

Reference: 06/21/0684/F

Ward: Gorleston

Officer: Mr R Tate

Expiry Date: 9th February 2022

Applicant: Mrs Millar

Proposal: Proposed demolition of existing dwelling and erection of a similar style dwelling with modern features

Site: 2 Gournay Avenue, Gorleston, GREAT YARMOUTH, Norfolk, NR31 6DZ

1. Background / History :-

- 1.1 The site comprises 522sqm and is located to the western side of Marine Parade, Gorleston, on the junction with Gournay Avenue. The house dates from the first half of the twentieth century and follows some of the Tudor Revival (mock Tudor) stylistic approaches. The property is part of a row of terraced houses which stand out with unified and distinct design. The terrace contributes to the local seaside character and distinctiveness. The application site is located within the settlement limits of Gorleston.
- 1.2 The site is irregular in shape and is situated on the corner of Marine Parade and Gournay Avenue, as such it has two active frontages. The eastern façade follows the existing building line of Marine Parade. Currently the property has living accommodation on the ground floor with 2 bedrooms in the roof space.
- 1.3 The site lies adjacent and opposite the No 17 Gorleston Conservation Area Extension which is on the east side of Marine Parade which in this areas covers the bowls club, tennis and basketball courts, and open space with outdoor gym equipment, and therefore the development has the potential to affect the setting of that 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 An application was approved in April 2021 for extensions to the existing property. The approved extensions are similar in scale, form and appearance to the proposed plans submitted as part of this application.
- 1.6 Application 06/21/0505/F was withdrawn as it was not a valid application.

06/21/0505/F	WITHDRAWN	20-07-21	2 Gournay Avenue Gorleston	Revised application for the proposed demolition of existing structure to allow footprint extension of front, rear and side as approved under pp. 06/21/0085/F
06/21/0085/F	APPROVED	01-04-21	2 Gournay Avenue Gorleston	Proposed front, rear and side extensions

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

2.1 **Neighbours:** - At the time of writing, there have been 8 objections received as part of the public consultation process. The following issues which were raised during consultation are summarised below:

- The current property is not occupied all year round
- Should leave the old building alone
- Should maintain / do-up current dwelling rather than demolishing and rebuilding
- Disruption during demolition/construction (impact on neighbouring dwellings)
- No need to demolish the existing dwelling
- Structural report is not detailed enough
- No more modern buildings along Marine Parade
- Out of character
- Not environmentally friendly to demolish
- Adjoining properties are integral to each other (structure/drainage)
- New parking area unnecessary

Additionally, one letter of 'no objection' has also been received

2.2 **Local Highway Authority (Norfolk County Council)** – no objection subject to conditions.

2.3 **Conservation Officer – Objection**

The Conservation Section previously commented on refurbishment of the existing building and proposed extension to the front.

The property is just outside the boundaries of the Conservation Area, however, within its immediate setting. The recommendations of the Conservation section are:

- The house dates from the first half of the twentieth century and follows some of the Tudor Revival ('mock Tudor') stylistic approaches. The property is part of a row of terraced houses which stand out with unified and distinct design.

- The terrace contributes to the local seaside character and distinctiveness.
- **Conservation Officers recommend that demolition is avoided, as such approach would eliminate characterful authentic features.**
- There are some design concerns regarding the proposed perforated metal façade. This application submission includes visualisations/artist impressions of the proposed design which might not have been present in previous submissions.
- **Conservation Officers' advice is to avoid the perforated metal elements if possible.** This would provide a better integration within the existing context.

3 Relevant Planning Policy –

Planning law at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This is reiterated at and paragraphs 2 and 47 of the National Planning policy Framework (NPPF).

The local development plan comprises the adopted Core Strategy (2015) and the Local Plan Part 2 (LPP2), which has now been fully adopted on 9th December 2021, and those policies have modified some policies of the Core Strategy.

Core Strategy – Adopted December 2015

- 3.1 **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.
- 3.2 **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.
- 3.3 **Policy CS9:** Encouraging well designed and distinctive places. This policy applies to all new development.
- 3.4 **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

- 3.5 **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 (Adopted December 2021)

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 through 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 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.

Policy E7: Water conservation in new dwellings and holiday accommodation

New residential development, and holiday accommodation in buildings, will be supported only where it meets the higher water efficiency standard of requirement of 110 litres per person per day.

Policy I1: Vehicle parking for developments

Requirements for vehicle parking (including cycle parking) will be determined with regard to the most up to date standards published by Norfolk County Council. Where developments in the town and village centres are unable to provide the required parking provision on site, consideration will be given to financial contributions to improve public parking provision. Development should be designed to enable charging of plug-in and other ultra low-emission vehicles in safe, accessible and convenient locations.

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.

NPPF Paragraph 195 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

NPPF Paragraph 197 - In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

NPPF Paragraph 199 - 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.

NPPF Paragraph 200 - 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. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

NPPF Paragraph 201 - Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

NPPF Paragraph 202 - 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 including, where appropriate, securing its optimum viable use.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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 application does not result in the net addition of new dwellings and therefore a shadow template HRA or a HMMS contribution is not required.

6 Assessment

Proposal

- 6.1 The application seeks the demolition of the existing two-storey 'mock Tudor' property and to replace it with a dwelling which will have a near identical appearance and form as the original dwelling if it were to be amended as approved within extant permission 06/21/0085/F.
- 6.2 The aforementioned previous permission approved a front extension measuring bringing the front elevation inline with the existing forward wall of the flat roof single storey section out from the existing front elevation, and rear and side extensions at first floor level. The design and access statement for this current application claims that the property has *"suffered from its exposed location with the harsh conditions causing the property to feel vulnerable to the elements. The property has also suffered historic subsidence issues along the north party wall and east face... [and after] reviewing the works in more detail with the structural engineer [the clients] are now seeking to demolish and rebuild the house."*
- 6.3 The Structural Survey submitted concludes that *"The property is generally in a poor state of repair and the various cracks throughout suggest foundation movement across the entire footprint of the structure. Therefore, we are of the view that a full re-build of the dwelling the best course of action."*

- 6.4 The proposed replacement dwelling retains a traditional appearance along Gourney Avenue, being sympathetic to the character and design of the neighbouring properties. The eastern elevation facing Marine Parade is proposed to have a modern elevation of perforated metal. It should be noted that the principle of the proposed use of a perforated metal façade in this form has already been approved as part of 06/21/0085/F, and at the time the case officer reported that:

“The proposal includes modern materials which are incongruous to the street scene - such as zinc cladding and a perforated metal facade. Conservation Officers ... requested further information on the materials.”

- 6.5 When previous application 06/21/0085/F was determined, the materials proposed at the time were considered necessary to be negotiated further because limited information had been received about the precise finish and colour to be used, amidst concerns about how these would relate to the conservation area, which signifies there was appropriate consideration undertaken. As such it was agreed with the agent that the precise form of materials would be subject to being agreed by conditions prior to the works commencing, and the condition on that decision required a revised specification of types and colours of the external materials to be submitted for approval. Condition 3 of permission 06/21/0085/F refers.

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

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

Principle of Development

- 6.7 As a replacement dwelling, the application site is located within the development limits for Gorleston. 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 200 metres to the south of site. Therefore, the development would be located in a sustainable location, meeting the aims of paragraph 8 of the NPPF and Core Policies CS01 and CS02.
- 6.8 One of the key material considerations is whether the principle of demolishing the property is acceptable, and whether the impacts on adjoining properties will be so severe as to warrant refusal of the application. The Local Plan Part 2 does not have a specific policy to assess whether demolition would be

acceptable, but given the location and context, policies A1 and H5 will be particularly relevant.

Impact on heritage assets

Re: Demolition –

- 6.9 The site lies 16 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.
- 6.10 Furthermore, the NPPF paragraph 195 requires any harm to the setting and character and appearance of the designated heritage asset to be quantified, and where there is harm any permission to be granted should be demonstrated to be outweighed by public benefits (paragraph 202).
- 6.11 In this instance, the existing dwelling does form part of a continuous line of buildings that is of historic character, dating from circa 1930s, however the existing dwelling is considered to be the poorest of these due to the single storey flat roof addition, lack of consistency in terms of front elevation treatment and lack of features which are common on the other dwellings which make up the terrace (for example the lack of full width gable which is present on the two other properties making up the terrace facing Marine Parade). The terrace is not considered to be a non-designated heritage asset, but it does have unique period character. The loss of the dwelling would result in the loss of traditional period features although, as described above, some of these period features are not considered to contribute positively to the overall appearance of the dwelling, terrace or setting of the Conservation Area.
- 6.12 As such, whilst as a group the terrace is considered to contribute positively to the setting of the Conservation Area, individually the property 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.
- 6.13 The replacement dwelling includes features which are considered to enhance the overall appearance of the block of dwellings. Most notably, the addition of a full width, triangular front gable which reinforces the rhythm and form of the terraced row, is sympathetic to the prevailing designs and innovative in its styling. Further to this, the perforated metal façade, which frames the openings, references the mock Tudor style features by incorporating vertical lines. These

features are considered to represent an overall positive impact that the updated appearance of the terrace will have on the setting of the Conservation Area.

- 6.14 The previous decision required that further information be provided regarding the external materials, after concerns that the more modern materials on the front elevation would appear incongruous. However, as part of this application, further information has been provided, particularly with respect to the perforated metal façade. With the detailing described in paragraph 6.13 these concerns about the suitability of the materials have been overcome. The metal roof and façade will provide a contrast to the more traditional eastern elevation and the external appearance of the neighbouring properties. However, this contrast is not considered inappropriate, especially given the eclectic mix of materials and increasing prevalence of modern materials along Marin Parade. But, it is recommended that the specific colour of the perforated metal façade and roof are conditioned to ensure that integration can be as sympathetic as possible. Overall, it is considered by Officers that the impacts on the setting of 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'.
- 6.15 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 would be considered very low within 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 small benefits from the short-term jobs created during construction and from a level of investment being made in the local area. Furthermore, the construction of a replacement new dwelling will also include improved energy efficiency and modern standards of accommodation, which will help lessen some of the negative impacts of removing an otherwise habitable dwelling. These benefits are considered modest but on balance sufficient to outweigh any minimal harm that might be identified to the setting of the conservation area as a designated heritage asset.
- 6.16 Core Strategy policy CS10 and 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. As described in paragraph 6.11 the existing dwelling is not considered to be a non-designated heritage asset and the current property has features which do not positively contribute to the setting of the Conservation

Area. As such, justification is not needed for the principle of demolition to be acceptable.

- 6.17 The Conservation Section did raise concern that original features would be lost if the existing dwelling were to be demolished. Through negotiations with the agent, key features, such as a brick chimney, will be included on the replacement dwelling.

Re: New development:

- 6.18 The design proposes to replicate the following aspects in the new proposal:

- 6.18.1 Composite timber uprights on the southern elevation
- 6.18.2 Use of matching tiles on main roof of dwelling
- 6.18.3 Installation of brick chimney

The new design will not replace the following:

- 6.18.4 Single storey flat roof addition
- 6.18.5 Replication of existing front gable
- 6.18.6 Existing back windows and side porch
- 6.18.7 Eastern chimney replaced with metal flue
- 6.18.8 White timber windows to be replaced by dark grey aluminium casements

- 6.19 The degree of re-provision of certain significant design features is considered an acceptable balance to be struck between acknowledging the site's contribution to the setting of the Conservation Area and the interest value of its 'mock Tudor' design. Whilst the concerns of the Conservation Officer are understandable, it is the considered opinion of Planning Officers that this mitigates concerns that the proposal would erode the character of the area by removing traditional features. Furthermore, the contemporary front elevation, which would be visible when traversing Marine Parade from either direction, would act as a landmark feature, helping people to position themselves.
- 6.20 There remains concern that a prominent corner location site as this will create a detrimental impact to the conservation area if it is demolished and not subsequently rebuild in a timely fashion. As such a condition is proposed that demolition shall not commence until a contract for the site's imminent redevelopment has first been provided.
- 6.21 As described above, it is considered that the ambitions of policies CS10 and E5 are met through the improved or neutral impact the development will have on the setting of the conservation area.

Design

- 6.22 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, 50 and 60. Policy CS09 seeks a high standard of design and LPP2 Policy A2 states that contemporary architecture should not be prohibited but should be related to the local identity.
- 6.23 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).
- 6.24 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 proposals which have *“outstanding or innovative designs which promote high levels of sustainability, or 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.”*
- 6.25 Marine Parade is predominantly characterised by detached dwellings. Much of Marine Parade consists of two/two and a half storey dwellings with pitched roofs, especially so within the area south of Gournay Avenue. However, it should be noted that Marine Parade does not exclusively consist of these types of dwellings and the existing property is one such example that does not comply with the norm; the application site and a number of dwellings north of Gournay Avenue are 1.5 storeys or have their first floor within the steep roofs and gables. A well-integrated proposal on the application site could continue to contribute to the mixed nature of dwellings which makes up the local distinctiveness of the area.
- 6.26 Core Policy CS09 A requires that developments respect the forms, materials and massing of the surrounding built environment. The proposal secures a successful integration into the street scene by replicating the triangular gables present on the other properties within the terrace, albeit it with a more

contemporary façade. Whilst the materials do provide a contrast to the more traditional mock-Tudor neighbouring properties, the use of modern materials is not considered unacceptable and the perforated metal façade, through the use of vertical lines, pays homage to the mock-Tudor style. Therefore, the proposed replacement dwelling is 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. The proposal is therefore considered to comply with CS09 and Policy A2 with respect to design.

Amenity

- 6.27 Policy A1 amenity expands upon CS09 F to cover overlooking and loss of privacy; loss of light and overshadowing and flickering shadow; building and structures which are overbearing; nuisance, disturbance and loss of tranquillity from waste and clutter, intrusive lighting, visual movement, noise, poor air quality (including odours and dust); and vibration.
- 6.28 There will be an impact on adjoining properties during the demolition and construction phase. Neighbours have raised concern that the proposed temporary supports to restrain the party walls detailed within the Structural Survey are not detailed enough, but these are matters for Building Regulations.
- 6.29 To ensure that impacts are sufficiently mitigated, any permission should be subject to a condition requiring a demolition and construction management plan – specifying the mitigation measures to protect the neighbouring dwellings are proposed and ensuring that they are adequate for protection of amenity.
- 6.30 Other measures to mitigate the impacts on neighbouring properties should include restricting the hours of work to between 08:00 and 18:00 weekdays and between 08:30-13:00 on Saturdays with no works to take place on Sundays and public / bank holidays.
- 6.31 In terms of the impact on neighbouring amenity once built, the replacement dwelling would have no greater impact on neighbouring amenity than the proposal as approved under 06/21/0085/F. Notwithstanding this, when assessing the existing proposal compared to the existing dwelling there is not considered to be a significant change in the impacts on neighbouring amenity. This is as the replacement dwelling will extend to a position level with the front of the existing single storey flat roof addition – or a 60 cm addition compared to the existing front gable. Given the position to the south of the adjoining dwelling, this further extension forward would result in a slight loss of sun light – especially to the upstairs window on the eastern elevation resulting in an increase in overshadowing / loss of outlook. Although, given the limited difference compared to the existing situation, the change in overshadowing is

not considered to be significantly adverse. As such, the proposal is considered to comply with A1.

- 6.32 In terms of the amenity provision for future residents, the dwelling 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, whilst the garden size is smaller than the norm for Marine Parade, it is still of a size that could accommodate day to day activities for a 3 bedroom dwelling – with the gross floor area of 215sqm - The garden is the same size as the existing dwelling and is comparable with neighbouring plots, and has close access to the public open space opposite. As such the proposed dwellings should provide sufficient levels of amenity for future residents – in line with policy A1 and core policy CS09.

Highways Impacts

- 6.33 The proposal includes an off-road parking area which is an addition compared to the 06/21/0085/F approval. Neighbours have commented as to the necessity of this.
- 6.34 The Local Highways Authority (Norfolk County Council) have been consulted on the application and raised no objections subject to conditions.
- 6.35 The neighbour's primary concerns with the parking are due to potential loss of habitat and surface water runoff. The plans show that the parking area will be permeable Marshall paving so should not result in an increase in surface water. Moreover, a planting schedule shows that extensive planting (for a hedge) is proposed which should off-set the loss of lawn.

Public open space

- 6.36 Provision of the 3 bedroom dwelling involves an increase of 1 bedroom and would have no impact on the local public open space provision. A financial contribution is not required to satisfy LPP2 Policy H4.

Environmental enhancements

- 6.37 The proposal to provide a replacement dwelling to modern standards of construction within the development limits will involve redevelopment of brownfield land which is a material consideration in this proposal, supported by policy CS2 and NPPF paragraph 119.

- 6.38 The water efficiency requirements of Local Plan Part 2 policy E7 can be satisfied by conditioning a statement detailing how the replacement dwelling will accord to a water efficiency standard (110 litres/per person/per day).
- 6.39 The requirements to provide the scheme with electric vehicle charging points as per the Local Plan Part 2 policy I1 can be satisfied by conditioning a statement detailing how electric vehicle charging will be provided.
- 6.40 Biodiversity enhancements will be provided through the planting as outlined in paragraph 6.35. Measures to secure nesting opportunities can be conditioned requiring that bird boxes and bat tiles are provided. This will ensure that the proposal complies with policy CS11.

7 The Planning Balance:-

- 7.1 The proposal offers a replacement dwelling with suitable access, infrastructure and generous amenity provision, in a manner consistent with the density and siting found in the local area; the principle is therefore acceptable.
- 7.2 The replacement dwelling is considered to offer a contemporary design which responds to the form of the neighbouring dwellings and respects the mock-Tudor design of the existing dwelling.
- 7.3 Measures can be conditioned to ensure that any impact on adjoining dwellings for the period of demolition and construction can be suitably mitigated.
- 7.4 No significant impacts on neighbouring amenity have been identified and do not represent any increase in adversity in comparison with the recent approval, nor do they represent an unacceptable impact in comparison to the existing dwelling.
- 7.5 Overall, therefore, the proposal is considered to be acceptable and where any harm to the Conservation Area opposite is identified, this is considered minimal within the 'less than substantial' scale, and the small range of public benefits that it brings would be considered to outweigh any such harms.

8 Conclusion and Recommendation

- 8.1 The application is considered to comply with saved policies Core Policies CS02, CS09 and CS11 from the adopted Core Strategy and policies A1, A2, E4, E5, E7 and I1 from the Local Plan Part 2.
- 8.2 Therefore it is recommended to **Approve** the application subject to the **conditions** listed below.

Conditions

1. 3-year time condition
2. In accordance with plans

Prior to commencement (inc demolition):

3. No demolition shall commence until details of the precise colour of the proposed materials have been agreed
4. No demolition shall commence until a contract for the site's imminent redevelopment has first been provided.
5. Demolition management plan
6. Construction management plan
7. All demolition materials removed prior to commencement of new dwelling

Prior to construction beyond slab level:

8. Water efficiency statement – details and provision pre-occupation
9. EV charging statement – details and provision pre-occupation

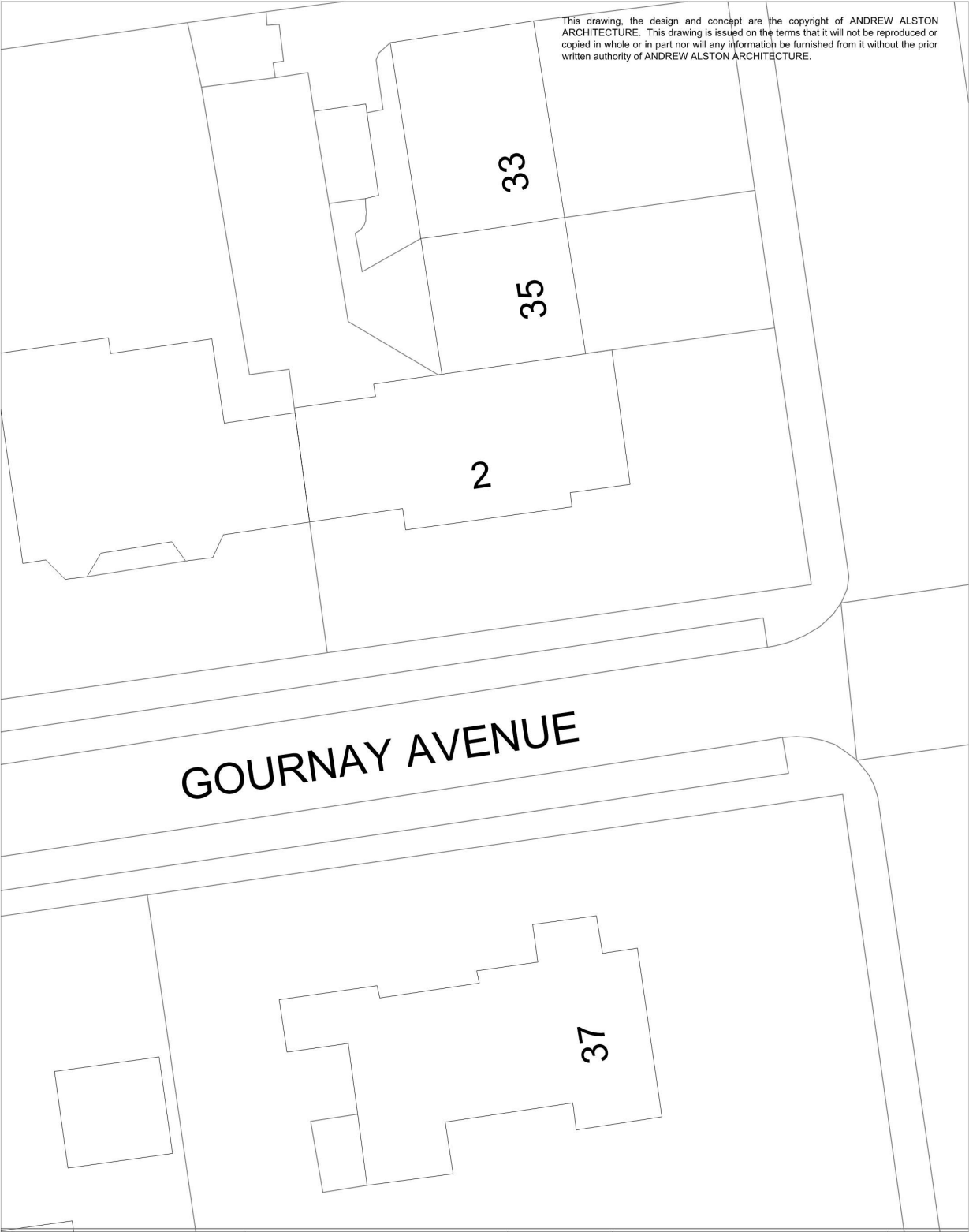
Prior to occupation:

10. Construction of new access (TRAD 3)
11. Access / parking levelled, surfaced and drained
12. Bathroom & Ensuite windows to be obscure glazed
13. Bird boxes to be installed prior to occupation
14. Landscaping to be provided
15. Retention and replacement of landscaping
16. Restrict hours of construction
17. Removal of PD rights for extensions, further windows, and outbuildings

And any other conditions considered appropriate by the Development Manager.

Appendices:

1. Appendix 1 - Location plan and existing block plan
2. Appendix 2 – Existing ground and first floor plans
3. Appendix 3 – Proposed plans and site layout
4. Appendix 4 – Existing east and south elevations
5. Appendix 5 – Proposed east and south elevations
6. Appendix 6 - Aerial view



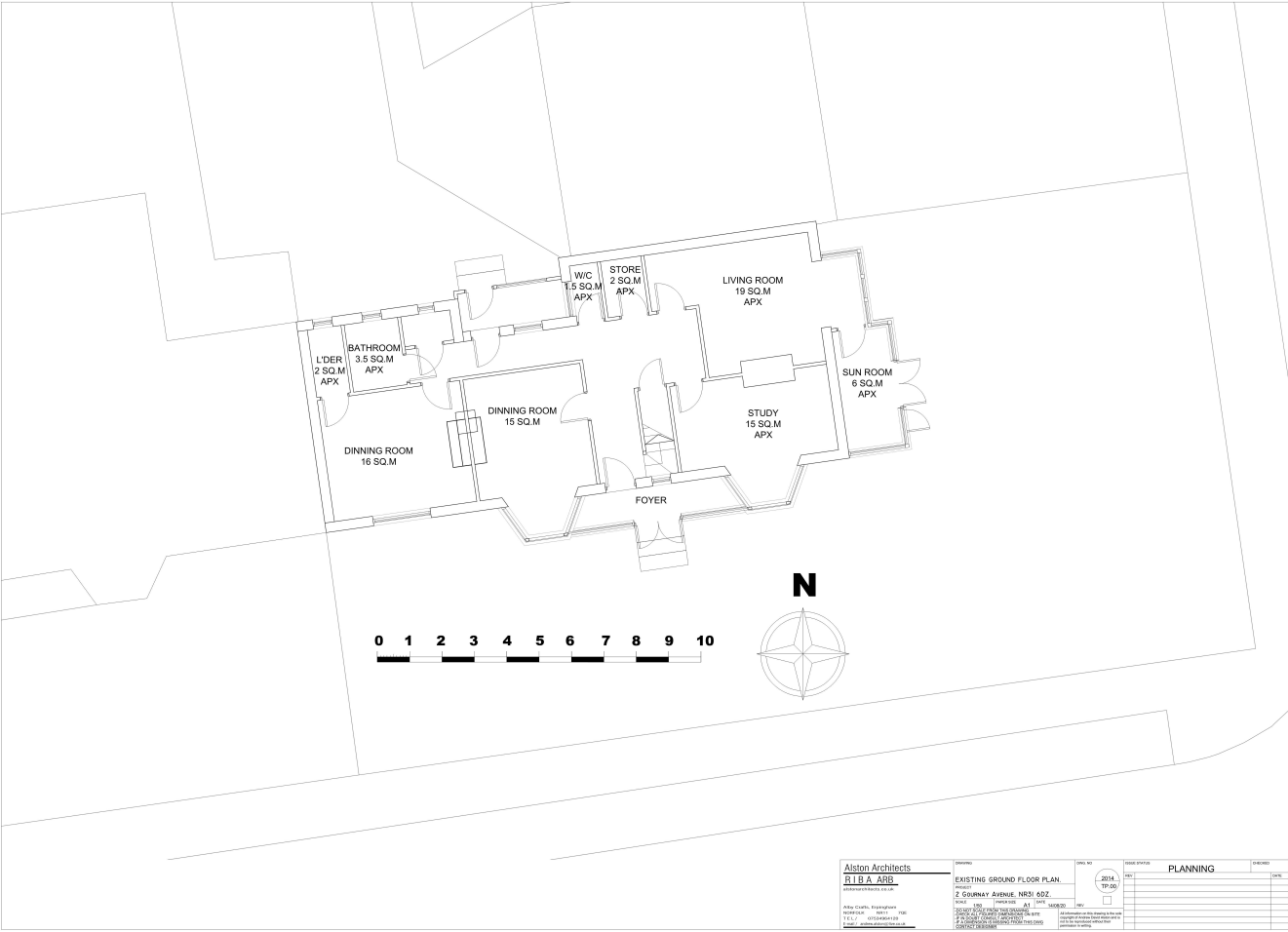
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GOURNAY AVENUE

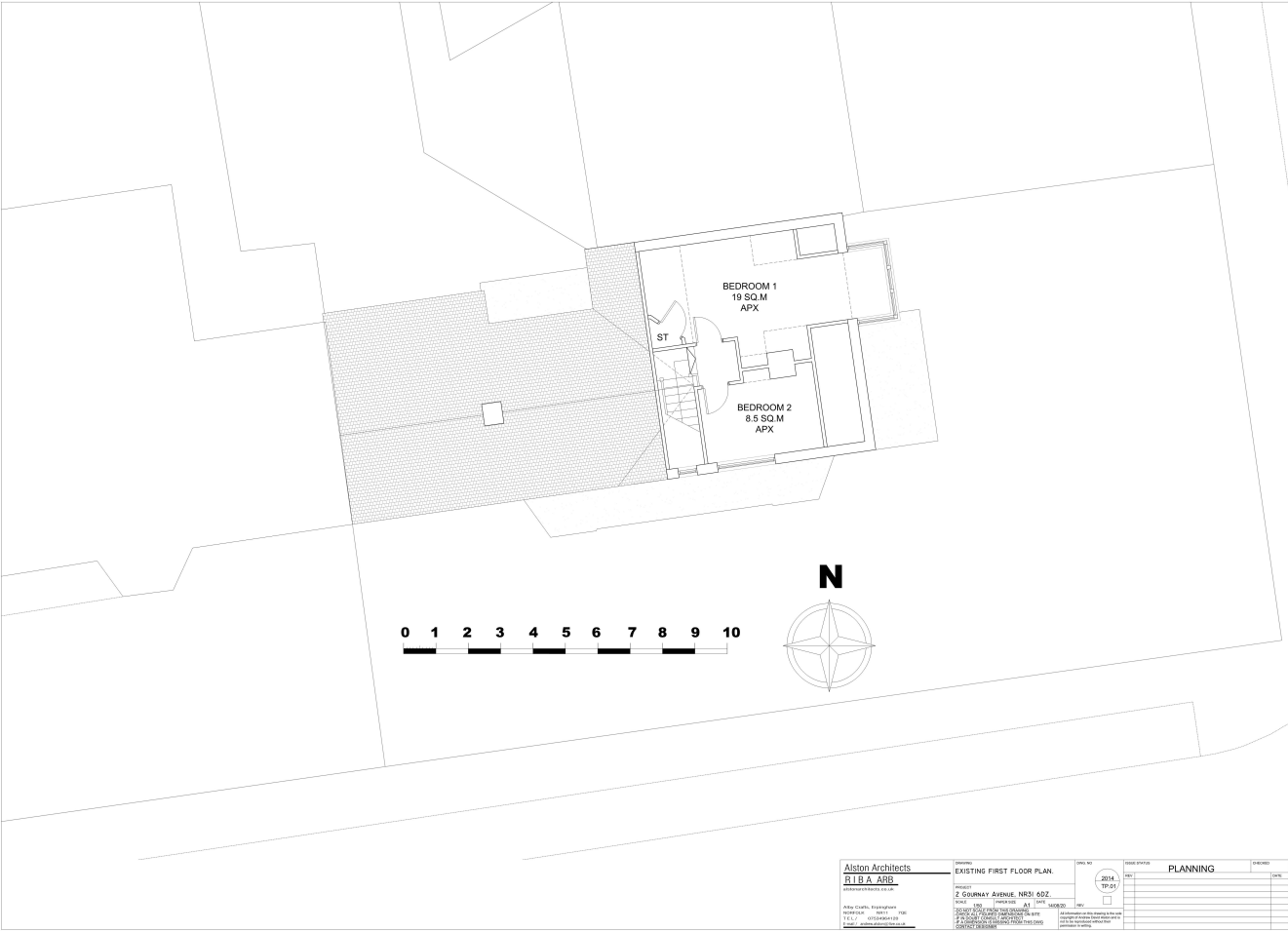
Alston Architects RIBA ARB alstonarchitects.co.uk Alby Crafts, Erpingham NORFOLK NR11 7QE TEL / 07534964120 E-mail / andrew.alston@live.co.uk	DRAWING PROPOSED BLOCK PLAN		DWG. NO <div>2014 BL.02</div>	ISSUE STATUS PLANNING	CHECKED
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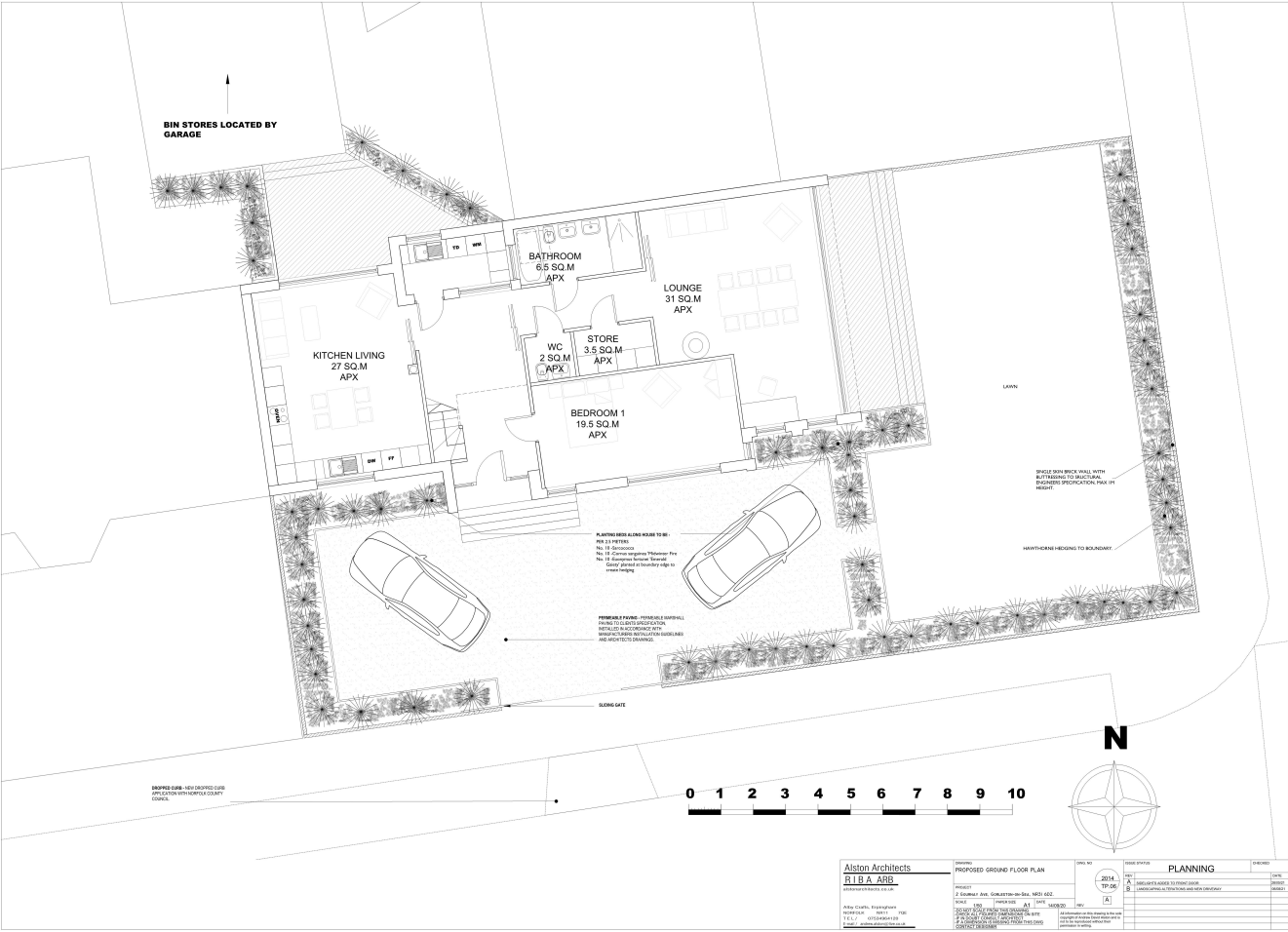
Alston Architects RIBA AIA <small>Alston Architects is a registered architect and interior designer. We are a member of the Royal Institute of British Architects (RIBA) and the Association of Interior Designers (AID).</small>	EXISTING FIRST FLOOR PLAN. 2 GOURNAY AVENUE, NRS1 6DZ <small>PROJECT NO: 1001 DATE: 10/01/2014 DRAWN BY: J. ALSTON CHECKED BY: J. ALSTON SCALE: 1:100 SHEET NO: 1 OF 1</small>	PLANNING <small>DATE: 10/01/2014 DRAWN BY: J. ALSTON CHECKED BY: J. ALSTON SCALE: 1:100 SHEET NO: 1 OF 1</small>	DATE: 10/01/2014 SCALE: 1:100 SHEET NO: 1 OF 1

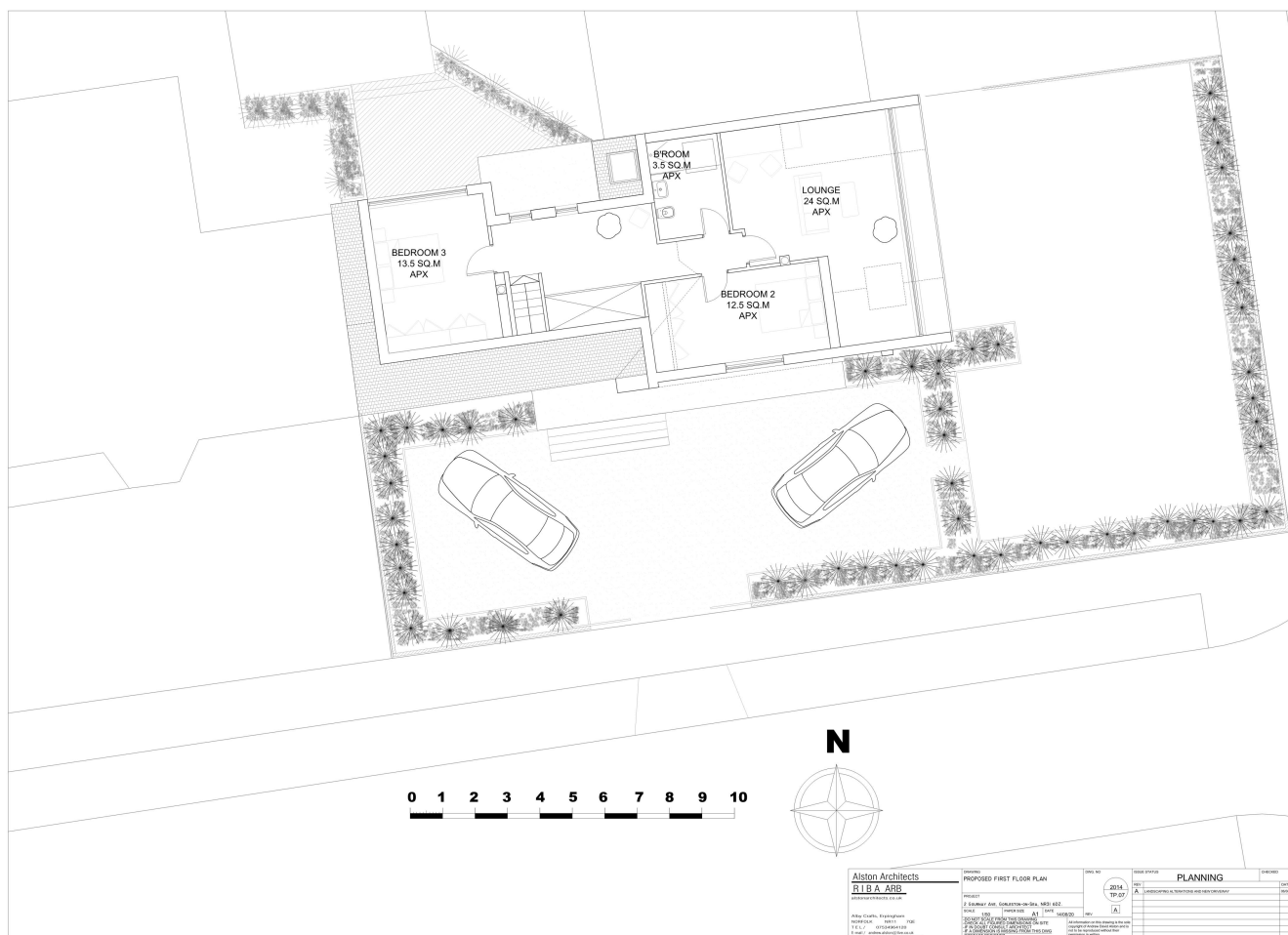


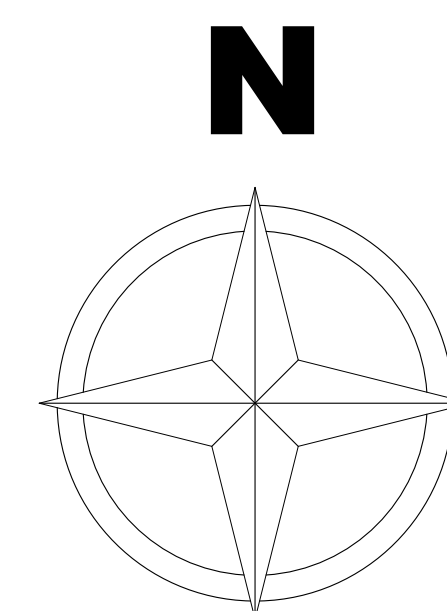
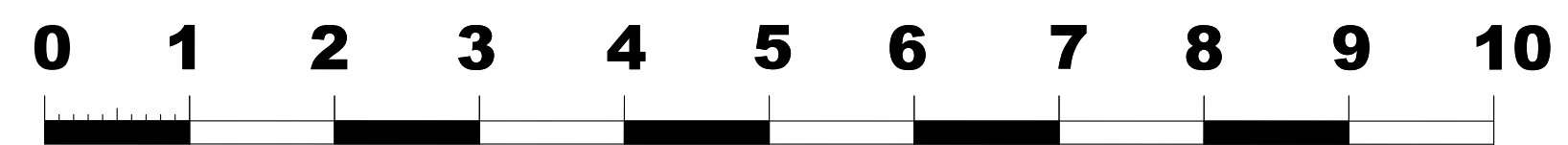




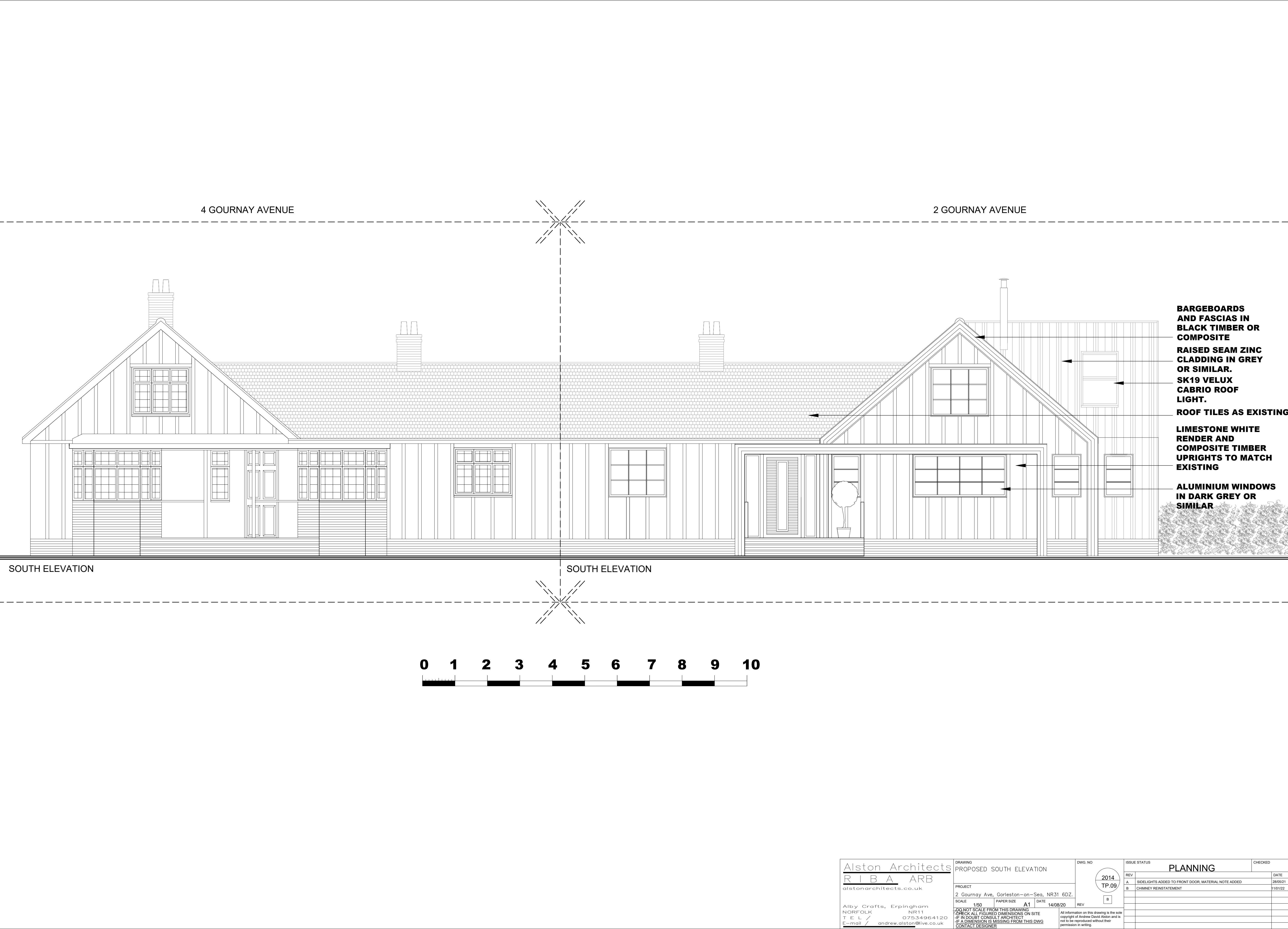
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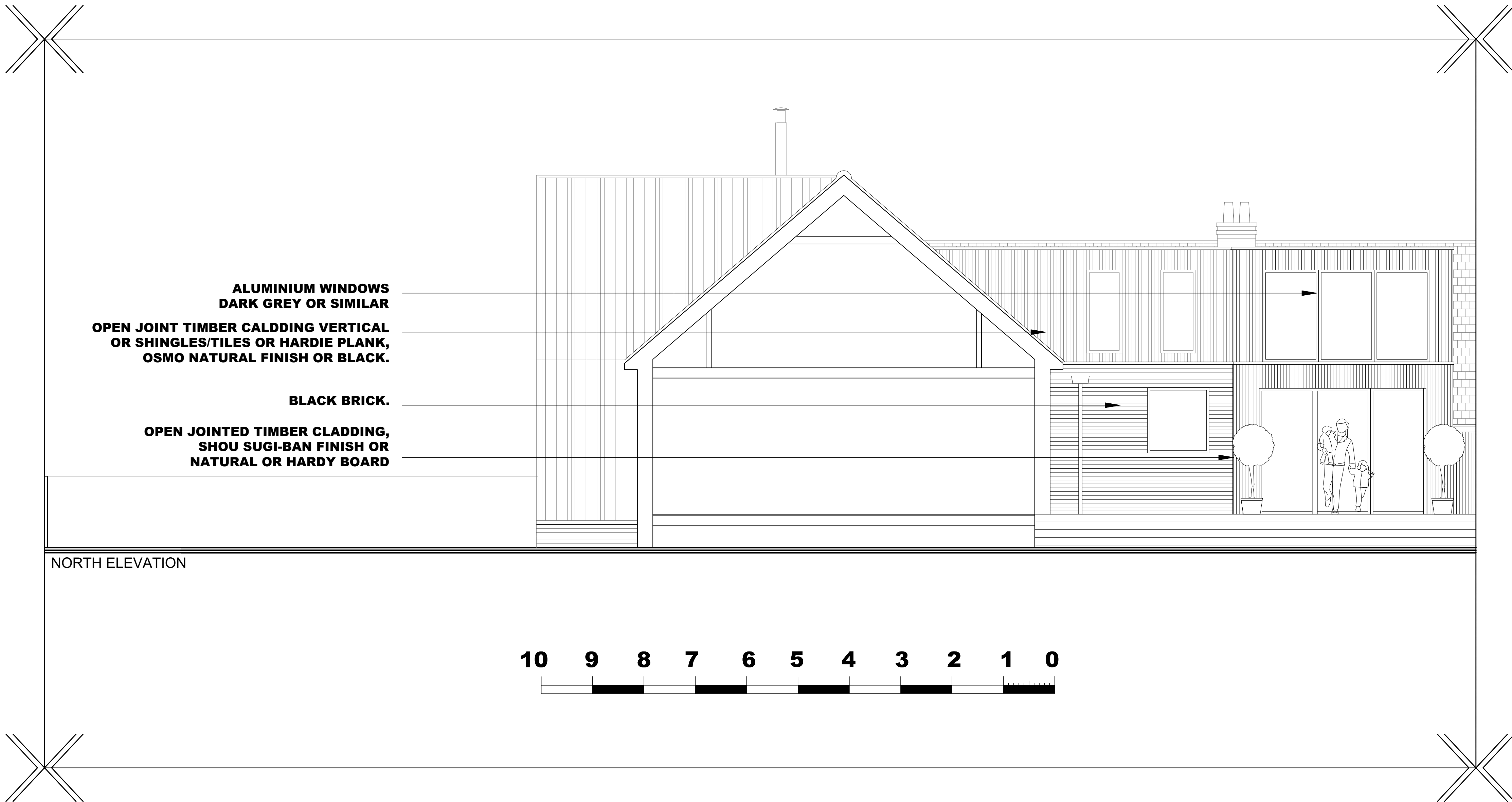
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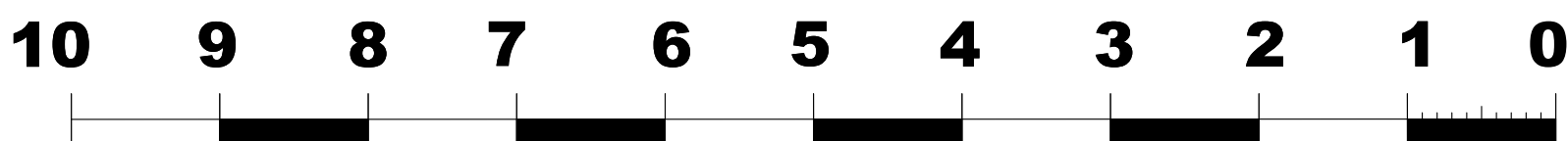
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NORTH ELEVATION



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