

Reference: 06/16/0695/O

Parish: Southtown

Officer: Mr G Clarke

Expiry Date: 10-03-17

Applicant: Mr D Tozer

Proposal: Erection of 14 dwellings, associated works and demolition of all existing site buildings

Site: Choice Furnishings
73 Southtown Road
Great Yarmouth

REPORT

1 Background / History :-

- 1.1 The application site is on the corner of Southtown Road and Gordon Road it is currently in use as a retail store and showroom and before the current use it was the Anson Arms public house. The building has been extended twice since the retail use commenced (06/11/0729/F & 06/13/0118/F) and also had a new entrance and canopy built (06/10/0343/F). The main part of the building is two storeys in height, the various extensions are all single storey with pitched roofs, there is a car park to the south and east of the building which has existing vehicular accesses from Southtown Road and Gordon Road.
- 1.2 There are terraced houses to the north of the site along Southtown Road and to the west facing Gordon Road, there is a vehicular access between the site and the first house on Gordon Road which serves a development of four houses which adjoin the north west boundary of the site. On the opposite side of Gordon Road to the south there are dwellings which have windows facing the application site and a site which has recently been approved for 22 flats.
- 1.3 The proposal is an outline application for the demolition of the existing buildings on the site and the erection of 14 houses. The application includes an indicative layout and elevations but the only detailed part of the proposal that is part of the outline application is the means of access; the appearance, landscaping, layout and scale are all matters to be considered at the detailed stage if permission is granted in principle.

2. Consultations :-

- 2.1 Highways – Part of the Southtown Road frontage of the site is dedicated as public highway and if the development is to proceed this will require the stopping-up of this section of highway. The Highways Officer has no objections to the development subject to standard conditions one of which is that no work shall commence until the stopping-up order has been granted.
- 2.2 Norfolk Fire & Rescue Service – no objections providing the proposal meets the requirements of the current Building Regulations.
- 2.3 Norfolk Constabulary – makes suggestions regarding the security of the development.
- 2.4 Environment Agency – no objection.
- 2.5 Anglian Water – no objection subject to a condition that no drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority.
- 2.6 Neighbours – four comments have been received, the occupier of the adjoining house to the north (no. 72) has no objection, the owners of the four dwellings to the north west are concerned about an increase in traffic in the area, the occupier of the dwelling to the south on the corner of Southtown Road (no. 74) objects on the grounds of overlooking and increased traffic. Copies of the comments are attached.

3 Policy :-

3.1 GREAT YARMOUTH LOCAL PLAN: CORE STRATEGY

3.2 POLICY CS1 – Focusing on a sustainable future

- 3.3 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.
- 3.4 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 in a location that complements the character and supports the function of individual settlements

b) Mixed adaptable neighbourhoods, which provide choices and effectively meet the needs and aspirations of the local community

c) Environmentally friendly neighbourhoods that are located and designed to help address and where possible mitigate the effects of climate change and minimise the risk of flooding

d) A thriving local economy, flourishing local centres, sustainable tourism and an active port

e) Safe, accessible places that promote healthy lifestyles and provide easy access for everyone to jobs, shops and community facilities by walking, cycling and public transport

f) Distinctive places that embrace innovative, high quality urban design that reflects positive local characteristics and protects the borough's biodiversity, unique landscapes, built character and historic environment

3.5 Planning applications that accord with this policy and other policies within the Local Plan (and with policies in adopted Neighbourhood Plans, where relevant) will be approved without delay, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole
- Specific policies in that Framework indicate that development should be restricted

3.6 POLICY CS2 – Achieving sustainable growth

3.7 Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will:

a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements:

- Approximately 35% of new development will take place in the borough's Main Towns at Gorleston-on-Sea and Great Yarmouth
- Approximately 30% of new development will take place in the borough's Key Service Centres at Bradwell and Caister-on-Sea

- Approximately 30% of new development will take place in the Primary Villages of Belton, Hemsby, Hopton on Sea, Ormesby St Margaret, Martham and Winterton-on-Sea
- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy
- In the countryside, development will be limited to conversions/replacement dwellings/buildings and schemes that help to meet rural needs

b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites

c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

d) Promote the development of two key strategic mixed-use development sites: the Great Yarmouth Waterfront area (Policy CS17) and the Beacon Park extension, south Bradwell (Policy CS18)

e) Encourage the reuse of previously developed land and existing buildings

3.8 To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed in the Main Towns and Key Service Centres where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Annual Monitoring Report.

3.9 Policy CS3 – Addressing the Borough’s housing need

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

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by:

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Allocating two strategic Key Sites; at the Great Yarmouth Waterfront Area (Policy CS17) for approximately 1,000 additional new homes (a minimum of 350 of which will be delivered within the plan period) and at the Beacon Park Extension, South Bradwell (Policy CS18) for approximately 1,000 additional new homes (all of which will be delivered within the plan period)
- Allocating sufficient sites through the Development Policies and Site Allocations Local Plan Document and/or Neighbourhood Development Plans, where relevant

- Ensuring the efficient use of land/sites including higher densities in appropriate locations
 - Using a 'plan, monitor and manage' approach, which uses a split housing target to ensure that the plan is deliverable over the plan period (as shown in the Housing Trajectory: Appendix 3), to ensure the continuous maintenance of a five-year rolling supply of deliverable housing sites
- b) Encourage the effective use of the existing housing stock in line with the Council's Empty Homes Strategy
- c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan
- 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
- e) Support the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities in appropriate locations and where there is an identified need
- f) Encourage all dwellings, including small dwellings, to be designed with accessibility in mind, providing flexible accommodation that is accessible to all and capable of adaptation to accommodate lifestyle changes, including the needs of the older generation and people with disabilities
- g) Promote design-led housing developments with layouts and densities that appropriately reflect the characteristics of the site and surrounding areas and make efficient use of land, in accordance with Policy CS9 and Policy CS12

3.11 GREAT YARMOUTH BOROUGH-WIDE LOCAL PLAN SAVED POLICY

3.12 POLICY HOU7

3.13 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.

3.14 (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.

4 Assessment :-

- 4.1 The proposed layout as shown on the submitted drawings is for a terrace of six houses facing Southtown Road, two pairs of semi-detached houses facing Gordon Road and a further two pairs of semi-detached houses on the land to the rear. The site is within Flood Zone 3 so the houses are shown as having parking and utility rooms on the ground floor with living accommodation on the floors above. The houses will have four floors with the top floor providing a bedroom in the roof space.
- 4.2 The dwellings as shown will be higher than the dwellings adjoining the site but the houses on Southtown Road all vary in height and design and there is no uniform appearance along this frontage. This is a stand-alone corner site so the proposal will not look out of place in the street scene.
- 4.3 The occupier of the dwelling on the opposite side of Gordon Road to the south (74 Southtown Road) has objected on the grounds of overlooking and increased traffic. As shown on the drawings the development will have the end gable of the terrace of houses opposite no. 74 and one of the pairs of semi-

detached houses. The end gable does not have any windows but there will be some overlooking from the semi-detached houses.

- 4.4 The layout and appearance of the development are not included in the outline application so these drawings are an indication of how the site could be developed, the final design and appearance will be the subject of a detailed application if the outline is approved. If the site is developed there will be some overlooking of no. 74 but this could be looked at with the detailed design with the intention of reducing overlooking as much as possible.
- 4.5 The other two comments that have been received also refer to the increase in traffic in the area from this proposal and the development of 22 flats at 132 Gordon Road.
- 4.6 The site will have a vehicular access from Southtown Road which will serve the six terraced houses and a visitor parking area to the front; there will be another access from Gordon Road to serve the remaining dwellings. The access arrangements are part of the application and the Highways Officer has no objection to the application on the grounds of access and parking. There will be an increase in traffic movements in the area as a result of the two developments but the Highways Officer has no objection so it would be difficult to justify refusal on highway grounds.
- 4.7 The Southtown Road frontage of the site was dedicated as public highway in 1958 which was probably part of the proposed widening of Southtown Road which never happened. As this part of the site is part of the highway it will have to be stopped-up before the development can proceed, the applicant has been made aware of this and it will also be a condition of consent if planning permission is granted.
- 4.8 The application is in outline form and it is considered that as the site is within a residential area there is no objection to the principle of development of the site. Development will not be able to take place until full details of the appearance, landscaping, layout and scale are submitted and agreed and the concerns of the neighbour regarding overlooking can be considered at that stage as well as the overall design and appearance of the proposed houses.
- 4.9 The site is within the Affordable Housing Sub-market Area 3 as shown on the Local Plan Policies Map where the threshold for providing affordable housing is 15 dwellings or more. This proposal is below the threshold so will not have to provide affordable housing or financial contributions but as it is for more than ten dwellings and no open space/play space is provided on site approval will be subject to a Section 106 Agreement to provide contributions to such facilities in the area.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with Policies CS1, CS2 and CS3 of the Great Yarmouth Local Plan: Core Strategy and saved Policy HOU7 of the Great Yarmouth Local Plan.

ACK 28/11/16

Mrs Marie Spruce
74 Southtown Road
Great Yarmouth
Norfolk
NR31 0JR



Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NT30 2QF

22nd November 2016

Dear Sir/Madam

Ref : Application 06/16/0695/O
Proposed Development 14 Dwellings
Location 73 Southtown Road
Great Yarmouth

Further to your letter regarding the above Planning Application.

I have looked at the outline planning for the above on the 15th November 2016 and 4 of the 3 storey houses will be looking directly into my property.

I strongly object to this planning application as the development which will be three storeys high with windows overlooking every room in my dwelling.

In addition to this the increased traffic on Gordon Road will further add to the current traffic problems experienced at Gordon Road Traffic light junction apart from Station Road this is the only access to Southtown Road for Southtown Residents and other traffic trying to avoid the current grid lock problems of the bypass and Southtown Road at peak times, also these traffic lights only have a 15 second time out setting which also adds to the access problems.

Therefore 14 dwellings would add considerable extra traffic to the already difficult traffic congestion also sewage and drainage problems with the extra requirements of 14 dwellings as there is already drainage and flood problem in the area with several properties in Southtown experiencing flooding caused by drainage backup.

In addition to this there is planning for 22 flats at 132 Gordon Road Great Yarmouth behind and beside my house so I will be living in a goldfish bowl surrounded by new developments.

I trust my objections will be carefully considered, the impact of these developments will intrude on my privacy and generally create further traffic noise, it would appear many other residents' nearby only rent their properties and don't care much for local issues.

Yours Sincerely


Marie Spruce

ACK 22/11/16 S

Application Reference Attachments

Invalid Consultee Comment?

Copy to existing Consultee?

Name

Address

Post Code

Telephone

Email Address

For or Against NOS Subject to Condition

Speak at Committee

Proposed redevelopment of Choice Furnishings, 73 Southtown Road

We own 1A Gordon Road, which is accessed by a narrow slip road from Gordon Road, directly behind Choices. There are four houses at the end of this access road.

Whilst we encourage the provision of new residential dwellings, we are concerned that the increase in traffic could seriously impede our access into and/or out of our properties, with visitors to the new properties parking their vehicles in inappropriate places, restricting our ability to get into our properties.

To reduce this possibility we would ask that the Developer gives over a narrow strip of land (1-2 metres wide) to increase the width of our access road so that the occupants of the four houses can access their properties at all times.

We are also worried about the increase of traffic in the immediate area, especially with the proposed redevelopment of 132 Gordon Road. We have serious safety concerns that if our access is not improved there would be a serious safety risk to the occupants of the four houses (1A, 2A, 3A & 4A Gordon Road) in the event of emergencies such as fires, etc.

Date Entered

Internet Reference

Application Reference 06/16/0695/O

Attachments

ACK 22/11/16

S

Invalid Consultee Comment?

Copy to existing Consultee?

Name Benjamin Hunt

Address 1a, 1b, 1c, 1d Gordon Road

Southtown

Great Yarmouth

Norfolk

Post Code NR31 0EA

Telephone [REDACTED]

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee [REDACTED]

I have recently made similar comment to application (06/16/0188/F). I believe this development would create added traffic and parking congestion along Gordon Road. I have a vehicular to my site at the above address, but all too often I am unable to gain access to my own parking for the multiple vehicles parked on the opposite side of the road, this becomes very dangerous for the pedestrians from the college and the fact this route is a rat run / short cut for many to access Southtown road during peak times. If better access to my site or a more sensible double yellow line system were in place this might ease the problem. In principal I am for inward investment into the area. Many thanks, Ben

Date Entered 18-11-2016

Internet Reference OWPC968

Application Reference

ACK BY EMAIL

15/11/16

Copy to existing Consultee?

Invalid Consultee Comment?

Name

Address

Post Code

Telephone

Email Address

For or Against

Speak at Committee

This is not an objection. I would like to enquire if the new buildings will be attached to my property at all. Also I am concerned about the demolition of the adjoining property, what rights do I have concerning possible damage to my property, also what will happen to the passage which I have right of way and is under the first floor of my property. Thanking you in advance for your help.

Date Entered

Internet Reference



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Great Yarmouth Borough Council

Town Hall, Hill Plain, Great Yarmouth, NR30 2QF

Mapping Browser Export

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