

Reference: 06/15/0363/F

Ward: Great Yarmouth
Officer: Miss G Manthorpe
Expiry Date: 16-07-2015

Applicant: Herring House Trust

Proposal: Proposed change of use from shop to 4 self-contained flats, rebuild and extension of rear part of building. Revised submission.

Site: 1 Beaconsfield Road Great Yarmouth.

REPORT

1. Background / History :-

- 1.1 1 Beaconsfield Road is currently an unused shop with residential accommodation at the first floor level.
- 1.2 The application is for the change of use of the building to residential units, through discussions with the agents the number of units has been reduced from four to three self-contained residential units. The application also seeks to extend the existing building.
- 1.3 A similar application was submitted and subsequently withdrawn on the 9th April 2015, there have been six other applications on the site between 1949 and 1970 although none of these are relevant to the current application. All previous applications are listed within the application file.

2 Consultations :-

- 2.1 Neighbours – There have been five letters of objection from four neighbours and a petition signed by 96 individuals. The neighbour concerns are summarised below:
 - The extension is overdevelopment, out of keeping with the character of the area and existing building and un-neighbourly.
 - The extension will have an adverse effect on the visual amenity of the area.
 - Loss of car parking.
 - The development proposed is near a junction.
 - There are already houses in multiple occupancy in the vicinity.

- Self-contained flats are not in keeping with the area.
- Likely to result in noise and disturbance to the detriment of the local residential amenity.
- Anti-social behaviour.

The petition, signed by 96 people reads as follows:

'We, the undersigned, are concerned residents who oppose the change of use to 4 self-contained flats by reason of a detrimental effect on the neighbourhood, difficulties with parking and access of traffic. Safety to pedestrians, unacceptable loss of privacy and overdevelopment of such a confined area.'

Individual comments such as over development, not suitable, no, wrong area, not suitable for this area and not a chance were also added to some signatures.

2.4 Highways – No objection.

2.5 Police Architectural Liaison officer – Thorough response received offering crime prevention advice.

3 **Local Policy :-**

POLICY 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, HOPTONON-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.

POLICY HOU16

A HIGH STANDARD OF LAYOUT AND DESIGN WILL BE REQUIRED FOR ALL HOUSING PROPOSALS. A SITE SURVEY AND LANDSCAPING SCHEME WILL BE REQUIRED WITH ALL REQUIRED WITH ALL DETAILED APPLICATIONS FOR MORE THAN 10 DWELLINGS THESE SHOULD INCLUDE MEASURES TO RETAIN AND SAFEGUARD SIGNIFICANT EXISTING LANDSCAPE FEATURES AND GIVE DETAILS OF, EXISTING AND PROPOSED SITE LEVELS PLANTING AND AFTERCARE ARRANGEMENTS.
(Objective: To provide for a high quality of new housing development.)

POLICY HOU17

IN ASSESSING PROPOSALS FOR DEVELOPMENT THE BOROUGH COUNCIL WILL HAVE REGARD TO THE DENSITY OF THE SURROUNDING AREA. SUB-DIVISION OF PLOTS WILL BE RESISTED WHERE IT WOULD BE LIKELY TO LEAD TO DEVELOPMENT OUT OF CHARACTER AND SCALE WITH THE SURROUNDINGS. (Objective: To safeguard the character of existing settlements.)

3.2 National Planning Policy:-

Paragraph 17 of the National Planning Policy Framework contains the following:

'17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both

plan-making and decision-taking. These 12 principles are that planning should:

support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)

4 Assessment :-

- 4.1 The application is a resubmission from a previous application that had been withdrawn. The current application differs from the previous application as all ground floor sleeping accommodation has been removed. The current application was amended during the application process to remove one of the proposed units reducing the number applied for to three.
- 4.2 The property is currently an unused shop with a residential flat to the first floor; the site is currently vacant. It is noted that under the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) at Class M there are permitted rights for the conversion of a retail unit to a C3 residential unit. One of the conditions regarding this change relates to an assessment of flood risk however the GPDO is a material consideration.
- 4.3 The reduction in number of residential units proposed has provided a less intense use of the site and allows for each of the bedrooms to be an adequate size, the smallest bedroom is 11.75 square metres. All of the residential accommodation proposed is self-contained with no shared facilities.
- 4.4 The extension to the property is two storey to the northern elevation and single storey to the south and west elevation. The current two storey section of the building is 1.35m from the eastern boundary. The proposed extension will extend towards the western boundary of the property an additional 3.25m giving a total two storey northern face of 4.6m. There are no windows proposed for the northern elevation. An objection is that the extension of the building is an overdevelopment of the site however given the large curtilage and the existence of the service road to the north of the site any adverse effect by the extension is mitigated. The extension as proposed would bring the western wall in line with 96 Harley Road. There is sufficient remaining curtilage at the frontage to the western boundary that the development as proposed, looked at in conjunction with the single storey extension, is not an overdevelopment of the site.
- 4.5 It is accepted that the development of the site to facilitate three dwellings would leave little usable open space however in the absence of any private open space standards this is not sufficient to refuse the application. The sustainable location of the site gives access to public open space and amenities and public transport links. Although there has been no consultation response received from GYB Services regarding bin collection there is adequate bin storage on the site. The proposed wall to the boundary of the

site to a height of 0.6m will mitigate any visual impact that is caused by the presence of bins.

- 4.6 The extensions to the existing property will alter the character although the property as it stands is not in keeping with the character of the area. The commercial appearance of the site with the single storey projection is not similar to those in the immediate vicinity. The two storey extension benefits from a parapet roof which will mitigate the impact providing a more interesting roof line than a simple flat roof. The rebuilt single storey extension removes the commercial appearance and gives a residential outlook. Neither of the extensions proposed have an adverse effect on the character of the area or the street scene. The detailing over the front doors provides a degree of interest to the fascia which is lacking in its current form.
- 4.7 Some objections have noted that the properties may result in disturbance. The three dwellings will be located within an existing housing area and any additional disturbance is not envisaged. An objector has noted that the application will house individuals through Herring House Trust, the applicants, and there may be issues associated with this. A planning decision cannot be based, in cases such as this, on who may or may not reside in a residence. The application is for the conversion and extension to an existing building which comprises a residential unit and a retail unit to three residential units of accommodation and shall be assessed as such.
- 4.8 The flood response plan submitted as part of the withdrawn application 06/14/0806/F has been read in conjunction with the current application. The environment agency did not object to the original application which included sleeping accommodation on the ground floor with no first floor access. The Local Authority did not consider the previous configuration acceptable given the risk of flooding at the site. The current application does not require sleeping accommodation on the ground floor and as such the risk has been mitigated to an acceptable standard.
- 4.9 The application site is within the urban area of Great Yarmouth, a sustainable location for residential development. Given the location the subdivision of the site to form three dwellings is not out of character with the density of the area and as such is in accordance with policy HOU17. The internal layout of the properties sufficiently mitigates the flood risk for future occupants by all properties having first floor sleeping accommodation.

5 Recommendation :-

- 5.1 Approve – The application site is within a sustainable location and the development as proposed in the amended plans is in accordance with local and national planning policy.
- 5.2 Approval should be subject to conditions that the development is built in accordance with the approved plans and the boundary walls have been constructed in accordance with the details submitted.

1 Beaconsfield Road



UPRN:



GREAT YARMOUTH
BOROUGH COUNCIL
Planning and Business Services
Enforcement

Town Hall, Hall Plain, Great Yarmouth NR30 2QF
01493 856100 enquires@great-yarmouth.gov.uk



Date: 16:09:15

© Crown copyright and database rights [2011]
Ordnance Survey [100018547]

Gemma Manthorpe
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/15/0363/F
Date: 17 August 2015

My Ref: 9/6/15/0363
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Great Yarmouth: Proposed change of use from shop to 4 self contained flats,
rebuild and extension of rear part of building. Revised submission.
1 Beaconsfield Road GREAT YARMOUTH Norfolk NR30 4JR**

Thank you for your recent consultation with respect to the above, and please accept my
apologies for the delay in responding.

Given the site's location the Highway Authority have no objection to the proposals as
outlined in the application, nor do they wish to restrict the grant of permisison.

Yours sincerely

Stuart French

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

Jill K. Smith

From: nick stacey
Sent: 03 September 2015 12:09
To: plan
Subject: Planning Application 06/15/0363/F

ACIC'D
3/9/15

Dear Miss Manthorpe , we are responding to your correspondence of 27/8/15 which appears to be a revision. We have studied the plans and can see no overall change to our concerns. We have written twice now and would like to know if this process will just keep continuing. Further to our correspondence of 27/7/15 we hope it is worth noting that the 3 proposed entrances for the building are all on Harley Road and since the address is 1 Beaconsfield Road this would also seem inappropriate and only gives us greater concern regarding the unsuitability and over development of such a small area. Can you inform us if this is the start of a new process or a continuation of the existing application. Do we need to re submit new objections as we are asking this on behalf of our neighbours?

Yours Sincerely

Nicholas & Paula Stacey.3, Harley Road Great Yarmouth Norfolk NR30 4JS

Planning Services
Development Control
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

COMMENTS
ALREADY
MADE VIA
EMAIL -
5/8/15

Dear Sir/Madam,

Application Ref 06/15/0363/F

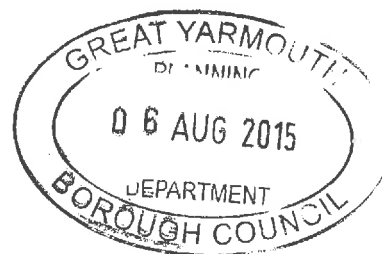
I'm writing to object to the Planning Application for 1 Beaconsfield Road, Great Yarmouth to be turned into 4 self contained flats. I really think this isn't a good idea at all as the road we live on and surrounding area has become a lovely friendly neighbourhood and the rows of town terrace houses make it a great area to live and bring up children in, I think the flats will look out of place, a complete eyesore and I feel it will represent an un-neighbourly form of development, detrimental to the amenities of the occupiers of adjoining residential property, particularly by reason of the overbearing effect. Also the property has character and would, if changed affect the visual amenity of the area as a whole. The old Northgate hospital grounds are being developed into affordable housing and a play area for children, I feel this will be enough for the area and flats will result in over development. I feel the layout and sitting, both in itself and relation to adjoining buildings, spaces and views, is inappropriate and unsympathetic to the appearance and character of the local environment.

Also I have recently been made aware that the people residing in these flats will be ex-criminals, although I am fully aware that they have a right to rehabilitation and to live a normal life in normal surroundings, I too have a right having lived in this lovely friendly neighbourhood for several years not to feel vulnerable and intimidated around my property which I feel will be the case. There is a junior school and nursery only a few hundred yards away and due to the volatile personalities of some of these people I really don't think it would be ideal for this particular area.

Please as a resident in this area and having to face this property everyday I'm urging you to reject this application.

Yours faithfully

Miss Fier
6 Harley Road
Great Yarmouth



ACK'D
28/7/15

3 Harley Road
Great Yarmouth
Norfolk
NR30 4JS

email: :

July 26th 2015

Miss J Smith
Great Yarmouth Borough Council
Planning Services
Development Control
Town all, Hall Plain
Great Yarmouth
Norfolk, NR30 2QF

Dear Miss J Smith

PLANNING APPLICATION

APPLICATION: 06/15/0363/F
PROPOSAL: Proposed change of use from shop to four self-contained flats, rebuild and extension of rear part of building. Revised submission.
LOCATION: 1 Beaconsfield Road, GREAT YARMOUTH, NR30 4JR.

Once again we wish to strongly object to the proposed planning application of 1 Beaconsfield Road Great Yarmouth NR30 4JR from its existing shop and living accommodation in to four self contained individual flats. The main reasons for our objection are as follows.

- 1) The proposed extension by reason of its size depth with & height massing would have an unacceptable adverse impact on the amenities of the properties immediately adjacent to the site and surrounding area by reason of loss of privacy and visually overbearing impact.
- 2) It would represent an unneighbourly form of development and would have an adverse impact on the neighbouring properties by reason of over development in a residential area.
- 3) The proposed development would be out of keeping with the design and character of the existing dwelling and would adversely affect the visual amenity of the area as a whole.
- 4) The proposal reduces the amount of legitimate car parking in the area to an unacceptable level and could lead to vehicles overhanging the road to the detriment of other road users and pedestrians. It is situated near a busy junction on a bus route with a bus stop nearby.
- 5) The immediate area already accommodates a high level of multi occupancy dwellings and any further increase of buildings of this type will have an adverse effect on the area and neighbourhood as a whole and would result in overdevelopment within a confined area.

This is the second application for planning permission and there has been no significant alteration to the proposed plan.

Yours Faithfully

Nicholas & Paula Stacey

Application

06/5/0363/F



Mark Lewis

4cc's

41 8115

96 Harley Rd.

Great Yarmouth.

Dear sir. I am writing this letter to you to again voice my objection to the crazy idea of converting a small dwelling into 4 flats, for ex. prisoners.

I have lived in my house with my family for thirty years, and over this time have seen this area and road go from being one of the best roads to live on in the town - to one of the worst. One of the main reasons for this downfall is 'buy to let' landlords who do not care who they rent to, as long as they get paid. This development with its obvious dangers will only add to the problems with anti social behaviour, car parking, wheelie bin problems, not to mention the problems associated with the first school on Northgate street. Allowing such a crazy development could be the final straw for Harley Road.

11 Hardy Road
Norwich
Norfolk
NR1 1JL

ACK'D
30/7/15

29th July 2015

Dear Sir/Madam

Ref: 06/15/0363/F

1 Beaconsfield Road GREAT YARMOUTH Norfolk
Proposed change of use from shop to 4 self contained flats, rebuild and
extension of rear part of building. Revised submission.

I am writing to object to the above planning proposal for the following
reasons:

- 1) Self contained flats would not be in keeping with area
- 2) The proposed development by reason of its size would have an
unacceptably adverse impact on the amenities of the properties
immediately adjacent to the site and the surrounding area by
reason of overlooking, loss of privacy and visually overbearing
impact
- 3) Parking is already problematic in the area and so additional cars
from residents/visitors to the flats would add to this and cause
possible safety issues
- 4) The site is located in a predominantly residential area where
occupiers could reasonably expect a level of amenity concurrent
with the property. The use of the property as four self contained
flats introduces a diverse element that by reason of use is likely to
result in noise, disturbance and nuisance to the detriment of
neighbors residential amenity.

Yours faithfully

Elizabeth Taylor

