

Reference: 06/21/0536/F

Ward: Gorleston

Officer: Mr R Tate

Expiry Date: 15th December 2021

Applicant: Mr A Pembroke

Proposal: Demolition of existing dwelling and erection of no.2 three storey detached dwellings with extension of existing garage to rear

Site: 60 Marine Parade, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6EX

1. Background / History :-

- 1.1 The site comprises 1250sqm and is located to the western side of Marine Parade, Gorleston. There is currently a two-storey, flat roof dwelling dating from the mid-twentieth century located on the site; it is a distinctive building, comprising a part stone-clad ground floor and mint-green rendered first floor. The application site is located within the settlement limits of Gorleston.
- 1.2 The site is irregular in shape and the frontage of the plot follows the curve of the road linking Marine Parade with Arnott Avenue. Notably larger in size than neighbouring plots, the site is bounded on three sides by roads – Marine Parade to the east, Arnott Avenue to the north, and Buxton Avenue to the west. This means the site does not follow the existing pattern of development along Marine Parade where there is a consistent building line.
- 1.3 The site lies adjacent to the No 17 Gorleston Conservation Area Extension and therefore has the potential to affect the setting of the designated heritage asset.
- 1.4 The application site is located outside of Flood Zones 2 and 3 and is not identified as being at risk to surface water flooding.
- 1.5 There is no relevant planning history on the site.
- 1.6 The application was submitted and advertised with reference made to these being “executive” dwellings, but that has since been removed as it has no bearing on the assessment and recommendation made.

2 Consultations :- All consultation responses received are available online or at the Town Hall during opening hours.

- 2.1 The original application was submitted in June 2021, and revised plans 1612/1/Rev B and 1612/2/Rev C were received in October 2021. All neighbours were notified of revised plans and consultation was for 14 days from October 7th 2021.
- 2.2 Neighbours: - At the time of writing, there have been 14 objections received as part of the public consultation process. The following issues were raised during consultation on the original plans are summarised below:

- Concerns about 2 metre high boundary wall
- Blank side elevation onto Arnott Avenue
- Should preserve existing dwelling
- Frontage not in a straight line
- Access to plot 1 could affect junction with Arnott Avenue
- Impact on Highway Safety

The following issues summarised below were raised either both in both the initial consultation and consultation on the revised plans or following consultation on the revised plans:

- 3 storeys are too tall
- Out of character
- Harmful in the street scene
- Loss of privacy (overlooking)
- Harmful to the environment
- Concerns regarding design – utilitarian / ugly / too modern
- Increase in traffic
- No reason to demolish the existing dwelling
- Over-development of the site
- Developers will make a profit
- Too many dwellings along Marine Parade have been replaced already
- Marine Parade should be made a Conservation Area to prevent the demolition of existing properties.

- 2.3 Local Highway Authority (Norfolk County Council) – no objection subject to conditions.
- 2.4 Conservation Section – general comments

The building to be demolished is a modest two-storey flat-roof structure dating from the second half of the 20th century. It is located outside the boundaries of the Conservation area and further back from the front line of Gorleston's Marine Parade. Conservation advice would be to ensure the proposal contributes positively to the existing street scene. It would be helpful to see the scale of the proposal, compare it to the height of the demolished building and surrounding built environment.

No comments have been received on the revised proposals.

2.5 Arboricultural Officer – no objection

There are a number of valuable trees upon the site; they are not worthy of being protected by Tree Preservation Order; however, they are worthy of retention. There is a yew tree hedge upon the Arnott Avenue northern boundary, a stand alone Yew tree and also a holly tree. If these can be retained/protected during the development process they would continue to contribute to the area. The tree species involved have a long retention span. According to the submitted plans the trees should not be affected by the building works anyway (possibly with the exception of the holly tree near to the garage).

3 Relevant Planning Policy –

- 3.1 At the time of this DC Committee meeting the local development plan comprises the adopted Local Plan (2001) policies and the Core Strategy (2015), but the emerging Local Plan Part 2 (LPP2) is due to be considered for adoption on 09th December 2021.
- 3.2 The NPPF states at paragraph 48 that weight should be applied to emerging policies commensurate with the progress made towards adoption. As such it is considered that significant weight should be given to the policies within Local Plan Part 2 in the determination of this application.

Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

- 3.3 Paragraph 219 of the National Planning Policy Framework (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.
- 3.4 The Saved Policies listed below 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 and are relevant to the determination of this application.
 - HOU07 - New residential development
 - HOU17 - Housing density and sub-division

Core Strategy – Adopted 21st December 2015

- 3.5 **Policy CS1:** Focusing on a sustainable future. This policy lays out a framework to achieve an environmentally friendly, socially inclusive and economically

vibrant Borough not just for those who currently live, work and visit the borough, but for future generations to come.

- 3.6 **Policy CS2:** Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Gorleston is classified within CS02 as one of the Borough's main towns and is therefore, along with Great Yarmouth, expected to accommodate 35% of growth.
- 3.7 **Policy CS9:** Encouraging well designed and distinctive places. This policy applies to all new development.
- 3.8 **Policy CS10:** Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value
- 3.9 **Policy CS11:** The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.

Local Plan Part 2 (final draft 2021)

- 3.10 The Local Planning Authority has progressed the 'Local Plan Part 2' (LPP2) through the policy examination stage. The LPP2 has received support from the Planning Inspectorate, subject to undergoing some minor modifications. Those modifications have been the subject of additional public consultation, and the LPA received the Planning Inspectorate's letter and report in November confirming the LPP2 can be adopted as part of the local development plan.
- 3.11 The LPP2 policies will replace the Local Plan 2001 and modify some policies of the Core Strategy, and they will complement the Core Strategy by adding detail to the existing more strategic policies.
- 3.12 As such, in accordance with paragraph 48 of the National Planning Policy Framework, the following draft policies are considered by Officers to be relevant and should attract significant weight in the determination of this application, as listed below:

Policy GSP1: Development Limits

Development Limits are defined on the Policies Map. Development will be supported in principle within the Development Limits.

Policy A1: Amenity

Development proposals will be supported where they protect or promote a high standard of amenity to ensure a suitable living environment in the locality.

Planning permission will be granted only where development would not lead to an excessive or unacceptable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;
- b. loss of light and overshadowing and flickering shadow;
- c. building and structures that will be overbearing;
- d. nuisance and disturbance from:
 - waste and clutter
 - intrusive lighting
 - visual movement
 - noise
 - poor air quality (including odours and dust); and
 - vibration.

Where adverse impacts on amenity are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate unacceptable impacts will be expected to be incorporated in the development.

On large scale and other developments where construction operations are likely to have a significant and long-term impact on local amenity, consideration will be given to conditions to mitigate this thorough a construction management plan covering such issues as hours of working, points of access and methods of construction.

Policy A2: Housing design principles

Proposals for new housing development will be expected to demonstrate high quality design which reflects local distinctiveness and creates attractive and functional environments.

Planning applications will be refused for housing development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account the criteria and the National Design Guide and any future local design guide/code.

Policy E4: Trees and landscape

Development will be supported where it:

- a. retains trees, hedgerows, including ancient trees and hedgerows, and landscape features which contribute significant value to the character, amenity or ecology to the locality; and

- b. takes opportunities to enhance those features and qualities, commensurate with the scale and nature of the development.

Where development may impact upon trees, planning applications should be supported by an arboricultural assessment (to BS 5837 or an equivalent standard).

Developments should include landscaping schemes as appropriate to the size and nature of the development in order to mitigate impacts on and where possible enhance the local landscape character.

Development which is either:

- c. within the Norfolk Coast Area of Outstanding Natural Beauty; or
- d. inter-visible with, or otherwise affecting the landscape or setting, of either the Area of Outstanding Natural Beauty or the designated Broads area,
- e. will be carefully controlled to avoid adverse impacts on their landscapes and natural beauty, and the enjoyment of their special qualities, including views out from those areas and the value of dark skies as part of their landscape.

Policy E5: Historic environment and heritage

In accordance with national planning policy and Policy CS10 of the Core Strategy, 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.

Development proposals within conservation areas, or in a location that forms part of its setting, should take into account the special and distinctive character of the area which contributes to its significance and have regard to the relevant Conservation Area Appraisal and Management Plan.

Non-listed buildings or structures which either make a positive contribution to the significance of a conservation area or are a non-designated heritage asset will be protected from demolition.

Proposals which involve the loss of non-listed buildings/structures which either make a positive contribution to the significance of a conservation area or are non-designated heritage assets will only be permitted where:

- a. the building/structure is structurally unsound and beyond feasible and viable repair for reasons other than deliberate damage or neglect; or
- b. all measures to sustain the existing use or find an alternative use/user have been exhausted and the building risks falling into dereliction.

In all cases replacement buildings, or any new use of the site, should preserve or enhance the character of the area and the significance of heritage assets.

Development proposals which have the potential to impact on Heritage Assets or their settings should be supported by a Heritage Impact Assessment prepared by an individual with relevant expertise. An archaeological assessment must be included with any planning application affecting areas of known or suspected archaeological value to ensure that the preservation and/or recording of archaeological remains can be secured.

Other material considerations:

National Planning Policy Framework (NPPF), updated July 2021

NPPF Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

NPPF Chapter 5 - Delivering a sufficient supply of homes. In particular NPPF Paragraph 62 - Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers²⁵, people who rent their homes and people wishing to commission or build their own homes).

NPPF Paragraph 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

NPPF Paragraph 130 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4 Local finance considerations:-

4.1 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. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. 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. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

5 Shadow Habitats Regulation Assessment

5.1 The site sits within the Blue Over 5km Zone and therefore, as per the Threshold table, no contribution is required and there is no requirement to provide a HRA as part of this application.

6 Assessment

Proposal

6.1 The application seeks the demolition of the existing two-storey flat roofed dwelling at 60 Marine Parade, and then proposes to subdivide the site and erect two, three-storey properties to replace it.

6.2 Both dwellings are proposed to be the same size – 8.2 metres in height (this compares to the existing dwelling which is 6.5m in height) with footprints of 18.8 metres by 8.4 metres. The dwellings would be 4 / 5 bedroomed properties respectively.

6.3 The proposed dwellings use a more contemporary material palette than the existing dwelling, making use of white silicone rendered panels, Camtech Bromo grey bricks and black aluminium casement windows.

6.4 Plot 1 will retain the existing vehicular access off Buxton Avenue with a pedestrian access to Marine Parade. Plot 2 has its vehicular access to the front, with a pedestrian access to Alder Avenue.

6.5 The dwellings are stepped to reflect the curve of the road.

6.6 The main issues in the assessment of this application are:

- Principle of development
- Design
- Heritage impacts
- Amenity
- Highways, access and parking
- Landscape and ecology

Principle of Development

6.7 The application site is located within the development limits for Gorleston and seeks the erection of 1 net new dwelling. Within Gorleston (which along with Great Yarmouth is expected to account for 35% of new development as per policy CS2) the principle of new residential development is considered acceptable.

6.8 Being located within Gorleston, the site is located within walking distance to a range of shops, services, amenities, and employment. There also a bus stop

35 metres distance away from the site. Therefore, there would not be a total reliance on the private motor vehicle and the development would be located in a sustainable location, meeting the aims of paragraph 8 of the NPPF and Core Policies CS01 and CS02.

- 6.9 The proposal seeks to sub-divide the site, increasing the density of development. Saved Policy HOU17 resists sub-division of plots where it would be likely to lead to development out of character and scale with the surroundings. In this instance, the sub-division of the plot would replicate the density of the two dwellings to the north of the plot – 23 Buxton Avenue and 59 Marine Parade.
- 6.10 The principle of subdividing the site and providing 1 net additional dwelling is therefore acceptable subject to being able to demonstrate compliance with other policies within the development plan.

Design

- 6.11 Marine Parade has a prestigious sea front position with the properties overlooking the cliff edge and the dwellings in this part of Gorleston are comparatively larger in scale and reflect a mix of architectural styles. A number of recent proposals have been approved for more contemporary designs – for example at nos. 45 and 50. Policy CS09 seeks a high standard of design and emerging LPP2 Policy A2 states that contemporary architecture should not be prohibited but should be related to the local identity.
- 6.12 These are consistent with NPPF paragraph 130 which expects proposals to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). The importance of achieving good design that respects and acknowledges local character, and innovates where appropriate, is reiterated in the NPPF paragraph 134, which states that “significant weight should be given to proposal which help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”... and furthermore, supports refusal of applications which fail to do so: “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.”
- 6.13 Marine Parade is predominantly characterised of detached dwellings consisting of two/two and a half stories with pitched roofs, although it should be noted that Marine Parade does not exclusively consist of these types of dwellings and

there are examples of flat roofed properties on Marine Parade – including the current dwelling on the site. When considering the appropriateness of flat roofs on new dwellings in this area, careful consideration has to be given to the integration of the proposal into the area and the impact of the bulk and scale on the setting of the Conservation Area. A well-integrated proposal could contribute to the local distinctiveness of the area.

- 6.14 The existing dwelling is unique, being a two-storey flat roof dwelling. It is set back further than the main building line of Marine Parade and is noticeably lower in height. The dwelling does have its own character and contributes to the setting of the Conservation Area by way of its unique appearance. However, the rear appearance - from Buxton Avenue – is poor and lacks visual connection with the surrounding area. This is mostly because of the unattractive fenestration, amount of horizontal mass and lack of active façade to the rear. The proposal therefore provides an opportunity to provide an improvement in this respect.
- 6.15 Negotiations have taken place to overcome concerns with the initial scheme. Effort has been made to ensure that the dwellings can be successfully integrated into the street scene and be in keeping with the character of Marine Parade. Of the revisions made since first submission, the most notable are the revised positioning on the plot (creating the incremental stepping effect), changes to side elevations to ensure more of an active frontage to Arnott Avenue, and revised a revised material palette to secure more differentiation between the proposed dwellings.
- 6.16 The proposal as revised now includes active facades to both Marine Parade and Arnott Avenue. This ensures that the dwellings comply with CS09 C which seeks to ensure that developments “Promote positive relationships between existing and proposed buildings, streets and well-lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime”. It also accords with emerging policy A2 from the Local Plan Part 2 which states “Houses should effectively turn corners at street junctions to avoid blank walls and nonactive frontages.” The inclusion of a side entrance / door facing Arnott Avenue as well as the inclusion of windows on the northern elevation helps to prevent non-active frontages.
- 6.17 The proposal is also considered to represent an improvement to the Buxton Avenue street scene (west / rear elevation), by using the mix of materials, forms and modelling, resulting in an enhancement compared to the bland existing rear elevation. It is also considered important that vehicular access to Plot 1 continues from Buxton Avenue, to provide the sense of activity and natural surveillance, even if the temptation is to orientate the interior eastwards towards the sea.

6.18 The proposed dwellings will have an additional storey and will be 1.7 metres taller than the existing dwelling. The additional height will be noticeable because the existing dwelling is only two storeys, but the principle of a three storey, flat roofed dwelling is considered acceptable in this location because the majority of dwellings are two-storeys with pitched roofs, some with gables and almost-vertical rooflines such as those of greater mass opposite, on the north side of Arnott avenue / Marine Parade, so it is considered the additional height will not appear incongruous.

6.19 The site is somewhat unusual due to it being bounded on three sides by roads and the existing dwelling sits halfway between the building line of the dwellings on Marine Parade and Buxton Avenue. The proposal seeks to make this step back more incremental, with Plot 1 stepping back from no.61 Marine Parade, and Plot 2 stepping back further following the curve of the road, lessening the impact of the additional dwelling on the site and making integration of the two dwellings more sympathetic to the relationship of dwellings to the public realm. In this respect the proposal is beneficial in replacing the existing dwelling.

6.20 The proposal utilises a more contemporary material palette than the existing property, which appears dated and of its time. The improvement in terms of materials, including their mix and implementation, would be considered to provide an improvement to the setting of the Conservation Area.

6.21 Core Policy CS09 A requires that developments respect the forms, materials and massing of the surrounding built environment, but given the existing dwelling design this should be viewed as a principle rather than any requirement to copy existing forms. The proposal should then be viewed with more emphasis on innovation within the parameters of the surrounding environment; the proposal has provided a similar scale, height, building width and set back from the road / building line as is the case at neighbouring dwellings, and is therefore considered to be in keeping with the surrounding built context, whilst being of an innovative appearance which is reflective of recent developments along Marine Parade.

6.22 The plans show a boundary wall of 1.5 metres in height with indicative planting behind. Given the surrounding boundary treatments this is considered acceptable. It is recommended to condition a scheme of hard and soft landscaping on the grant of any approval given the prominent location of the plot.

6.23 The proposal is a modern design, and the revised plans provides a more successful integration into the area which could contribute to the distinctiveness of Marine Parade. The proposed materials and modelling should mitigate the

increase in height. The proposal is therefore considered to comply with CS09 and Emerging Policy A2 with respect to design.

Impact on heritage assets

- 6.24 The site lies 40 m to the west of the No 17 Gorleston Conservation Area Extensions (the boundary of which runs along the eastern boundary of Marine Parade), which is a defined heritage asset. There are no intervening buildings between this site and the conservation area. The decision maker has a duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure there is special attention paid to the desirability of preserving or enhancing the character or appearance of that area.
- 6.25 Furthermore, the NPPF requires any harm to the setting and character and appearance of the designated heritage asset to be quantified, and for any permission to be granted where there is harm it should be outweighed by public benefits.
- 6.26 In this instance, the existing dwelling is considered a quirky and characterful presence along Marine Parade but is not considered to contribute positively to the setting of the Conservation Area, and as such the demolition is considered to have a neutral effect on the setting. Notwithstanding the increased height, the proposed dwellings provide a favourable alignment to Marine Parade, and the innovation of the new design suggests that the Conservation Area will be enhanced by contemporary architecture in its setting. Overall, it is considered by Officers that the impacts on the Conservation Area will be at worst neutral or even positive by virtue of the new design, and in that case it would be unnecessary to quantify 'public benefit'.
- 6.27 However, noting that design and aesthetic assets can be viewed from different perspectives, Officers suggest that if Members were minded to take an opposing view, in that either the existing building was of unrecognised heritage value and/or the new design was in fact detrimental to the setting of the Conservation Area, then there would be a degree of 'less than substantial' harm caused to the setting of the Conservation Area. In that case, Officers advise that the degree of harm is very low on the scale of 'less than substantial harm' and the public benefits needed to outweigh the harm would need to be correspondingly low. In this case, there are benefits from the short term jobs created during construction, from a level of investment being made in the local area from the income that another household brings, and from the small contribution towards providing new housing and maintaining housing land supply. These benefits are considered modest but sufficient to outweigh any harm that might be identified to the designated heritage assets.

6.28 Core Strategy policy CS10 and emerging LPP2 policy E5 both require the Conservation Area to be conserved and enhanced. Policy E5 will preclude demolition of non-listed buildings which make a positive contribution to the significance of a conservation area, but the policy is primarily focussed on developments within conservation areas and in any case the existing dwelling is not considered to make a positive contribution in its current form, nor is it a 'non-designated' heritage asset.

6.29 As described above, it is considered that the ambitions of policies CS10 and E5 are met through the improved or neutral impact on the setting of the conservation area, and by making a positive contribution to the local distinctiveness of the area.

Amenity

6.30 As the new properties are to the north of existing dwellings on Marine Parade and Buxton Avenue, there are no concerns with respect to loss of daylight / overshadowing. The similar plot footprints and the separation distances and intervening garage to the south prevents a sense of overbearing development or overdominance, notwithstanding the increased height. Being positioned to the side, of the closest properties there remains adequate outlook for all the closest neighbours.

6.31 Concerns have been raised during the public consultation process with regards to overlooking of neighbouring properties as a result of the increase to three stories. It is recognised that the increased elevation would alter the viewing angle, but given the distance and relationship with neighbouring properties, and taking into account the existing level of overlooking given the density of the area, the proposal is not considered to represent a significant increase in overlooking from active windows compared to the existing situation.

6.32 However, Plot 1 introduces a tall 3-bay-wide full height south-facing 2nd floor window, which would overlook neighbouring gardens and appear very intrusive if a normal glazed window were used, but this is designed to serve the stairwell and landing only. The same technique is used on the north elevation of Plot 2 facing properties on Arnott Avenue, where the gardens are mostly between the two dwellings. As a design feature these windows add interest to the elevation and reduce the sense of horizontal mass, albeit possibly at the expense of increasing the sense of verticality, but their role is primarily functional. It is considered reasonable and necessary, and architecturally feasible to expect these to be obscure glazed without compromising the design, to be secured by condition.

6.33 In the interests of protecting amenity, all ensuite and bathroom windows will be required to be obscure glazed too.

6.34 The Juliet style balconies shown to be used on the second floor on the rear (west) elevations should not result in additional overlooking compared to a regular window.

6.35 However, at first floor level both rear (west) bedrooms show full height windows; however, given the distance to the bungalows on Buxton Avenue, the level of overlooking is not considered to result in significant adverse harm to neighbouring amenity.

6.36 The existing property has a large balcony on the front elevation above the projecting front extension, positioned immediately adjacent the boundary with no.61. Due to the location of this, this offers views both into the rear garden of no.61 but also into the rear of properties fronting both Marine Parade and Buxton Avenue. The proposal in this application also includes balconies, on the east elevation at both first and second floor levels. However, given the revised position of Plot 1 further forward on the plot, combined with the position of the larger balcony being on the furthest half of the elevation, and the use of 1.8m tall screens on the southern side of both balconies (to be opaque by condition), this should result in a reduction in overlooking compared to the existing situation.

6.37 The dwellings would provide an amount of internal living space which would exceed the minimum requirements outlined in national guidance for a dwelling of this size. Moreover, each plot has a sizable private garden area(s) of suitable size and comparable with neighbouring plots. As such the proposed dwellings should provide high levels of amenity for future residents – in line with emerging policy A1 and core policy CS09.

Highways Impacts

6.38 Neighbours raised concern that the proposal could give rise to highway safety concerns, particularly with concerns about the access to Plot 2 and its relationship with the junction with Arnott Avenue. Plot 2 provides an integral garage with two spaces in front accessed off Arnott Avenue.

6.39 Parking to plot 1 will utilise the access off Buxton Avenue. The existing double garage will be extended slightly and the kerb dropped to provide space for 3 cars off the highway.

6.40 Both properties have sufficient parking and visibility around the accesses. The Local Highways Authority (Norfolk County Council) have been consulted on the application and raised no objection subject to suitable conditions.

Biodiversity Measures

6.41 The site is located within the Blue 5km+ Indicative Habitat Impact Zone, and although the application proposes the net introduction of 1 new dwelling, a shadow template HRA and HMMS contribution are not required.

6.42 Each dwelling will have two swift terrace boxes affixed to their walls. These will provide nesting opportunities which are not present on the site. These nesting opportunities are considered suitable and sufficient enough for the application to comply with CS11 when taken alongside the possibilities for improved planting.

6.43 As discussed earlier, it is recommended to condition a landscaping plan for the site. This will ensure that the dwellings provide suitable planting to suit the street-scene but will also provide biodiversity opportunities.

6.44 A tree protection plan shall be required to set out measures for preserving notable trees and hedges within the site during both demolition and construction.

6.45 The County Ecologist was consulted on the application, but no response has been received. However, the measures which have proposed and can be secured by way of condition will ensure that the application complies with CS11.

7 The Planning Balance:-

7.1 The proposal offers a net increase in dwellings with suitable access, infrastructure and generous amenity provision for both, in a manner consistent with the density and siting found in the local area; the principle is therefore acceptable.

7.2 Although the existing dwelling has interest from its unusual form and period construction, the site offers no value to the setting of the nearby conservation area and the loss of the dwelling is not detrimental. The replacement dwellings offer an innovative and contemporary design which responds to the site constraints and the revised plans provides a more successful integration into the area which could contribute to the distinctiveness of Marine Parade. Concerns about the layout and materials mix of the proposal have been sufficiently overcome and the proposal would contribute to the character of Marine Parade and positively enhance the setting of the conservation area.

- 7.3 No significant impacts on neighbouring amenity have been identified, and in some respects the designs reduce the impact on neighbours, whilst considerate precautions will be taken through conditions to ensure protection of neighbour amenity where concerns may remain.
- 7.4 Overall, therefore, the proposal is considered to be acceptable and where any harm to designated heritage assets is identified, this is considered minimal and the small range of public benefits are considered to outweigh those harms.

8 Conclusion and Recommendation

- 8.1 The application is considered to comply with saved policies HOU07 and HOU17 from the Borough-Wide Local Plan, Core Policies CS02, CS09 and CS11 from the adopted Core Strategy and emerging policies A1, A2, E4 and E5 from the Local Plan Part Two (Final Draft).
- 8.2 Therefore it is recommended to **Approve** the application subject to the conditions raised in the report.
 - 3-year time condition
 - In accordance with plans
 - Construction management plan
 - All demolition materials removed prior to commencement of new dwelling
 - All materials and samples thereof to be agreed (at DPC level)
 - Construction of new access (TRAD 3)
 - Restriction of access to only those approved
 - Widening of existing access
 - Access / parking levelled, surfaced and drained
 - Removal of PD rights for extensions, further windows, and outbuildings
 - Removal of PD rights to convert the roof of the rear elevation family room to a useable balcony
 - Bathroom & Ensuite windows to be obscure glazed
 - Full height 2nd floor stairwell windows to be obscure glazed
 - No use of the southern elevation balconies without the 1.8m tall opaque screens being installed first
 - Bird boxes to be installed prior to occupation
 - Landscaping plan to be submitted

And any other conditions considered appropriate by the Development Manager.

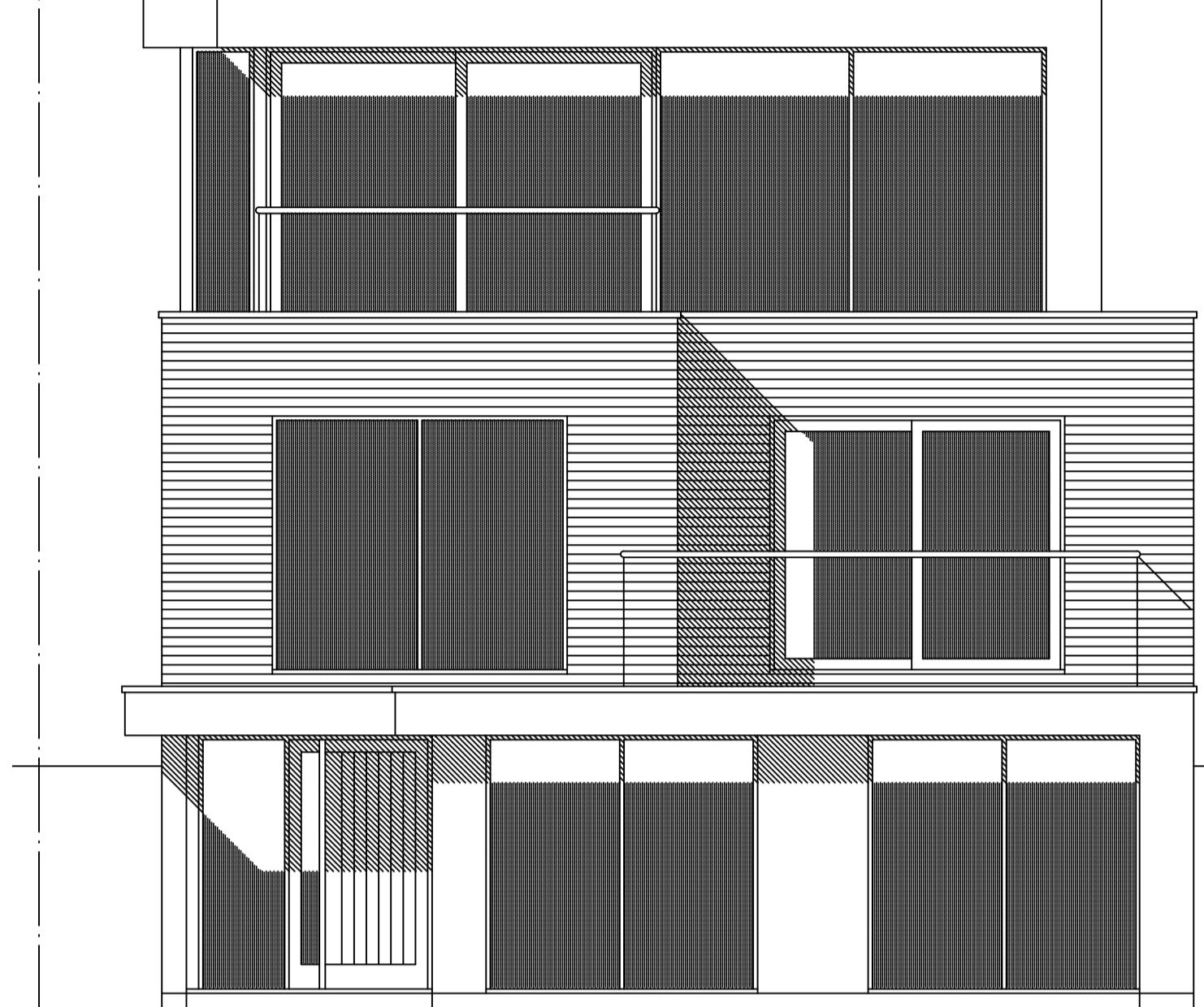
Appendices:

1. Plans – Location plan and composite plans

PROPOSED DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 2 EXECUTIVE DWELLINGS.

60, Marine Parade, Gorleston-on-Sea, Great Yarmouth, NORFOLK.

Planning Drawing.

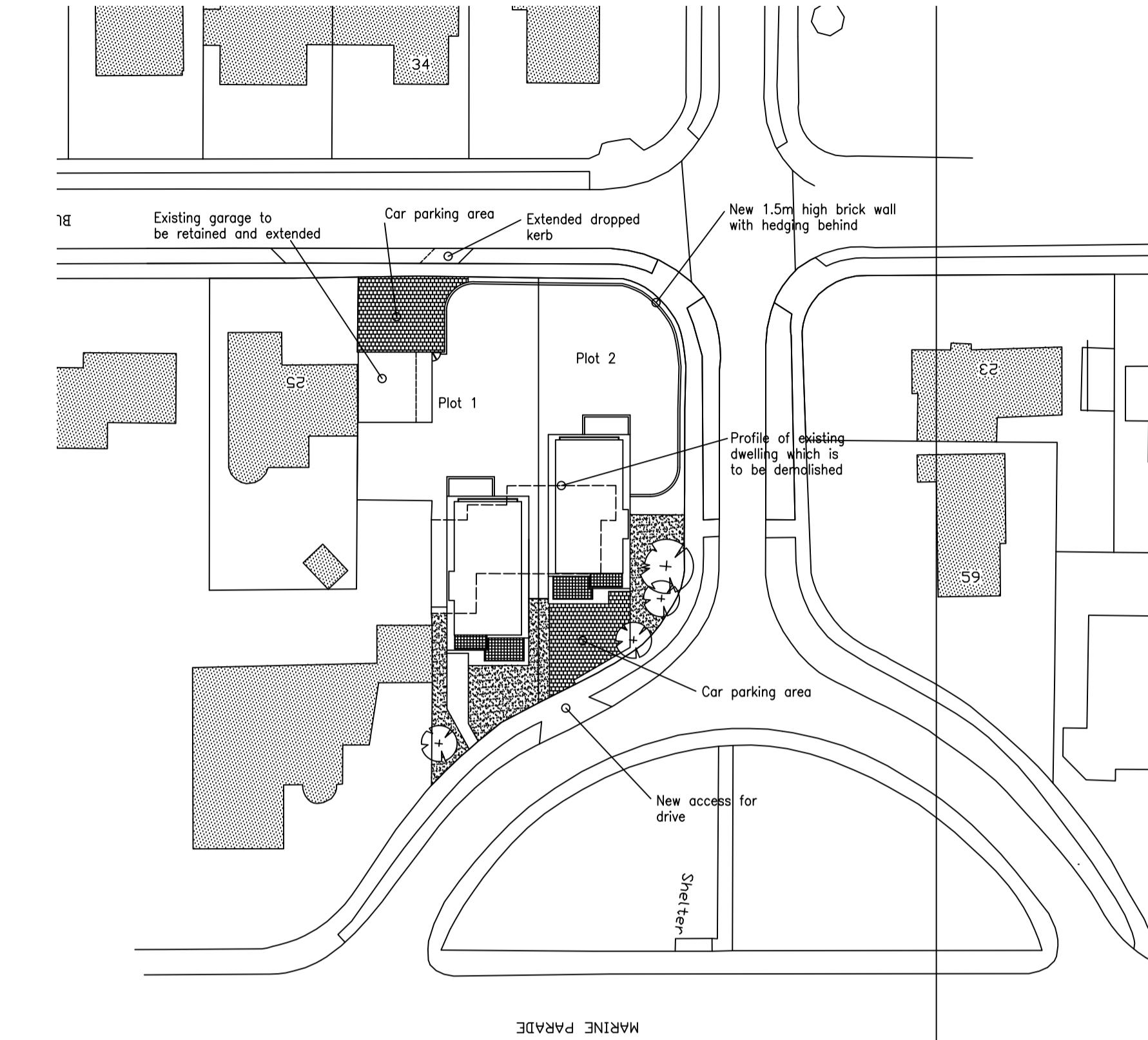


FRONT ELEVATION - Plot 1
1:50



FRONT ELEVATION - Plot 2
1:50

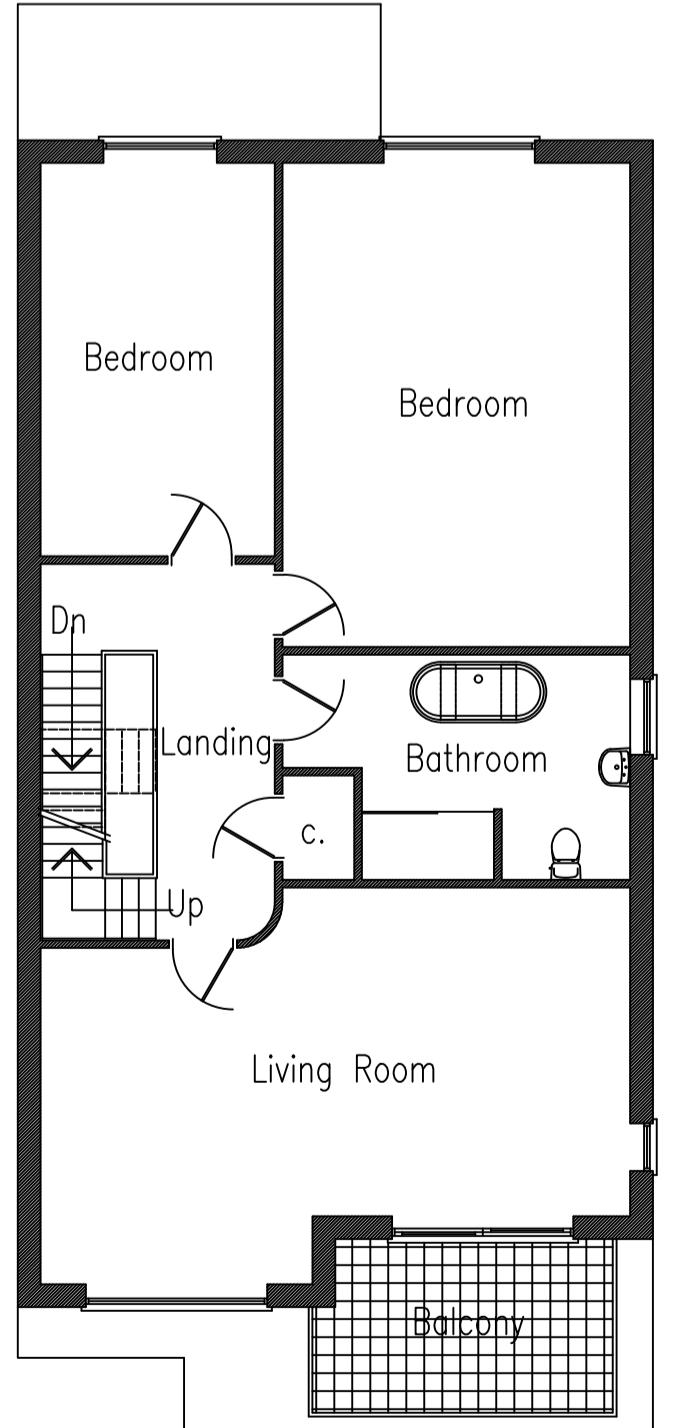
MATERIAL SCHEDULE
Rendered panels will be white silicone textured render;
All face brickwork where shown will be Camtech Bromo grey brickwork;
All casements to be black aluminium casements with black glass.
Garage doors to be black roller shutter type;
Balcony will be polished aluminium handles with bride colour glass;
Garden wall will be Camtech Bromo grey brickwork 1.5m high, capped with blue engineering bricks, backed by a privet or similar hedge;
Driveways to be resin permeable construction.
All dpc's will be set 150mm above ground level.



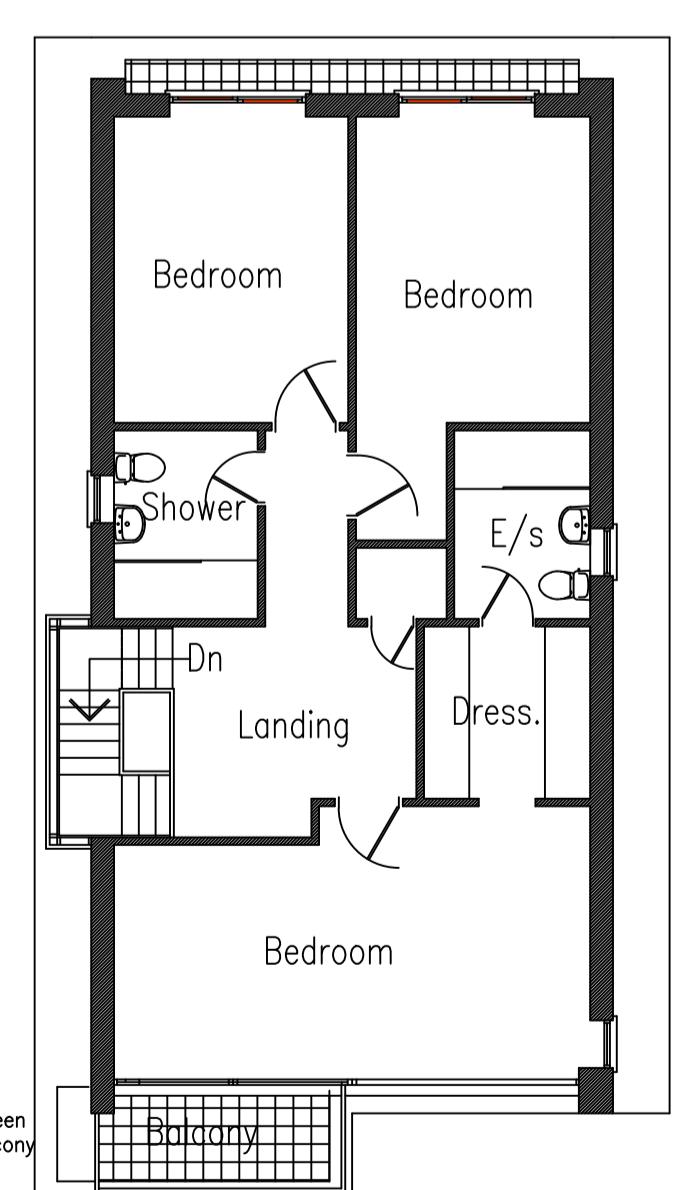
DWELLING PLOT 1



Ground Floor Plan
1:100

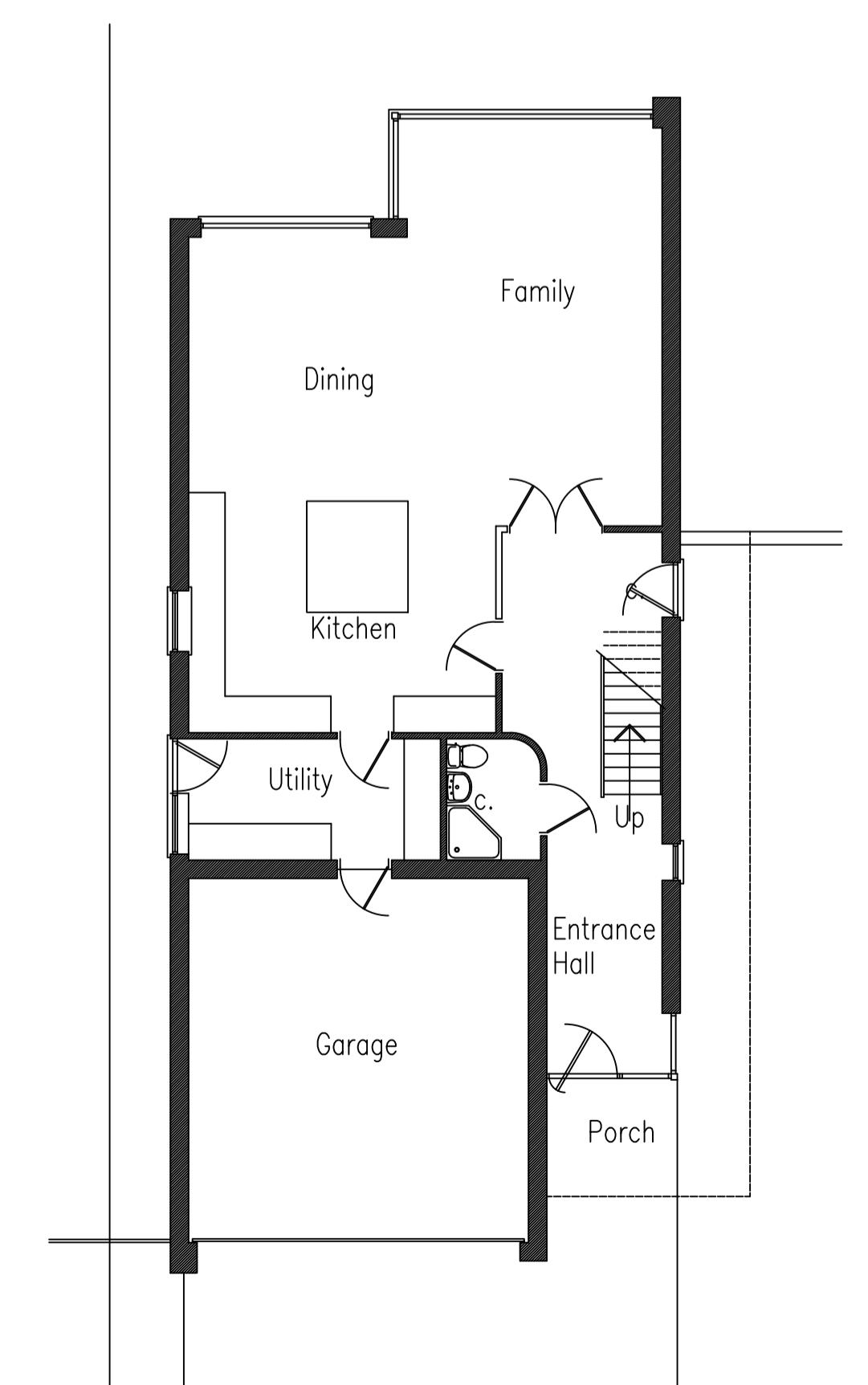


First Floor Plan
1:100

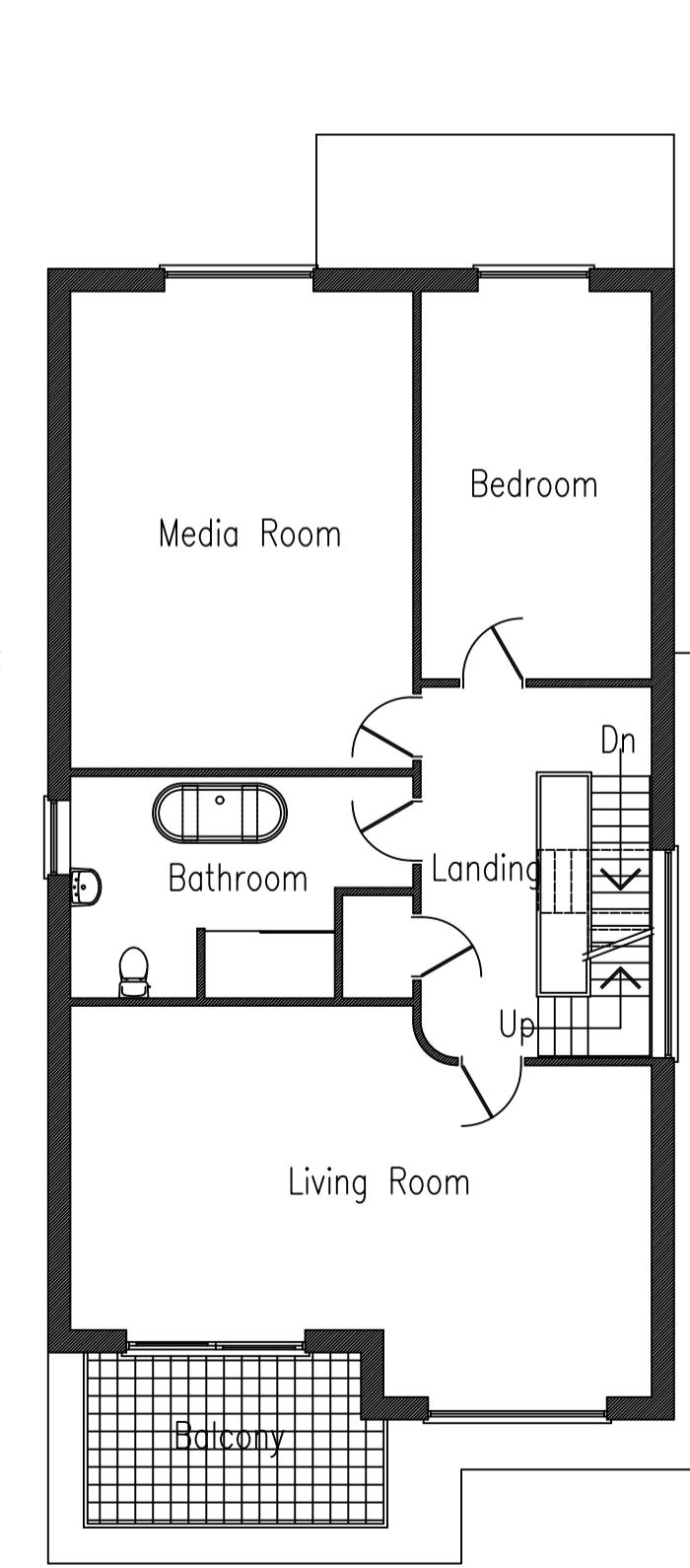


Second Floor Plan
1:100

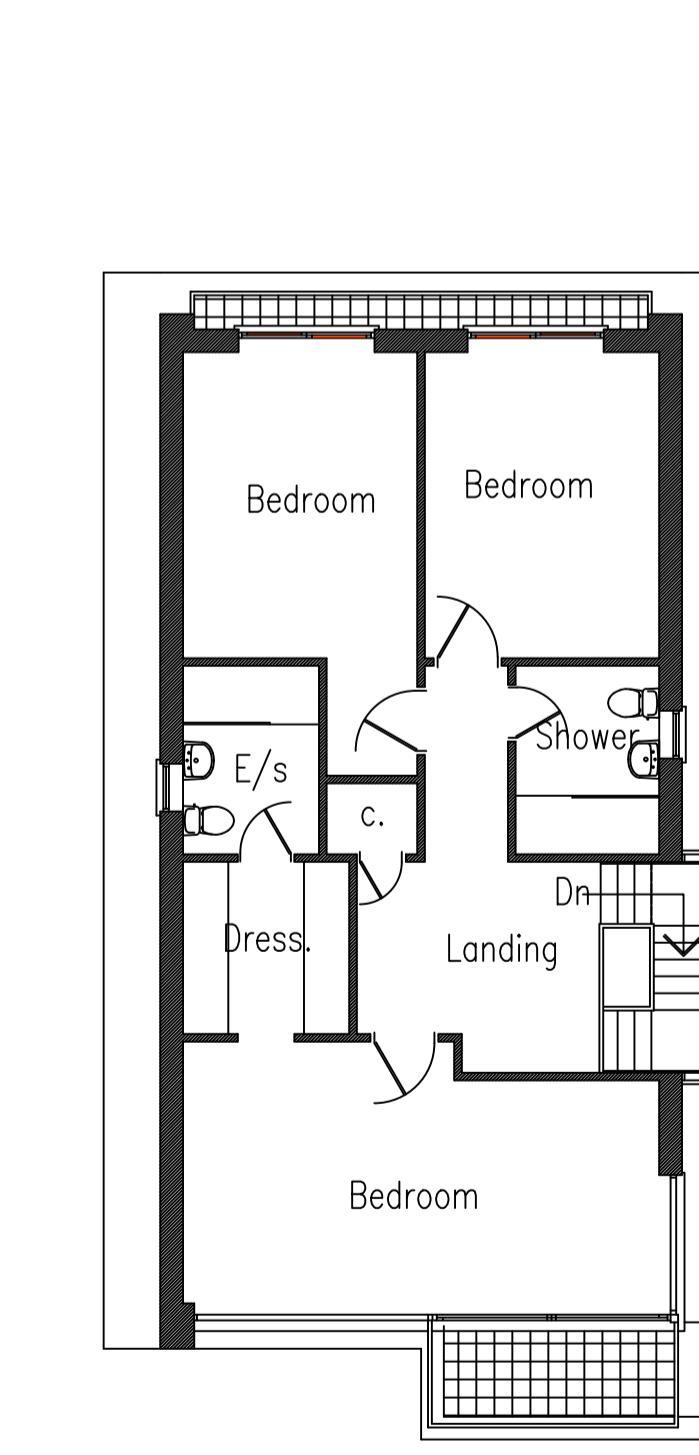
DWELLING PLOT 2



Ground Floor Plan
1:100



First Floor Plan
1:100



Second Floor Plan
1:100

GENERAL NOTE
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Andrew Middleton

23, Regent Street,
Great Yarmouth
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Tel. (01493) 858611

Project
Demolition of existing dwelling and construction of 2 detached executive dwellings.
60, Marine Parade, Gorleston-on-Sea, NORFOLK. Planning Drawing

Client
OAKVILLE HOMES LTD.

Scale
1:50 1:100

Date
June 2021

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All dimensions given are in millimetres and may be varied slightly to suit site conditions. Any major discrepancies to be reported to the Designer.

Dwg no.
1616/1

Revision
Rev.A(July'21) Side window from master bedroom removed (Plot 1).
Rev.B(Oct.'21) Revisions to elevations and site plan

PROPOSED DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 2 EXECUTIVE DWELLINGS.

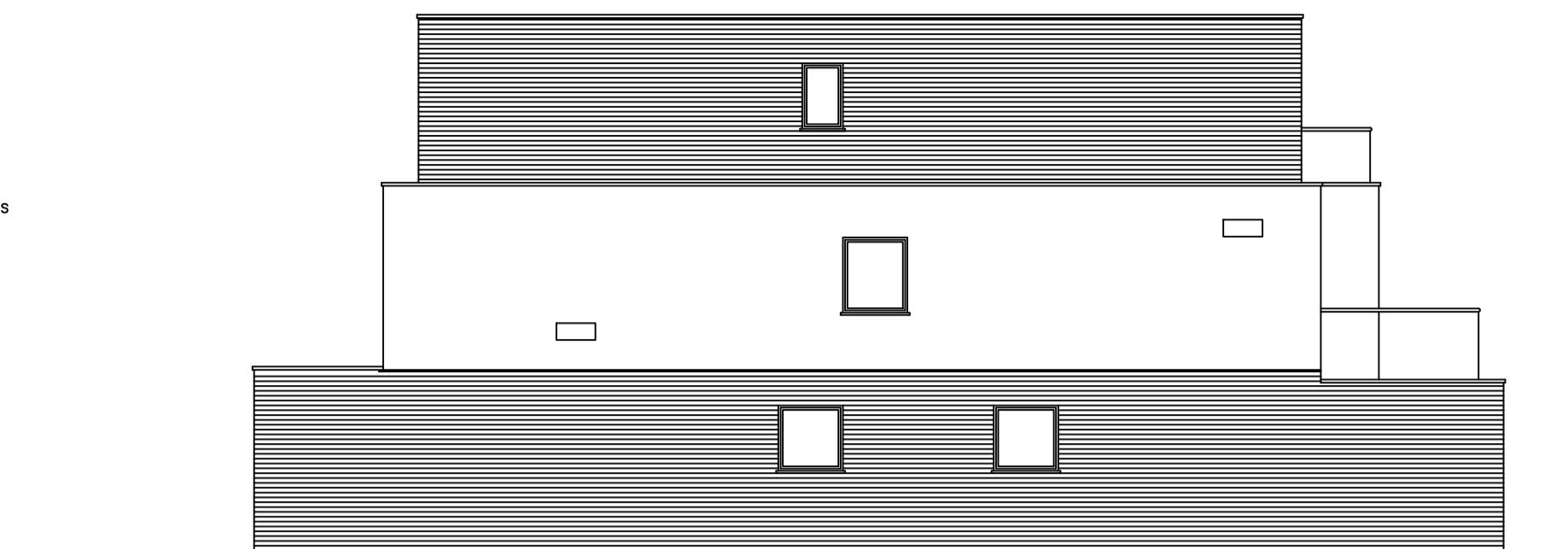
60, Marine Parade, Gorleston-on-Sea, Great Yarmouth, NORFOLK.

Planning Drawing.

DWELLING PLOT 2



North Elevation
1:100

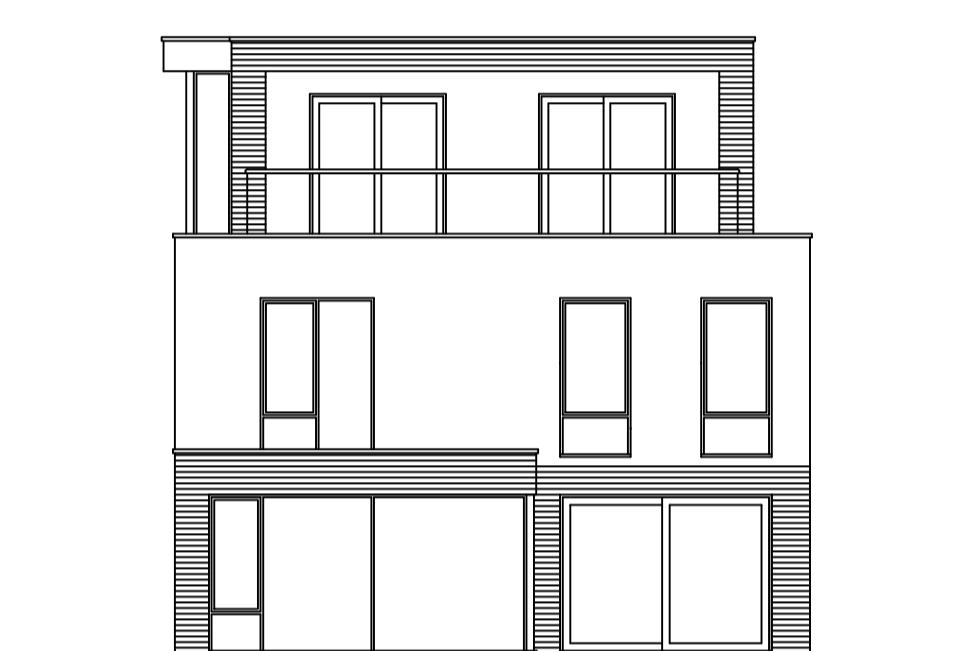


South Elevation
1:100

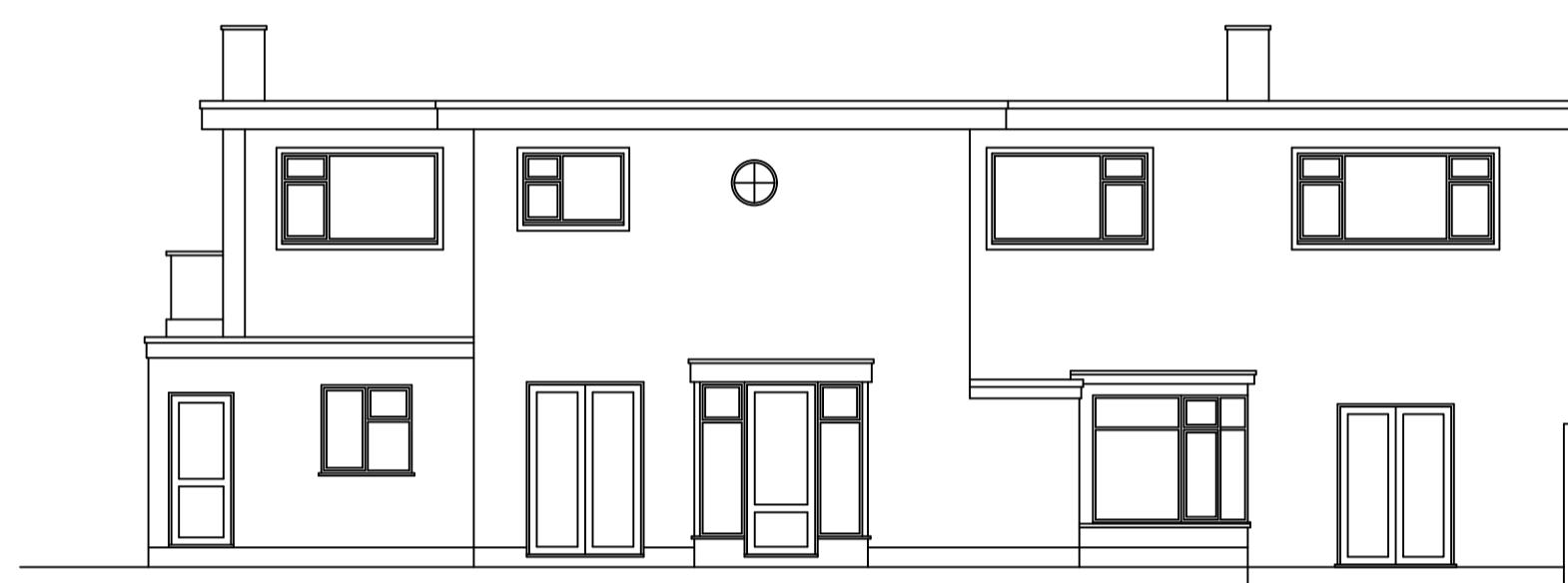


Proposed Street Elevation
1:200

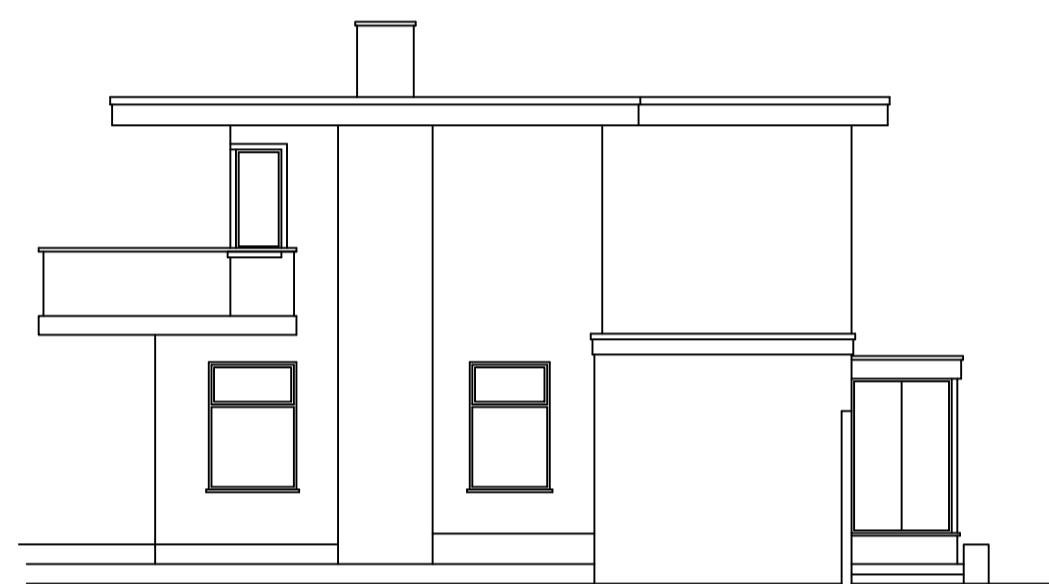
Existing Street Elevation
1:200



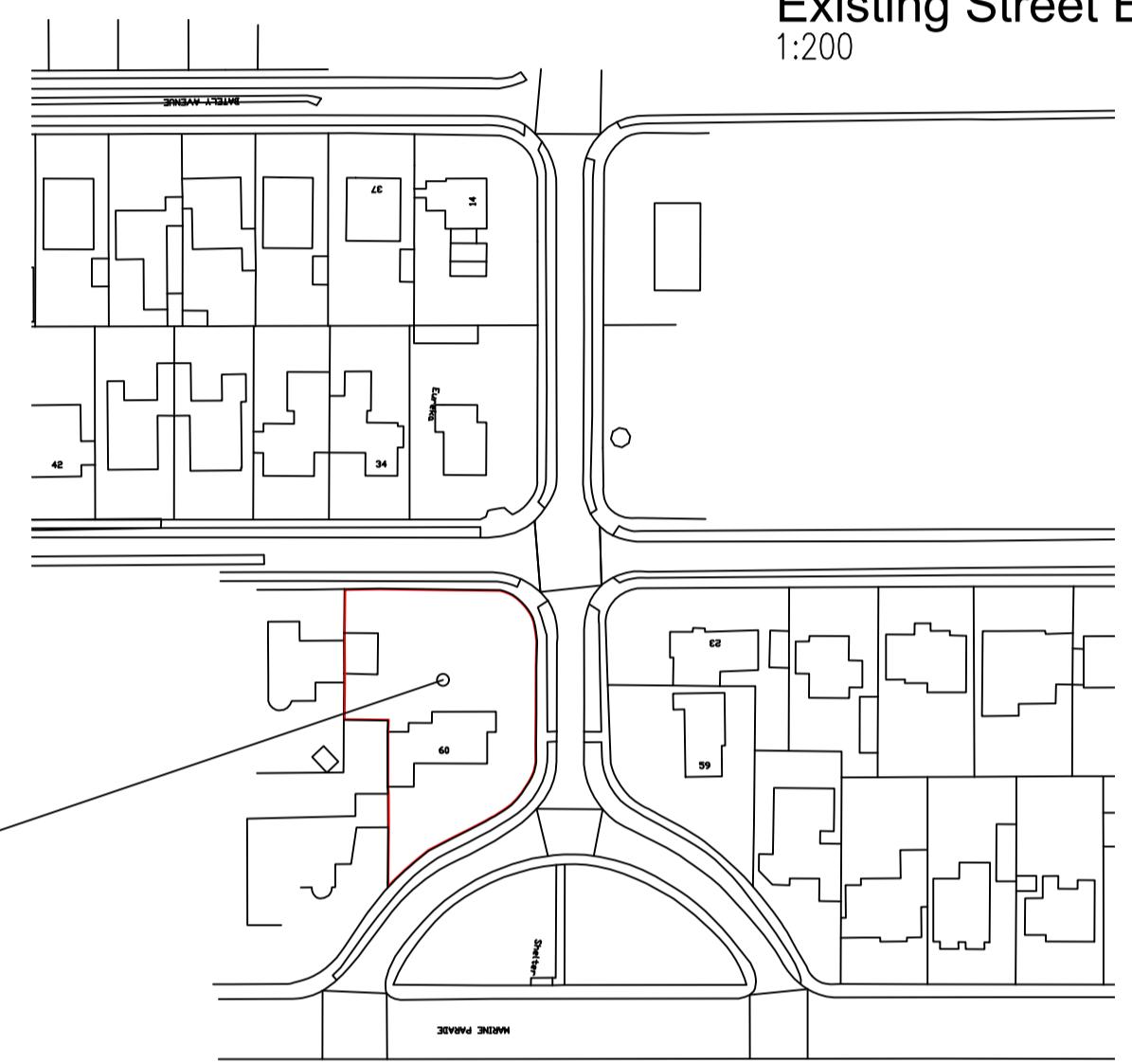
West Elevation
1:100



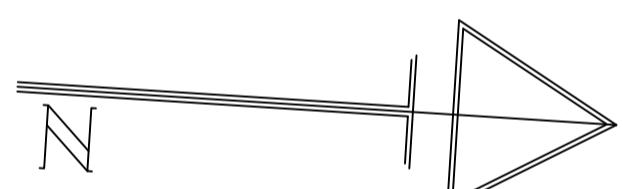
Existing West Elevation
1:100



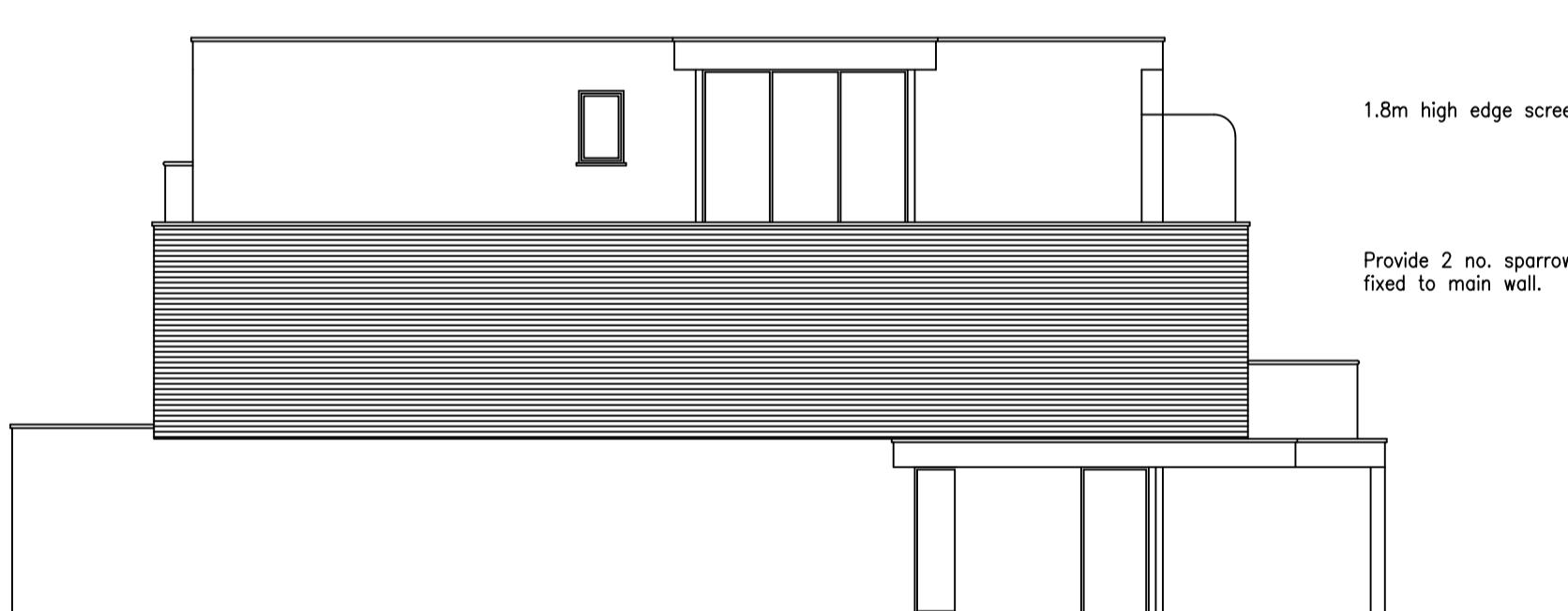
Existing North Elevation
1:100



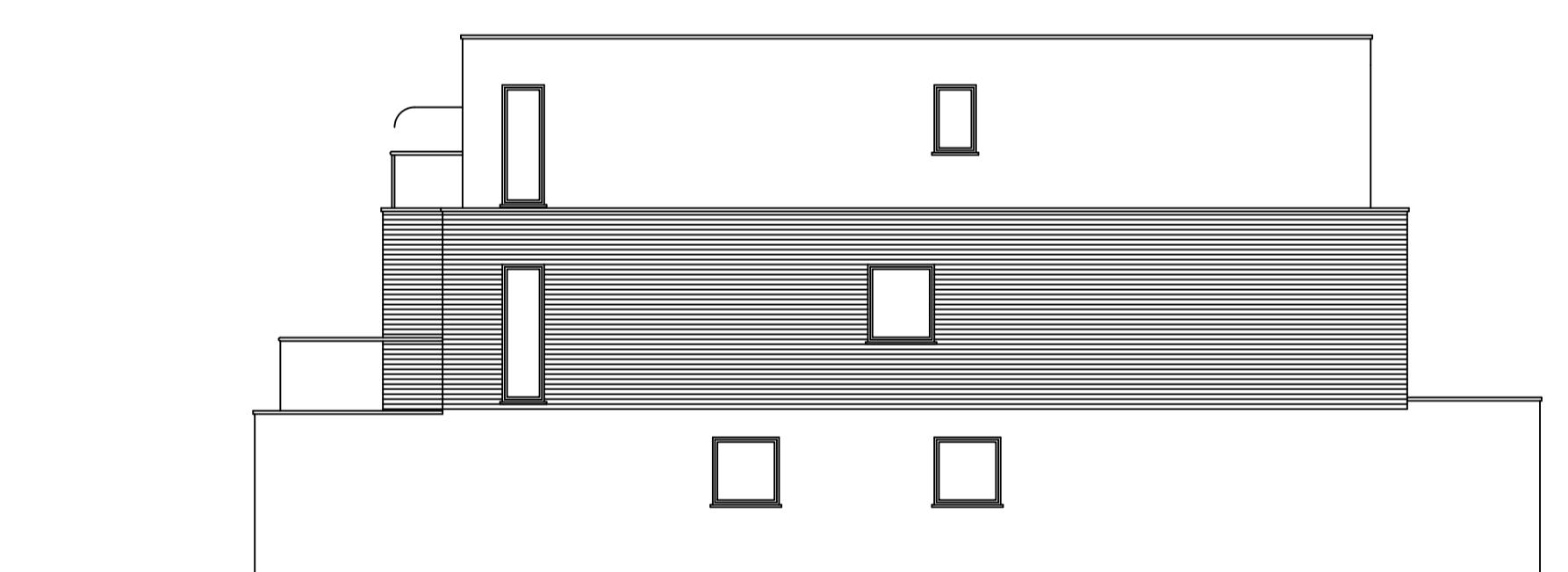
Site Location Plan
1:1250



DWELLING PLOT 1



South Elevation
1:100

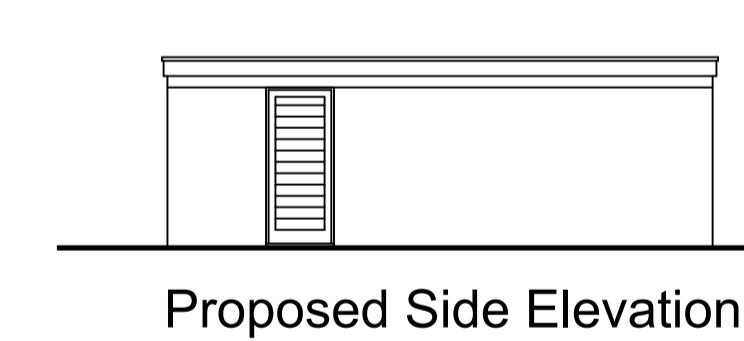


North Elevation
1:100

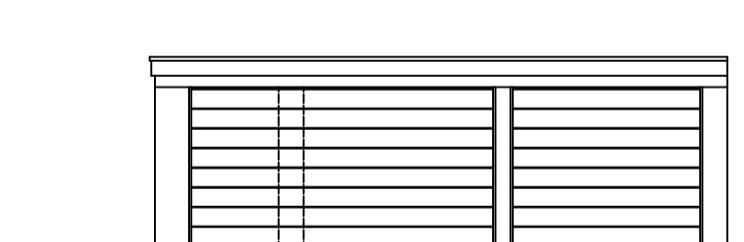


West Elevation
1:100

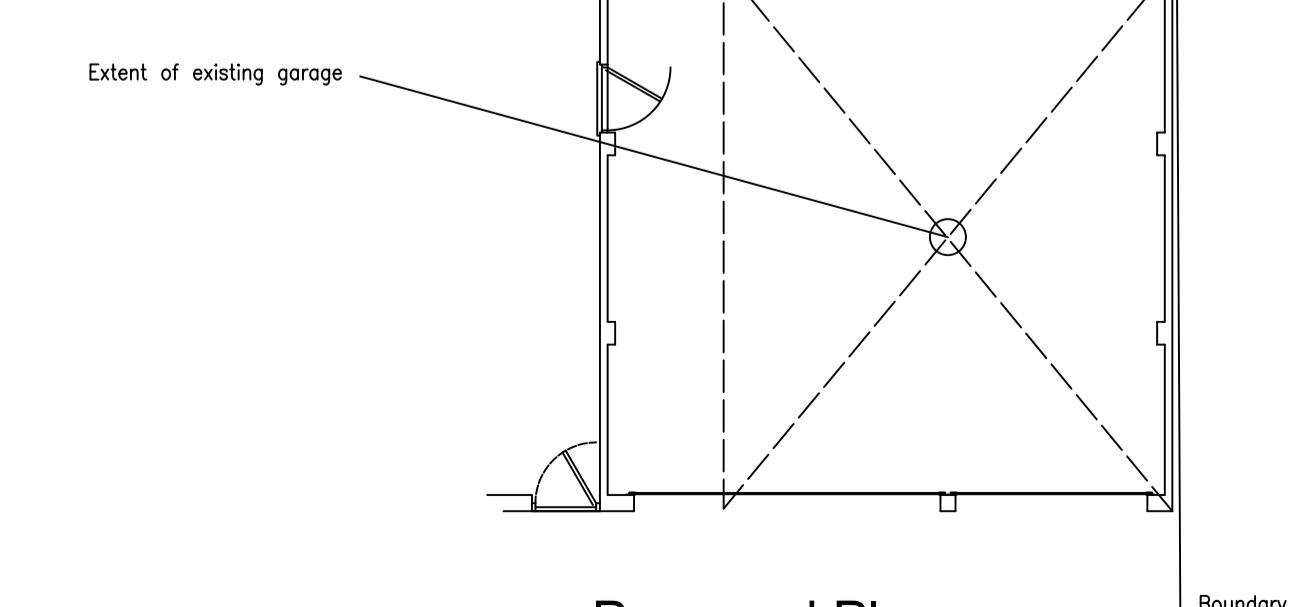
Garage Plot 1



Proposed Side Elevation
1:100



Proposed Front Elevation
1:100



Proposed Plan
1:100

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Dwg no.

1616/2

Revision Rev A (July '21) / Elevation labelling corrected.
Rev B (July '21) / Edge screen to 2nd floor balcony
Rev C (Oct '21) / Revisions to elevations and site plan