letter To Whom It May Concern including Mr Snelling and add this to public record in place of the bogus support posted online on your site in supposedly my name.

Yours sincerely

Neil Benns

Graham A. Clarke

From: Alli White
Sent: 21 September 2013 23:57
To: plan
Cc: edyble.cpc@tiscali.co.uk
Subject: Fwd: 06/13/0469/f coastguard cottages

To: "plan@great-yarmouth.gov.uk" <plan@great-yarmouth.gov.uk>
Subject: 06/13/0469/f coastguard cottages

I live at 7 coastguard road Caister NR30 5HF. I am only just aware that someone has put in planning application 06/13/0469/f at 1 coastguard cottages for a 3 bedroom end dwelling.

I have also been informed, the person who has put in the application has had friends sign something to say they have no objection. If you look at where these signatures are from I'm sure you will find such as Liam Jones lives Beresford road Caister which is nowhere near this planning application so he obviously has no objection. He's a friend of his and it's not in his back yard unlike mine! And 1 or 2 others I have spoken to haven't seen the plans and have been misled by the owner of the property as the only details given was it was an extension to his boundary fence, not that it was a house being built on the end of the cottages. I have looked through planning applications and no new builds have been approved in this area for years, in fact the council did make a ruling that no new builds could be done this side of the old railway line, I was told by planning, a couple of years ago that this did still stand, and also because of coastal erosion which if I'm not mistaken, also will confirm that no builds could be approved until at least 2053/4 so why would he be able to build a house on the end of a row of cottages, and looking at the plans this is not just an extension, which is what he has told his neighbours, it is another house.

The owner of the property also has made it quite clear that he has now got friends in planning, and that this planning application is just a formality, from his so-called planning friends that no objections would be listened to. I really hope this is not the case. If this application was approved for a new build which is what it is, it is not an extension of what's there it looks nothing like what is there, I would also have to question why the planning application would be approved when so many others in previous years have been refused such as Williams and Watson, unless of course what he is saying about his friends is true. In which case if this is approved and home owners in the area aren't listened to then I will have no choice but to contact the local government ombudsman and ask for this to be looked into. I hope this is not necessary, and that as a local homeowner who has regularly fought against builds in this area will be listened to.

Many thanks
Allison White

Sent from my iPad

Application Reference

17/09/2013

Attachments

Invalid Consultee Comment? ☐

Copy to existing Consultee? ☐

Name Liam Jones

Address 2 beresford road

Caister

Gt yarmouth

Norfolk

Post Code

Telephone

Email Address

For or Against

SUP

Support

Speak at Committee

☐

Really like the design. Think it would look great from the beach and a great view from inside the building. Would love to stay there.

Date Entered 17-09-2013

Internet Reference 10WPC99

ACK'D
19/9/13

Application Reference 05/13/0459/E

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Dr. Payal Patel

Address Numbers 2 & 3 Coastguard Cottages

Coastguard Road

Caister

Norfolk

Post Code

Telephone

Email Address

For or Against ☒ SUP ☐ SupportSpeak at Committee ☐

I support the application as it is a quality design and will cause little if any change to the use or enjoyment of my adjacent properties.

Date Entered 16-09-2013

Internet Reference 10WPC91

Acc 1010
7/9/13

CAISTER ON SEA PARISH COUNCIL

Mr A G Overill
Chairman

Mrs E Dyble
Clerk
79 Seafield Road North
Caister on Sea
Great Yarmouth
Norfolk NR30 5LG

Mr D Minns
Planning Officer
Great Yarmouth Borough Council
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4th September 2013

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Planning Application 06/13/0469/F

During 2003/04 Norfolk County Council convened a series of meetings to discuss Coastal Erosion. The first meeting was held at Great Yarmouth Borough Council, Town Hall, the second at Caister Village Hall and the remaining five at the North Norfolk County Offices at Cromer. The conclusion of these meetings was held at Acle High School and was addressed by Professor O'Riordan from the University of East Anglia.

A comprehensive report was issued by a Company called 'Halcrow'. This showed the proposed, expected erosion lines from Weybourne to North Lowestoft, this then became both Government and Norfolk County Council Policy that no residential or building development be carried out to the east of those erosion lines. This was on a 25, 50 and 100 year basis,. Unfortunately the proposed development at 1 Coastguard Cottages falls well within this area and the cottages themselves fall within the 50 year erosion plan.

My Council cannot see any justification to grant this planning permission, to replace garden decking with a 3 storey development, which in our opinion does not seem a viable proposition. How much damage would be done to the present sea wall by putting in new foundations and bearing in mind the dreadful coastal erosion that has devastated the coastline earlier in the year, in particular both in Hemsby and Caister.

Further confirmation of the above Shoreline Management Committee meetings, can be obtained from Mr Bernard Harris, Great Yarmouth Borough Council and Councillor Shirley Weymouth who also attended those meetings.

It is also a requirement by Law that a 10ft maintenance area from the edge of the sea wall is kept for future maintenance.

Yours faithfully


Parish Clerk

Cc: Brandon Lewis, MP
Mr B Harris, GYBC
Mr R Peck, GYBC
Mr R Hanton, GYBC
Mrs S Weymouth, Shoreline Management Committee
Mr P Hacon, NCC

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

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: 06/13/0469/F
Date: 6 September 2013

My Ref: 9/6/13/0469
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Mel

**Caister on Sea: Replace existing garden and decking with 3-storey 3 bed dwelling
1 Coastguard Cottages (Adjacent) Coastguard Road Caister-on-Sea Great Yarmouth
NR30 5HF**

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

The direct access to the site is off Coastguard Road which is a single track private road with little room for passing, but is outside the jurisdiction of the Highway Authority.

However, in terms of access to the highway network I do have some reservations. Coastguard Road joins Old Mill Road (public highway) which is a narrow road subject to high levels of residential parking. Manoeuvring is therefore restricted as is visibility. Similarly the junction with Old Mill Road with Manor Road has very limited visibility, and due to adjacent residential properties and cafe, there is on street parking and pedestrian activity which together with restricted visibility could lead to potential conflicts.

Whilst there have been no recorded personal injury accidents within the last five years recorded at the junction this is likely to be more by good fortune, and to a certain extent the level of parking may help to restrict traffic speeds.

However, the junctions cater for primarily local traffic and access is likely to be primarily by local residents. Furthermore given the level of existing vehicular use the proposed development is unlikely to generate a material increase in traffic movements and whilst having reservations with regard to the highway access, I do not consider that I could sustain an objection on highway safety grounds alone in this case.

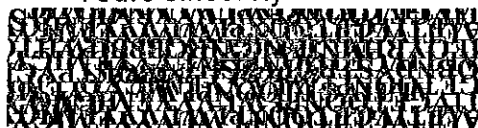
Accordingly I have no objections to the proposals, and whilst Coastguard Road is private, I would recommend that the following condition be attached to any grant of permission your Authority is minded to make.

Continued.../

SHC 24 Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking and to ensure satisfactory development of the site

Yours sincerely

A rectangular area of the document has been completely redacted with a dense, black, pixelated pattern, obscuring the signature of the Highways Development Management & Licensing Officer.

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

4757

To: FAO Peter Stockwell
Churchill Road Great Yarmouth

Mv Ref. 06/13/0469/F

From: Development Control Manager

Date: 30th August 2013

Case Officer: Mrs M Pieterman
Parish: Caister On Sea 4

Development at:-

1 Coastguard Cottages (Adjacent)
Coastguard Road
Caister-on-Sea
Great Yarmouth

For:-

Replace existing garden and
decking with 3-storey 3 bed
dwelling

Applicant:-

Ms H Stratford
Mole Architects
Floor 2 Burleigh House
52 Burleigh Street
Burleigh Street Cambridge

Agent:-

Ms H Stratford
Mole Architects
Floor 2 Burleigh House
52 Burleigh Street
Burleigh Street Cambridge

The above mentioned application has been received and I would be grateful for your comments on the following matters:-

Refuse Collection.

Please let me have any comments you may wish to make by 13th September 2013.

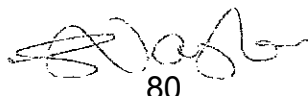
COMMENTS:

Bin area will need to be in plans.
will need to present bins with other
residents.

Can not see
any issue regarding
Refuse Collection.

ALL DOCUMENTS & PLANS CAN BE
VIEWED ON THE GYBC WEBSITE
USING THE FOLLOWING LINK

<http://planning.great-yarmouth.gov.uk/Oc4a3WebplanningSearch>



EMAILED TO AGENT 3/9/13

To: Building Control Manager

My Ref: 06/13/0469/F

From: Development Control Manager

Date: 30th August 2013

Case Officer: Mrs M Pieterman

Parish: Caister On Sea 4

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Great Yarmouth

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Applicant:-

Ms H Stratford
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Floor 2 Burleigh House
52 Burleigh Street
Burleigh Street Cambridge

Agent:-

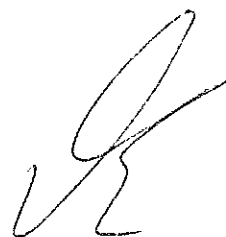
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Please let me have any comments you may wish to make by 13th September 2013.

COMMENTS: AS A THREE STOREY PROPERTY THERE IS A REQUIREMENT FOR A PROTECTED STAIRWAY TO A FINAL EXIT AND THE FLOOR/CEILINGS REQUIRE A FULL 30 MINUTE FIRE RESISTANCE. AS THIS IS AN OPEN PLANE DESIGN IT DOES NOT COMPLY AT ALL WITH THE REQUIRED REQS. ROOF PITCH SLATES APPROX 20° SHALE WHICH NOT COMPLY AND TO TILE DOWN TO THIS PITCH RAISES PROBLEMS. LOSS OF ~~EXISTING~~ EXISTING WINDOWS DOORS TO EXISTING MAKES THE EXISTING PROPERTY UNSAFE DTM

THE PROPOSED DRG SHOWS THE 2ND FLOOR
OF THE EXISTING REPEATED THE SAME
AS THE FIRST FLOOR, BUT NOT ON ELEVATION.
IS THIS CORRECT? IF SO THEN WITH
IMPACT PROJECT.



2-13

PV+ SOLAR PANELS MAY BE A
REQUIREMENT.

THIS AMOUNT OF GLAZED AREA
MAY BE PROBLEMATIC FOR THE
DESIGN TO GET THROUGH A
SAP AS SUCH THE OUTCOME
OF THE ENERGY ASSESSMENT MAY
IMPACT ON THE DESIGN WHICH
MAY IMPACT ON THE PLANNING.

Ian Ellis

From: Ian Ellis
Sent: 04 September 2013 10:23
To: 'Helen@molearchitects.co.uk'
Subject: RE: Planning Application REF 06/13/0469/F Building Control Comments

Morning,

Thank you for your comments on my comments so to speak.

I look at a lot of pre-submissions for our planning colleagues and the comments are generic and to highlight any future potential issues which may impact on any Planning permission granted.

From your comments you seem to be aware of the potential issues relating to this design so if this follows on at the Building Reg and construction phase there should not be any issue.

Regards

Ian Ellis BSc (Hons)
Building Control Surveyor
Great Yarmouth Borough Council

Telephone: 01493 846601
E-mail: ieq@great-yarmouth.gov.uk

Website: www.great-yarmouth.gov.uk
Correspondence Address: Town Hall, Hall Plain, Great Yarmouth, Norfolk, NR30 2QF

Great Yarmouth Borough Council - Customer Focused, Performance Driven

From: Helen Stratford [mailto:helen@molearchitects.co.uk]
Sent: 03 September 2013 15:06
To: Ian Ellis
Cc: Melanie Pieterman
Subject: Planning Application REF 06/13/0469/F Building Control Comments

Dear Mr Ellis

RE: Planning Application REF 06/13/0469/F
Replace existing garden and decking with 3-storey 3 bed dwelling at 1 Coastguard Cottages (Adjacent)
Coastguard Road Caister-on-Sea Great Yarmouth.

Thank you for your comments on the above proposal dated 30th August 2013.
Please find attached comments in response to your notes.
Kind Regards
Helen Stratford

Architect

Mole

Mole Architects Ltd
Floor 2, Burleigh House

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Telephone: 01493 846601
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Kind Regards
Helen Stratford

Architect

Mole

Unit 1, Burleigh House
Floor 2, Burleigh House

52 Burleigh Street, Cambridge
CB1 1DJ
Ph/fax +44 (0)1223 913012
www.molearchitects.co.uk

Registered in England and Wales No. 4514104
Registered Office 41 St Mary's Street, Ely,
Cambridgeshire, CB74HF
VAT NO. 878 594057

Ian Ellis

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Sent: 03 September 2013 15:06
To: Ian Ellis
Cc: Melanie Pieterman
Subject: Planning Application REF 06/13/0469/F Building Control Comments
Attachments: MOLE BC letter 130903.pdf

Dear Mr Ellis

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Mole

Our Ref_1210_06/13:0469 Building Control
03 September 2013

Mr I Ellis
Building Inspector
Building Control
Great Yarmouth Borough Council

Dear Mr Ellis
Planning Application REF 06/13/0469/F
Replace existing garden and decking with 3-storey 3 bed dwelling at 1 Coastguard Cottages (Adjacent) Coastguard Road Caister-on-Sea Great Yarmouth.

Thank you for your comments on the above proposal dated 30th August 2013. We will be submitting a Building Control Application in due course. In the meantime please find below comments in response to your notes. For clarity, I have separated the main concerns into 5 bullet-points.

1. Fire Escape from a 3-storey property

Your comments state that "As a three storey property there is a requirement for a protected stairway to a Fire Exit." However, the building has been designed to allow for an alternate escape from the top storey via an egress window which measures 1000mm x 1000mm and is 1000mm above floor level, to a terrace directly below which is less than 4.5m below floor level. Therefore following current guidance an enclosed stair is not required.

2. Roof tile pitch

Your comments state that "A pitch of 20 degrees in slate will not comply, and to tile down to this pitch raises problems." We are proposing dark grey slate or cement roof tiles. In our experience cement roof tiles (cement fibre slates from Marley Eternit) can be laid at minimum of 19 degrees pitch.

3. Adjacent property

Your comments on the adjoining property are correct in that there is a slight discrepancy in the drawings which do show a repeated plan for the adjacent property. However the amendments to the property which is within our client's ownership are shown on the planning drawings which show the existing plans at ground floor level and the existing elevations at all levels indicating that the doors at first floor will be filled in.

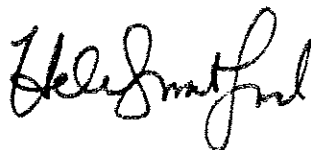
4. PV / Solar Panels

PV or solar panels can be accommodated within the scheme if required

5. Glazed Area

Your comments state that "This amount of glazed area may be problematic for the design to get through SAP." We have experience of dwellings with higher levels of glazing meeting required SAP due to high levels of building material specification /compensatory construction methods and do not envisage a problem.

Please do not hesitate to contact me if you have any further comments.
Kind regards

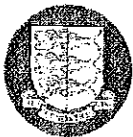
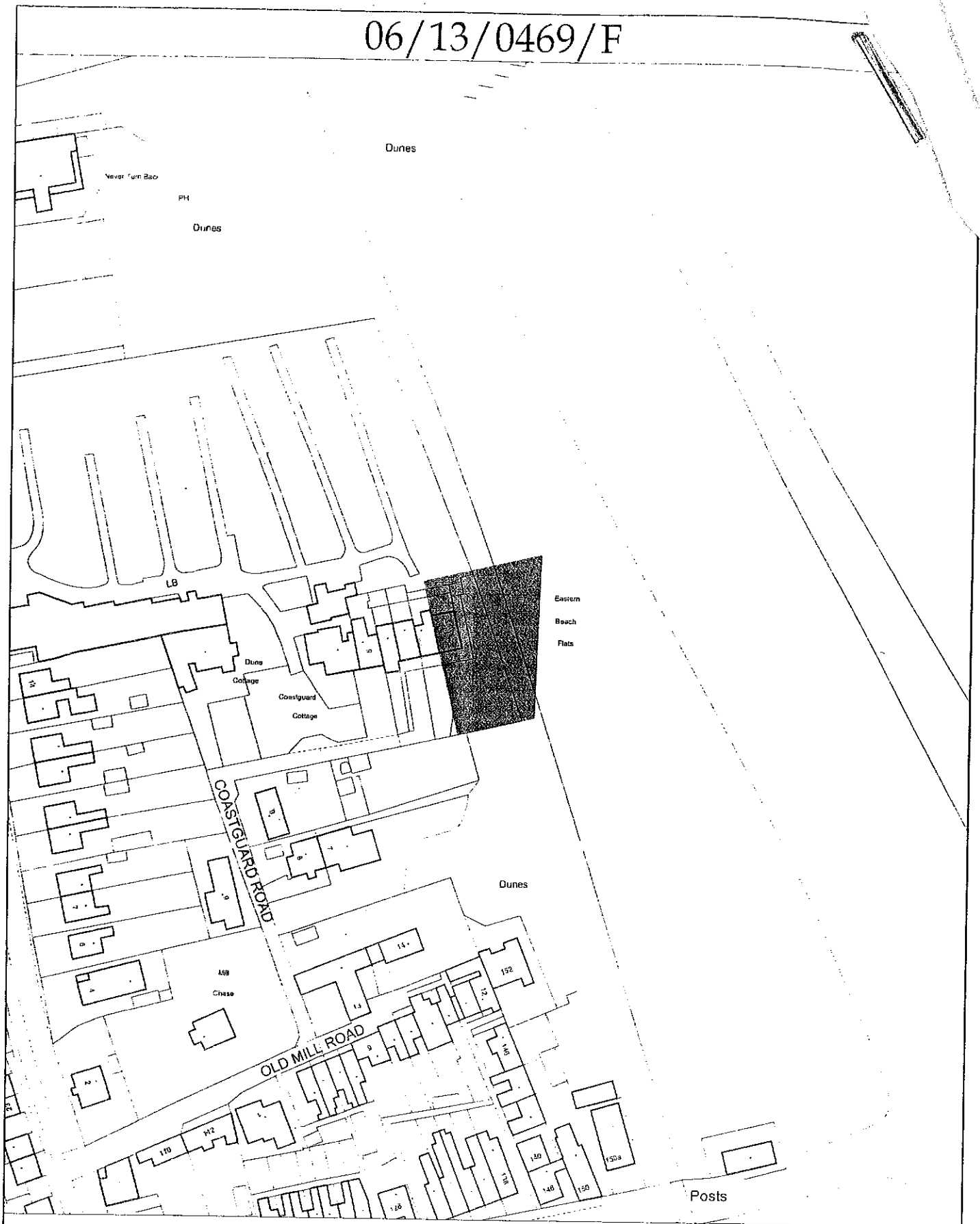


Helen Stratford
Architect

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ph/fax (+44) 01223 913012 studio@molearchitects.co.uk www.molearchitects.co.uk

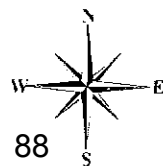
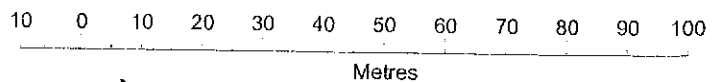
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06/13/0469/F



GREAT YARMOUTH
BOROUGH COUNCIL

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



Scale = 1:1250 @ A4

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