

**Reference:** 06/18/0226/F

**Parish:** Scratby

**Officer:** Mr J Beck

**Expiry Date:** 11-06-2018

**Applicant:** Mr Philpot

**Proposal:** Variation of condition 2 of planning permission consent 06/14/0604/F - sub-division of garden to form plot for detached dwelling, relocate proposed access so new dwelling and no. 14 do not share an access

**Site:** 14 Beach Road (Land Adjacent)  
Scratby  
Great Yarmouth

## REPORT

### 1. Background / History :-

1.1 The application site is positioned adjacent the corner of Beach Road Scratby close to one of the main entrances into the village to the south. The property approved in 2014 under planning application 06/14/0604/F is largely complete. The donor property of 14 Beach Road is positioned to the south and further to the south are sites with permission for additional housing. To the west on the opposite side of the road is the village services and there are residential properties to the north and east.

1.2 The application is to vary condition 2 to create a new access off Beach Road, Scratby meaning the property would not utilise the shared access with the donor property and the properties given planning permission under application 06/18/0106/F and 06/17/0569/F.

1.3 Planning History:

06/78/0066/F – Double garage and two stores. Approved with conditions. 03-03-1978

06/98/0168/O – One residential dwelling. Refused. 21-04-1998

06/05/0537/O – Residential development. Withdrawn. 05-09-2005

06/13/0304/F – Proposed sub-division of garden to form plot for detached house and garage. Refused. 05-09-2013 Appeal dismissed.

06/14/0604/F – Sub division of garden to form plot for detached dwelling. Approved with conditions. 13-02-2015

## **2. Consultations :-**

All Consultations are available to view on the website.

2.1 Highways - No objection subject to conditions. Whilst highways had no objection subject to conditions they note that their previously recommended conditions on application 06/14/0604/F related to the previous access and they want to have assurance that additional conditions can be added or the previous conditions would apply to this permission.

2.2 Parish Council – Object. The parish have objected stating that the drive ways accessing Beach Road in this location creates a potential hazard and additional accesses will increase the hazard. They have requested the application is heard at committee.

2.3 Building Control - No objection.

2.4 Strategic Planning – No comments.

## **3. Policy and Assessment:-**

### **3.1 Local Policy :- Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):**

3.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

### 3.4 HOU7

New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister, Hemsby, Ormesby 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.

### 3.5 Adopted Core Strategy:

#### 3.6 CS9 – Encouraging well designed, distinctive places

- d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility

e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards

#### **4. Appraisal:**

4.1 The application site is situated on the western side of Beach Road where the road bends to the south. The site formed part of the curtilage of 14 Beach Road - which it lies to the north of - and was granted planning permission in 2014 (Ref 06/14/0604/F). The work to construct the dwelling is currently at an advanced stage. Access to the new plot was via the existing access to No.14 and crossing its frontage and parallel to Beach Road. This application is to vary condition 2 to change the access so it no longer connects to the shared access and instead exits northwards directly onto Beach Road. The application is to vary this condition only.

In 2017, 14 Beach Road was granted a further permission to subdivide the plot to the south of 14 Beach Road for a chalet bungalow again utilising the access to 14 Beach Road and again this dwelling is at an advanced stage of construction.

In 2018 seven bungalows were granted planning permission to the south of the plot with access from the existing access of 14 Beach Road.

#### **5.0 Assessment**

5.1 The dwelling has already been approved in this location; the proposal is to change the position of the access only. It is recognised that the proposed access is located adjacent to a corner on Beach Road. The consultation process provided 1 objection which was from the Parish Council. The full response is included with this report. The Parish Council were concerned with the position of the access near the bend in Beach Road and junction with the entrance to the village services. They stated that the area is busy with farm traffic and village services all accessing Beach Road in a constrained location. They have stated that the existing driveways are already a hazard and the addition of a new access increases this hazard.

5.2 Norfolk County Council Highways Department were consulted and they do not object to the development subject to conditions and ensuring suitable visibility. They did seek clarification that the visibility splay condition placed upon application 06/14/0604/F (condition 4) would still remain sufficient in controlling this permission or whether a new condition can be added. Whilst this application is to vary condition 2 only meaning condition 4 should remain in existence this is still an application for planning permission additional conditions can be imposed. As the access has

fundamentally moved and it is considered reasonable to reiterate this condition once more should permission be granted. They have also recommended a condition that the access is constructed and retained in its approved form and surface water is not disposed of onto the public highway.

5.3 No neighbour objections were received.

5.4 Whilst it is recognised that the application site is positioned adjacent a corner and that the Parish Council has objected to the application it is considered in the absence of an objection from the Highway Authority the proposed access is considered acceptable.

5.5 In amenity terms the proposed position of the new access means that the access would not be positioned close to a dwelling (14 Beach Road) providing an improvement to residential amenity.

**6. RECOMMENDATION :- Recommended for approval**, subject to all conditions ensuring a suitable development including those recommended by highways. The visibility condition on the previous permission will be repeated.

## Internet Consultees

Application Reference 06/18/0226/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Lisa Callow - Parish Clerk

Address Ormesby St Margaret with Scratby Parish Co

11 The Green

Freethorpe

Norfolk

Post Code NR13 3NY

Telephone 07825266117

Email Address clerk@ormesby.org

For or Against OBJ Object

Speak at Committee

Ormesby St Margaret with Scratby Parish Council object to the application 06/18/0226/F at 14 Beach Road (land adj), Scratby, Great Yarmouth, NR29 3AJ.

The development sits on the bend of a busy beach access road, opposite entrances for a farm, village hall and shop/garden centre. Driveways leading out onto this stretch of the road are a potential road safety hazard, therefore increasing the number of access points to the new dwellings increases the hazard.

The Parish Council respectfully ask that this application is not considered under delegated authority but goes before the full planning committee for discussion. Members of the Parish Council would like the opportunity to present their case as to why this application should be refused.

Date Entered 14-05-2018

Internet Reference OWPC1698

Jason Beck  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

NCC contact number: 0344 800 8020  
Text Relay - 18001 0344 800 8020

Your Ref: 06/18/0226/F  
Date: 15 May 2018

My Ref: 9/6/18/0226  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear Jason

**Ormesby St Margaret with Scratby: Variation of condition 2 of planning permission consent 06/14/0604/F - sub-division of garden to form plot for detached dwelling, relocate proposed access so new dwelling and no. 14 do not share an access 14 Beach Road (land adj) Scratby GREAT YARMOUTH NR29 3AJ**

Thank you for your recent consultation with respect to the above, which has been subject to pre-application advice from the LHA.

I have no objection to the proposals subject to visibility splays shown being provided and construction of the approved access in the interests of highway safety.

The extant planning consent (06/14/0604/F) does already contain a condition relating to access visibility (condition 4) but this only refers to a singular access. Given that if this application is approved there will be two accesses permitted, I would seek assurance from the LPA that either the extant condition is sufficient to secure visibility from both accesses or that an additional/amended condition be appended to any approval of this application.

I would also recommend that the following condition and informative note be appended to any grant of permission.

SHC 08      Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 813/2 Rev C) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

*Continued/...*

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact Stuart French on 01603 638070.

If required, street furniture will need to be repositioned at the Applicant's own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Yours sincerely

*Stuart French*

Highways Development Management & Licensing Officer  
for Executive Director for Community and Environmental Services

Encl





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