

Schedule of Planning Applications

Committee Date: 05 October 2022

Application Number: **06/21/0285/F** - [Click here to see application webpage : 06/21/0285/F](#)

Site Location: The Cliff Hotel,
Cliff Hill,
Gorleston
Great Yarmouth, NR31 6DH

Site Location Plan: See Appendix 1

Proposal: **Siting of 2no. dome dining pods on hotel dining terrace
(Retrospective)**

Applicant: East Anglian Hotels Ltd

Case Officer: Mr Robert Parkinson

Ward: Gorleston Ward

Date Valid: 03/05/2022

Expiry / EOT date: Extension of time to be agreed

Committee referral: At the request of Cllr P. Wells and the discretion of the Head of Planning in light of the public concern for developments at the site.

RECOMMENDATION:

REFUSE.

REPORT

1. The Site and its surroundings

1.1 The Cliff Hotel is a long established business sited on the east side of Cliff Hill. There are dwellings to the north, west and south, and a wooded slope / open land on the east side sloping down to Beach Road and Lower Esplanade. The hotel's curtilage extends east and south around the area of amenity garden space within the Grenfell Court residential apartments block of flats.

1.2 The development the subject of this application is located at the southernmost end of the hotel garden / terrace which cuts into the slope above the flat rooftops of the retail and food kiosks at Lower Esplanade. At this point the hotel garden terrace is approximately 5m wide and 10m deep as it is an extension to the uncovered part of the main terrace facing east, and is raised approximately 0.5m above that terrace level.

1.3 The land level changes are significant in this location although no accurate site levels data has been provided in this application. This application site on the hotel terrace lies approximately 0.5m below the level of the garden space at Grenfell Court to the west, and approximately 2m above the flat roofs of the parade to the east, more specifically directly above The Fig restaurant and its rooftop dining terrace. It is

estimated that the application site is at least 5m above the ground level of Lower Esplanade.

2. The Proposal

- 2.1 The application seeks retrospective permission for the retention of two 'Dining Pods' already installed on the southernmost dining terrace extension. These are transparent domes made of polythene sheeting supported by an aluminium igloo-style structure beneath the sheeting. The application form confirms they were already installed by the time the application was submitted.
- 2.2 The Pods have been fixed to the astroturf-covered ground and each pod is 3.2m in diameter and 2.5m in height, and each provides weatherproof shelter for 4-10 people. The hotel is currently using them to shelter dining tables for 6-8 people per pod, each with mobile electric heaters for diner's comfort.
- 2.3 The application submission comprises application form, location and layout plans, and image of the pods.

3. Site Constraints

- 3.1 The hotel building, its children's play area, central garden terrace and the part of the wooded slope at the northern end of the eastern side of the site are all within Conservation Area No. 12 Cliff Hill. The rest of the garden terrace, wooded slope, application site, Grenfell Court and Lower Esplanade outlets are all within Conservation Area No. 17 Gorleston, which extends west to include Springfield Road, Avondale Road and the clifftop gardens.
- 3.2 Together, the two surrounding areas covered by conservation area designation extend to: north for the length of Cliff Hill, including the wooded slope down to Beach Road; east including Pier Gardens, the east end of Pier Road and the whole of the pier; south for the whole of Lower Esplanade at the base of the cliff and Marine Parade at the top; and westwards covering the terraced housing at the eastern ends of Avondale Road and Springfield Road.
- 3.3 The whole of the wooded slope adjoining the site, and the entire hotel complex and Grenfell Court apartments are covered by a 1965 Area Tree Protection Order ref: TPO A6 No.1 1965, which at the time it was made identified elms, poplars and sycamore but the species within will have changed over time.

4. Relevant Planning History

- 4.1 There has been various planning history at the Cliff Hotel site, but the following table shows the most relevant and recent history for this application.

06/20/0312/F	Installation of 7 Garden cabins (some interconnecting) at rear of the Cliff Hotel	Withdrawn
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- 4.2 The application site itself does not have planning history, and did not require permission to be turning into an extension of the dining terrace area. The land now used as the larger open dining terrace area immediately to the north of the application site was proposed in July 2020, to host 7 garden cabins to provide views over the sea (06/20/0312/F) but this was met with significant local opposition and the application was withdrawn.
- 4.3 A leylandii hedge has since been planted long the western boundary with Grenfell Court which did not require permission and although growing healthily it does not meet the criteria to be classed a nuisance.

5. Consultations

Statutory Consultees

Highways Authority – No objection.

- Officer response: no concerns are raised, no conditions are proposed.

Environmental Health Officer – No comments received.

- Officer response: this does not affect the assessment of the application.

Norfolk Fire Service – No comments to make.

- Officer response: this does not affect the assessment of the application.

Internal Consultees

Conservation Officer – Objection.

The aluminium framed pods are prominently positioned on the southern part of Cliff Hill within Gorleston Conservation area. The aluminium frame of each follows a dome-like shape and is wrapped with a PVC transparent cover.

There are concerns that the quality of design and proposed materials have a harmful impact on the significance of the Conservation area causing further erosion to its character and appearance. The prominent location of the proposed pods makes them visible from vantage points within the Conservation area including the Lower Esplanade, Pier Gardens and Cliff Hill.

For the reasons outlined above Conservation can't support the proposal and recommends a more careful approach with considerations to design and materials within this historic and natural environment.

6. Publicity & Representations received

Consultations undertaken: Letters to neighbours and Site Notices (reason - impacts on setting and appearance of conservation area).

6.1. **Ward Member(s)** – No comments made specific to this application.

6.2. **Public Representations**

At the time of writing 4 public comments have been received, one of which is said to be made on behalf of all the tenants of Grenfell Court:

- Objection to the design in respect of the materials used –
 - the PVC sheeting covering should be checked for its fire performance (electricity is used in the domes),
 - stability should be checked for strength in high winds, especially being on the cliff,
 - the zip door should be checked to make sure it doesn't lock and trap people.
- Objection on residential amenity grounds –
 - the noise and light pollution will affect residential properties above the site who will also want to open their windows facing the pods.
 - If these are potentially vulnerable to being ignited, the flats adjacent have gas supplies and meters which could be affected.
- Objection on grounds of customer safety – escape routes in an emergency are very restricted.
- The access to the pods might not be DDA compliant and should be checked.
- Objection to the retrospective nature of the application and unauthorised use.
- Objection to the loss of views of the coast from Grenfell Court.
- The purpose of the pods seems unnecessary, and social events could be disruptive.
- There should be no music or other non-spoken noise allowed as the pods are too close to residents in the neighbouring flats.
- Fire safety concerns if smoking in the pods is allowed.

Officer comments –

- The materials used, the access from the pods, and the supply of electricity to the units is not a planning matter.
- The site does have smooth access from the main terrace up to the raised level of the pod terrace but it was quite an incline and it may prove challenging for a wheelchair. However, the access is already compromised through the hotel and lower terrace so is perhaps considered 'no worse' than the existing arrangements.
- The noise and light and disturbance concerns are discussed below.
- Loss of view is not a planning matter but the impacts on outlook are discussed below.
- Music levels, numbers of guests, smoking are all licensing not planning matters.

7. **Relevant Planning Policies**

The Great Yarmouth Core Strategy (adopted 2015)

- Policy CS6: Supporting the local economy
- Policy CS9: Encouraging well-designed, distinctive places
- Policy CS10: Safeguarding local heritage assets

The Great Yarmouth Local Plan Part 2 (adopted 2021)

- Policy A1: Amenity
- Policy E4: Trees and landscape
- Policy E5: Historic environment and heritage

8. Other Material Planning Considerations

National Planning Policy Framework (July 2021)

- Section 4: Decision Making
- Section 6: Building a strong, competitive economy
- Section 12: Achieving well designed places
- Section 16: Conserving and enhancing the historic environment
- paragraphs 124 d) and 130 f) – requirement to provide a high standard of amenity for existing and future users / neighbours / residents.

9. Planning Analysis

- 9.1. Legislation dictates how all planning applications must be determined. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 9.2. Section 70(2) of the Town and Country Planning Act 1990 (as amended) states: *In dealing with an application for planning permission the authority shall have regard to–*
- (a) the provisions of the development plan, so far as material to the application,*
(a) a post-examination draft neighbourhood development plan, so far as material to the application,
(b) any local finance considerations, so far as material to the application, and
(c) any other material considerations.

This is reiterated at paragraphs 2 and 47 of the National Planning Policy Framework.

- 9.3 In determining this application the Council must also ensure it satisfy the following legal duty within Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of conservation areas in the exercise of its planning functions:

"In the exercise, with respect to any buildings or other land in a conservation area, [of any functions of the LPA] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

- 9.4 The Council must also ensure it satisfy the following legal duty within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of listed buildings in the exercise of its planning functions:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Main Issues

The main planning issues for consideration are:

- Principle of development
- Impact on heritage assets
- Design and impacts on character and visual amenity of the area
- Impacts on neighbouring amenity
- Landscape and trees
- Other material considerations

Assessment:

The application proposes: *Retrospective permission for siting 2no. dome dining pods on hotel dining terrace*

10. Principle of Development

- 10.1 The dining terrace area, and the application site's extension to that, are established without the need for planning permission being within the hotel curtilage. No permission is needed for the use of the land as a dining terrace, seating area or gathering place as these are functions ancillary to the hotel. No permission would be required for placing tables and chairs and parasols or temporary gazebos on the land.
- 10.2 The principle of adding structures which need planning permission is generally supported in policy, to promote businesses and enhance the tourism offer and evening economy, for example. However, a proposal must also accord with other policies, including those of providing a high quality design, enhancing the character of the area and avoiding harm to heritage assets, and avoiding harm to amenity.
- 10.3 There is no objection to the principle of the development if other policies are satisfied.

11. Impacts on Heritage Assets

- 11.1 National planning policy and local development plan policies CS10 and E5 make it clear that proposals for development should seek to conserve and enhance the significance of heritage assets, including any contribution made by their setting, by positively contributing to the character and local distinctiveness of the area.
- 11.2 Development proposals within conservation areas, or in a location that forms part of its setting, or locations like this which fall into both categories, should take into account the special and distinctive character of the area which contributes to its significance.
- 11.3 The designated heritage assets affected by this proposal are the Grade II listed Pavilion Theatre with its expansive setting, the character and appearance of Conservation Area No. 17 Gorleston, and the setting of Conservation Area No. 12 Cliff Hill.

11.4 NPPF paragraph 199 sets out that:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight should be given to the asset’s conservation** (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

11.5 NPPF paragraph 200 also makes clear that:

*“**Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.**”*

11.6 NPPF Paragraph 202 then goes on to state that when determining such applications:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”

Impact on listed buildings

11.7 Although there are no listed buildings within or adjoining the site, the Grade II listed Pavilion Theatre is 106m to the northeast and there are no intervening buildings within the direct line of sight between the two.

11.8 The Pavilion Theatre remains the dominant and impressive focal point at the head of the Lower Esplanade and Pier Gardens, a significant landmark because of the open setting around and especially to its southeast, despite the low-rise nature of the building and its lower land level.

11.9 The two domes already installed are clearly visible in the vistas seen from many positions to the east, south and south-west of the application site at both promenade level and from the top of the cliffs. These same views provide expansive and important appreciation of the Grade II listed Pavilion Theatre to the northeast. Whilst there is ground-level street clutter and signage which also features in the views, the elevated application site is prominent, and the unscreened domes appear incongruous and out of place. This causes a harmful appearance within the otherwise open extended setting of the listed building, to the detriment of the setting and appreciation of the listed building, which is detrimental to its significance as a heritage asset. As such the development is contrary to policies CS10 and E5 and should be avoided as it does not enhance the heritage asset significance, but if that is not possible it must be justified in accordance with paragraph 202 of the NPPF.

11.10 The level of harm to this asset is considered low on the scale of less-than-substantial harm, but nevertheless a corresponding level of public benefit is required to outweigh that harm if the application is to be considered favourably. That balancing exercise is discussed later in the report.

Impact on Conservation Areas

11.11 The two domes are in a prominent, highly visible and exposed location within Conservation Area No. 17 Gorleston. This part of the conservation area is perhaps

characterised by the formal appearance of low profile and flat-roofed buildings, square forms and simplistic architectural treatments on modern buildings and structures, and alterations made only by the use of linear railings and other minimalist features. In views within and around the Lower Esplanade the buildings follow definite and clear lines, and the dominance of Grenfell Court above is lessened by its minimal use of varying materials.

- 11.12 The shape, appearance and temporary nature of the materials used in to create the domes all combine to create an unsympathetic addition to the conservation area, uncomplimentary in form and mass, and out of character to the prevailing built environment. As such the proposals do not enhance the conservation area and are detrimental to its character and appearance. Because of the prominent and elevated location of the domes, their harmful impact is seen from far afield to the east, south and south west, with the effect of eroding the significance of the designated heritage asset.
- 11.13 The application site and the pods are not really visible from within the adjoining Conservation Area No. 12 Cliff Hill, because of the intervening woodland on the slope and the large glazed terrace structure to the north of the pods, but these would become more noticeable when vegetation reduces in the winter.
- 11.14 However, for the same reasons that the pods are visible from vantage points to the east, south and southwest, they are also seen from the same locations as part of the setting and appreciation of the adjoining Conservation Area No. 12 Cliff Hill and do cause a detrimental impact thereon.
- 11.15 Furthermore, there are concerns that the relative fragility of the design structure and proposed materials could quickly exacerbate the detrimental impact as high winds and poor weather take hold. It is noted that parasols or umbrellas could equally be used in the same location but they are temporary in use and smaller in volume and would likely be taken down and stored away if not required, or not used at all in time of lower custom or inclement weather; as such minimal weight is given to this as a 'fallback' scenario.
- 11.16 The development is therefore contrary to policies CS10 and E5 and should be avoided as it does not enhance the significance of the conservation areas, but if that is not possible it must be justified in accordance with paragraph 202 of the NPPF..
- 11.17 The level of harm to these two heritage assets is considered moderately high on the scale of less-than-substantial harm, because of the prominent impact and contrast with the surrounding form and the extensive vistas within a conservation area and of the adjoining conservation area's setting. A correspondingly high level of public benefit is required to outweigh that harm if the application is to be considered favourably. That balancing exercise is discussed later in the report.

12. Design and impact on the character and visual amenity of the area

- 12.1 The exposed location, prominent site, lack of screening and uncomplimentary form and massing, the temporary appearance of fragility of the structure and materials all combine to create a harmful impact on the visual amenity and character of the area. The prominent location of the proposed pods makes them visible from many vantage

points and this will be detrimental to the area's appearance and also tourism offer. Whilst parasols or umbrellas could equally be used in the same location they are temporary in use and smaller in volume and would likely be taken down and stored away if not required, or not used at all in time of lower custom or inclement weather; as such minimal weight is given to this as a 'fallback' scenario.

- 12.2 Policy CS9 expects all new developments requiring planning permission within the borough to respond to the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, reinforcing local identity in doing so. The development is therefore considered to be in conflict with this expectation and unacceptable in this regard.

13. Impacts on neighbouring amenity

- 13.1 The two pods have been installed against the boundary of the Grenfell Court communal amenity / garden area. At least one ground floor flat is immediately affected, as two east-facing windows face the site. One window already suffers from compromised outlook from a brick enclosure, which will be further compromised by the continued presence of the two pods in the direct field of vision and sited only 2-3m from the windows.
- 13.2 Use of the garden is also compromised by the incongruous presence of the domes on the boundary, but regard has to be given to the scenario where residential dwellings often include similar greenhouse structures which do not generally affect amenity or outlook, or fences of similar height, so this concern is noted but no unacceptable overbearing effect is considered to take place.
- 13.3 The use of the pods does cause concerns for residential amenity impacts however, because of the unshielded nature of the design and the elevated position of the development. It is understandable if neighbouring residents felt that the noise and activity of the pods were excessive as there is no mitigating barrier between the activity in the transparent and thinly-walled structure. It is accepted that the terrace could be used for noisy socialising without the pods, but the fact is the domes increase that likelihood of such instances being more frequent, all year round, longer into the day and evening, and more common as they provide a different attraction.
- 13.4 Similarly, the lack of protection to residents and the minimal boundary treatments between the two sites combines to increase the fear of increased instances of crime and anti-social behaviour spilling into the Grenfell Court gardens which anecdotally is understood to have occurred already. It should not be expected that the Grenfell Court residents should install taller or more secure boundary treatments in line with the 'agent of change' principle and the fact that the quality of amenity and small area of curtilage would be compromised yet further by requiring such enclosures.
- 13.5 As the development is considered to cause detrimental impact to residential amenity through loss of outlook, increased noise and disturbance, and increased fear of crime and anti-social behaviour, the application is considered contrary to policies CS9 and A1 and NPPF paragraph 130 f).
- 13.6 As the attraction of using the pods increases so might there also be music included, but planning conditions could always be used to prevent amplified or acoustic music or non-spoken noise.

14. Landscape and Trees

- 14.1 Landscaping has not been proposed in this application and the pods do not benefit from the gradual growth of the fir / leylandii evergreen hedge which only extends along the east-facing dining terrace boundary.
- 14.2 No trees within the site's TPO designation are affected by this development.

15. Any Other Material Considerations

Economic impacts

- 15.1 The application has not included any justification to explain why the pods are necessary nor what the public benefits would be from the development and continued retention on the site.
- 15.2 It is likely that the pods will increase the season and the number of occasions the terrace can be used during the winter months or in inclement weather, but this is a small economic impact available only if a few outdoor diners or drinkers prefer to use the pods other than be inside the much larger glazed enclosure on the terrace r within the hotel building. As such the economic benefits to the business are considered to be small, and these are not considered benefits for the wider public.
- 15.3 In contrast, the possible impacts from the uncomplimentary design and the harm to the character and appearance of the conservation areas and listed building could well cause wider harm through loss of interest and appreciation of Gorleston seafront as a tourism destination with unique heritage interest. That is a public concern of greater significance.

Local Finance Considerations

- 15.4 Under Section 70(2) of the Town and Country Planning Act 1990 the Council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus, or the Community Infrastructure Levy (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example. There do not appear to be any planning-related local finance considerations linked to this development.

16. The Planning Balance

- 16.1 The development has already been undertaken and is considered to present unacceptable harmful effects on the heritage assets at the site and the overall character and appearance of the locality, to the detriment of public appreciation and potentially economic investment through eroding the tourism attraction of the area. At the same time the pods have created an undesirable and harmful relationship with

neighbours, through their design and positioning, and the impacts of the pods' use which they encourage and intensify.

- 16.2 The development has not presented any public benefits or material considerations to justify the conflict with heritage and policy harms, and the considered economic benefit is only very small scale and localised, and is not considered to outweigh the negative impacts.

17. Conclusion and Recommendation

- 27.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.
- 27.3 The application involves a degree of less than substantial harm to the character and appearance of the two conservation areas and to the extended setting of the pavilion theatre Grade II listed building, but the planning balance exercise has demonstrated that no public benefits exist to outweigh those harms.
- 27.4 Similarly the development creates conflict with the residential amenity of neighbouring dwellings and the visual amenity of the surrounding area, but no material considerations are presented to justify allowing a development that is contrary to the requirements of adopted policy.
- 27.5 The application is therefore recommended for REFUSAL because:
- it is considered to fail to comply with policies CS9 and CS10 of the adopted Core Strategy (2015), and policies A1 and E5 of the adopted Local Plan Part 2 (2021),
 - it causes harm to heritage assets that is not outweighed by public benefit, and
 - there are no other material planning considerations to suggest the application should not be recommended for refusal, and,
 - it is also suggested that in the absence of factors in favour of the proposal, a recommendation to approve would not accord with the legal duty on the Council under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECOMMENDATION:

It is recommended that application 06/21/0285/F should be REFUSED for the following reasons:

1. Impact on heritage assets:

The development is clearly visible in vistas from many positions to the east, south and south-west of the application site at both promenade level and from the top of the cliffs. The elevated application site is prominent, and the unscreened domes appear incongruous and out of place which causes a harmful appearance within the otherwise

open setting of the Grade II listed Pavilion Theatre, to the detriment of the setting and appreciation of the listed building, which is detrimental to its significance as a heritage asset.

The elevated position and exposed location of the site, and the shape, appearance and temporary nature of the materials used in the development all combine to create an unsympathetic addition to the appearance of buildings and structures within Conservation Area No. 17 Gorleston, being uncomplimentary in form and mass, and out of character to the prevailing built environment. As the pods are visible from vantage points to the east, south and southwest, they are also seen within the setting of the adjoining Conservation Area No. 12 Cliff Hill. As such the proposals do not enhance the conservation areas and are detrimental to both character and appearance and the setting of these heritage assets with the effect of eroding the significance of these designated heritage assets.

As such the development is contrary to policies CS10 of the adopted Core Strategy (2015) and E5 of the adopted Local Plan Part 2 (2021).

2. Impact on character of the area and visual amenity

The exposed location, prominent site, lack of screening and uncomplimentary form and massing, and the temporary appearance of fragility of the structure and materials all combine to create a harmful impact on the visual amenity and character of the area, being detrimental to the area's appearance and also tourism offer. The inappropriate design is considered to be contrary to policy CS9 of the adopted Core Strategy (2015).

3. Impacts on residential amenity

The development further reduces the already-limited outlook available from the nearest windows within the adjoining Grenfell Court residential complex as the pods are sited in the direct field of available outlook only 2-3m from the windows.

Furthermore, the domes increase the impacts of the use, duration and frequency of the dining terrace adjoining the residential garden and close to the windows of dwellings in the neighbouring land, the effects of which are exacerbated due to the unshielded nature of the development, the lack of substantive boundary treatments, and the elevated position of the development.

The reduced outlook, increased noise and disturbance, and increased fear of crime and anti-social behaviour all combine to create an unacceptable relationship with the neighbouring uses and detrimental impacts on residential amenity, contrary to the requirements of policies CS9 of the adopted Core Strategy (2015) and A1 of the adopted Local Plan Part 2 (2021) and paragraph 130(f) of the NPPF.

4. No material considerations to outweigh the conflict with local plan policy

The application has not presented any evidence to suggest there are material considerations which would justify the conflicts with adopted development plan policies CS9, CS10, A1 and E5.

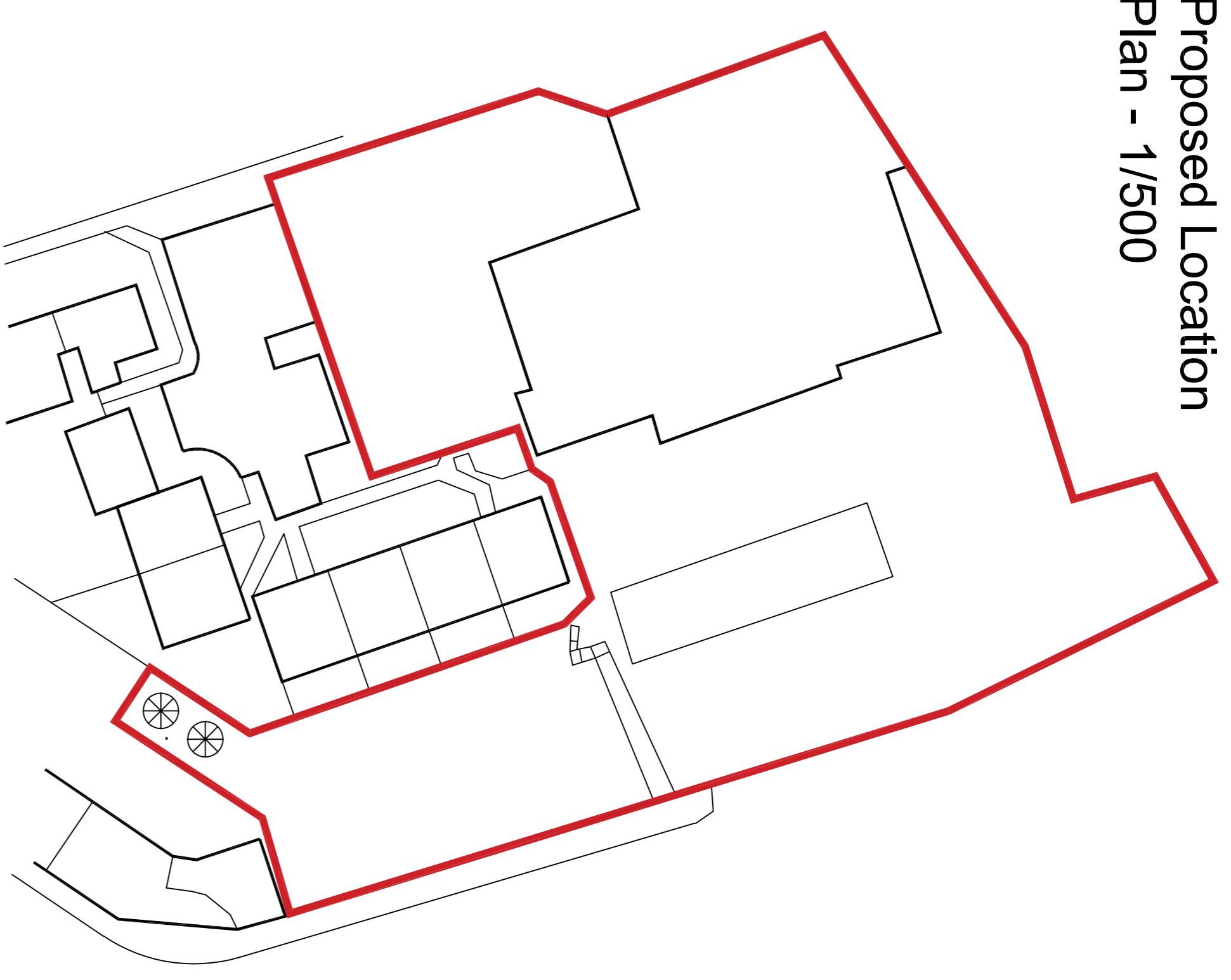
5. Insufficient public benefit to outweigh the harm to significance of heritage assets

The development is considered to cause a low level of less-than-substantial harm to the setting of the Grade II listed Pavilion Theatre, and a moderately high level of less-than-substantial harm to the character and appearance and setting of the two conservation areas surrounding and adjoining the site. There are some very minor economic gains from the development but these are not publically beneficial, in contrast to the potential longer term erosion of tourism offer and detrimental economic impacts for local businesses. As such there is not considered to be any net gain in public benefits from the development sufficient to outweigh the heritage harms, and the development is considered contrary to NPPF paragraphs 200 and 203.

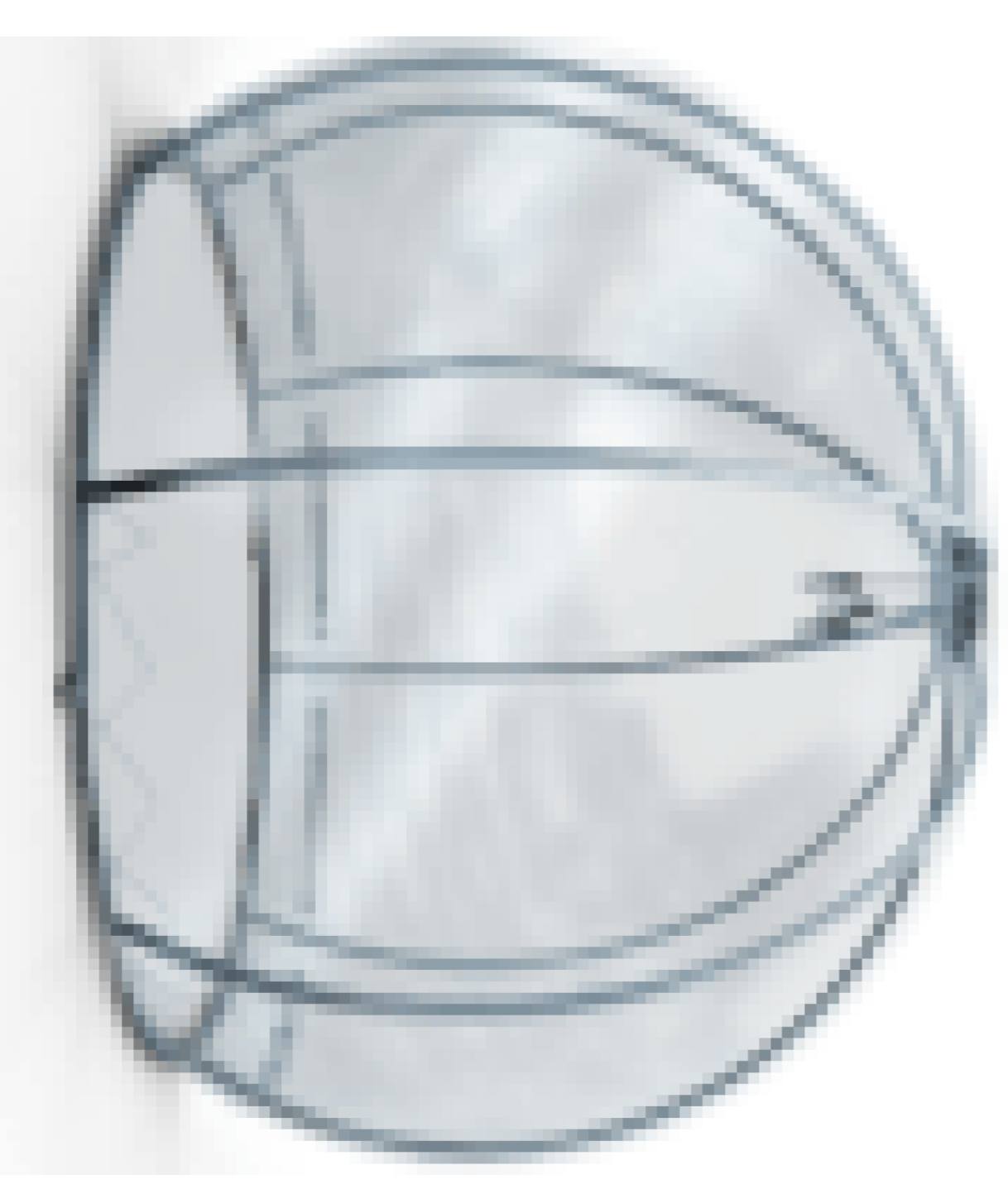
Appendices:

1. Site Location Plan and Proposed Site Layout and Dome Pod Image

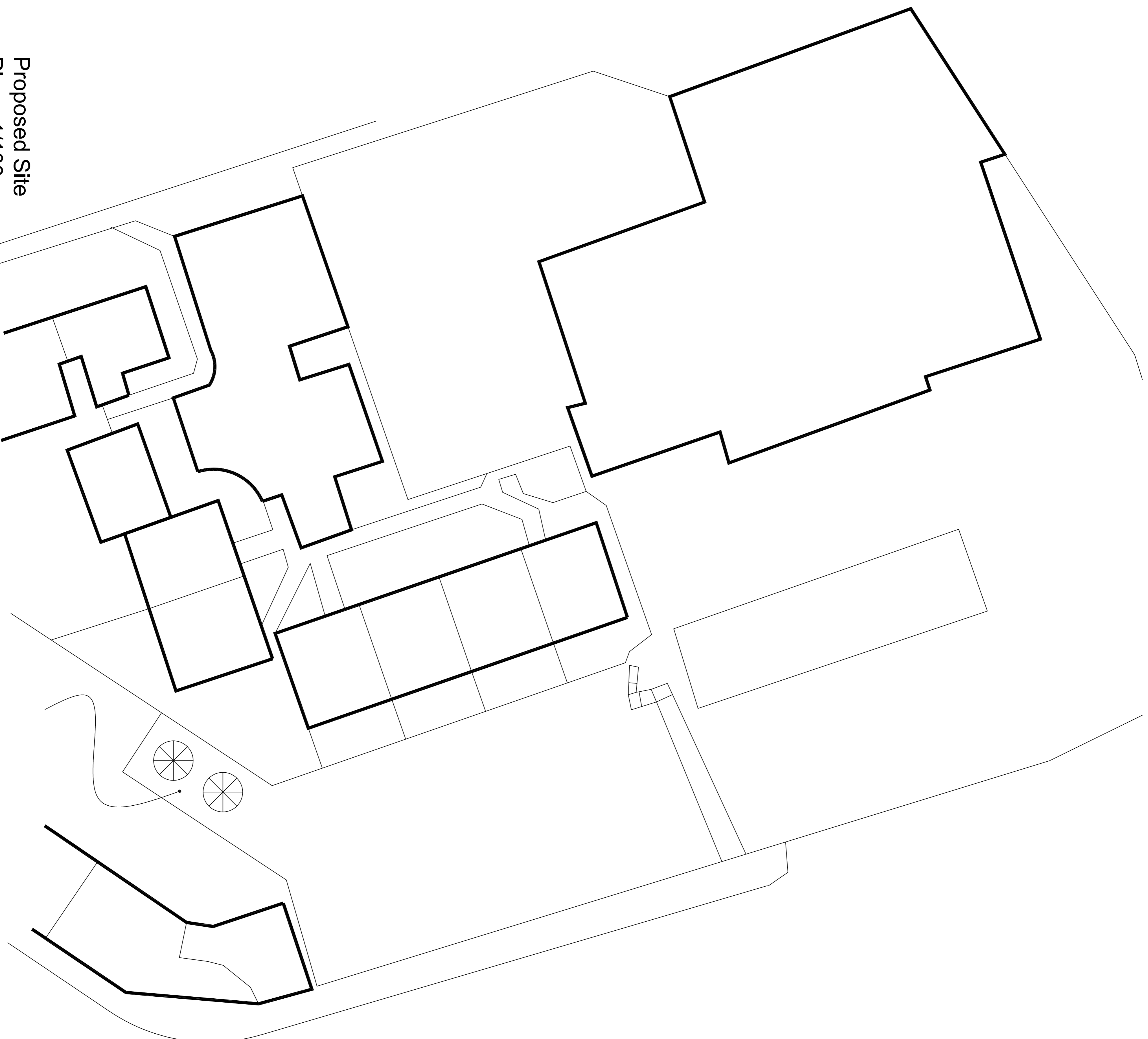
Proposed Location
Plan - 1/500



3.2 Diameter,
2.5m High
Aluminium Igloo
structure with
weatherproof
cover suitable for
4 to 10 people



Proposed Site
Plan - 1/100



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Client: Cliff Hotel

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Project No: SJC Scale:

Dwg No: P01 Rev:

Dwg Title: Proposed Pods