

Reference: 06/13/0583/CU

Parish: Fritton & St Olaves

Officer: Mrs M Pieterman

Expiry Date: 28/11/2013

Applicant: Mr R Catchpole

Proposal: Proposed change of use from holiday lets to 2 residential dwellings

Site: Waveney House, Priory Road, St Olaves

REPORT

1. Background / History :-

1.1 Waveney House is a large detached, two storey period property located at the most southerly point of Priory Road. It is set in a very large curtilage with wide views over the Waveney Valley to the west of the property. It is not listed or in a conservation area, although there is a blanket Tree Preservation Order on the property subject to this application and the entirety of Priory Road.

1.2 The former stable block/outbuildings, which are subject to this application, are located to the north of the main dwelling, in the north eastern corner of the site in close proximity to the main entrance.

1.3 The planning history for these structures is outlined below:

06/01/0347/CU – Change of use from domestic outbuildings to three holiday units (Approved 6th July 2013)

06/07/0914/F – Proposed change of use of outbuilding to one holiday unit (Approved 19th December 2013)

06/11/0734/CU – Change of use of 2 no holiday units to one residential unit with conservatory linking the two buildings (Approved 17th January 2012)

1.4 The application has been requested to be presented to members of the Development Control Committee by the Ward Councillor.

2. Consultations :-

- 2.1 Site Notice/Neighbours: no comments received
- 2.2 Parish Council: No objection
- 2.3 Environmental Health: No objection subject to Environmental Health regulations
- 2.4 Building Control: No objections
- 2.5 Norfolk County Highways: No objection subject to the provision of a parking/turning area

3. Policy :-

3.1 POLICY HOU11

OUTSIDE THE URBAN AREAS OF GREAT YARMOUTH, GORLESTON AND BRADWELL AND THE VILLAGE DEVELOPMENT LIMITS SHOWN ON THE PROPOSALS MAP FOR OTHER SETTLEMENTS, PROPOSALS FOR THE CHANGE OF USE OF EXISTING BUILDINGS TO RESIDENTIAL USE WILL BE PERMITTED WHERE:

- (A) THE APPLICANT CAN DEMONSTRATE THAT EVERY REASONABLE ATTEMPT HAS BEEN MADE TO SECURE SUITABLE COMMERCIAL RE-USE; OR
- (B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR COMMERCIAL RE-USE; AND,
- (C) THE BUILDING IS SUITABLE FOR CONVERSION ENABLING RESIDENTIAL USE TO BE ACHIEVED WITHOUT EXTENSIVE ALTERATION, REBUILDING AND/OR EXTENSION;
- (D) THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS;
- (E) SUITABLE ACCESS CAN BE PROVIDED WHICH DOES NOT SIGNIFICANTLY HARM THE APPEARANCE OF THE BUILDING, OR ITS SETTING, OR THE SURROUNDING COUNTRYSIDE;
- (F) THE PROPOSAL COMPLIES WITH OTHER RELEVANT POLICIES OF THE PLAN.

(Objective: To allow development in the countryside only where there is a proven long-term need.)

3.2 POLICY TR19

OUTSIDE PRIMARY AND SECONDARY HOLIDAY ACCOMMODATION AREAS PROPOSALS TO CONVERT HOTELS AND GUEST HOUSES TO RESIDENTIAL USE WILL BE PERMITTED. PROPOSALS FOR CONVERSIONS TO CARE AND REST HOMES WILL BE CONSIDERED SUBJECT TO POLICY HOU21.

(Objective: To ensure that non-prime holiday accommodation is put to beneficial use.)

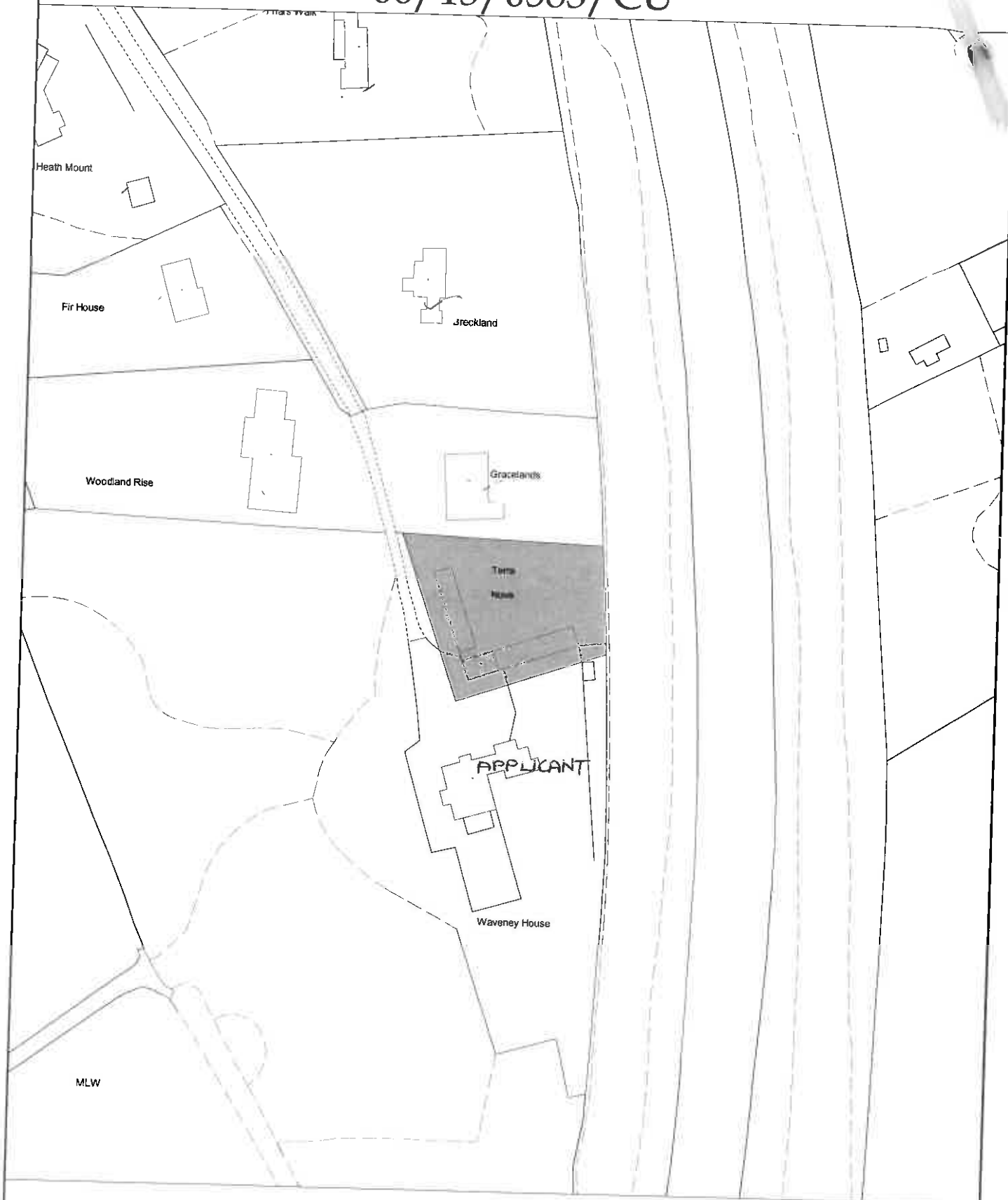
4. **Assessment :-**

- 4.1 As stated above Waveney House is a very large and imposing period detached two-storey property situated in a very generous and secluded/private curtilage. The former outbuildings/stable block are located in the north eastern corner of the property. There are some other large detached dwellings in the immediate vicinity but there are all very well screened and private. Waveney House is accessed via large gates and the buildings subject to this application are close to the entrance.
- 4.2 The buildings have been used previously as holiday accommodation however these are not performing as well as had been originally anticipated and therefore it is suggested that residential occupancy would be more economically viable.
- 4.3 The outbuildings have already been converted to residential use, albeit on a temporary holiday basis and the change of use to residential is not considered unacceptable in an instance such as this. There have been no objections to the proposed change of use and there is sufficient amenity space and areas for parking to cater for all properties. There will be very little impact on the main dwelling or nearby properties as there is sufficient distance and space between all buildings and residential amenity will not be adversely affected to any significant or detrimental degree.
- 4.4 It is also considered that if members are minded to grant the approval for a change of use from holiday lets to permanent residential then the residential curtilage and parking areas should be comprehensively defined and that permitted development rights are removed from both the dwellings and the curtilage in order to ensure that overdevelopment of the site does not occur.

5. RECOMMENDATION :-

- 5.1 The proposed change of use is considered to broadly comply with the policies HOU11 & TR 19 and therefore, for the reasons given above the proposed change of use from holiday accommodation to permanent residential use is considered acceptable and accords with the provisions of the adopted Great Yarmouth Borough Wide Local Plan.

06/13/0583/CU



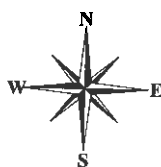
GREAT YARMOUTH
BOROUGH COUNCIL

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

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Metres

Scale = 1:1250 @ A4



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