

CROMER – PF/23/2699 – Change of use from B&B to residential dwelling at 17 Macdonald Road, Cromer, NR27 9AP for Mrs Jill Boyle

Minor Development

Target Date: 08th February 2024

Decision due date: 16th February 2024

Case Officer: Nicola Wray

Full Planning

RELEVANT SITE CONSTRAINTS:

Within various Zones of Influence of protected sites as defined by the Norfolk Green Infrastructure and Recreational impact Avoidance and Mitigation Strategy (GIRAMS)

Within the Cromer Conservation Area

Within the Cromer Residential Area

Within the Cromer Settlement Boundary

RELEVANT SITE HISTORY

Application PF/88/2561

Description Current private accommodation to guest house

Decision Approved – 13/12/1988

THE APPLICATION

The application seeks to change the use from residential and B&B to a solely residential use.

REASON FOR REFERRAL TO COMMITTEE

The applicant is a North Norfolk District Council Councillor (Member) and a committee decision is required in line with part 4(d), Chapter 6, Paragraph 6.2 of the Council's Constitution.

CONSULTATIONS

Cromer Town Council: No comment

REPRESENTATIONS

None received

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

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 not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Core Strategy September (2008)

Policy SS 1 (Spatial Strategy for North Norfolk)
Policy SS 7 (Cromer)
Policy EN 4 (Design)
Policy EN 8 (Protecting and Enhancing the Historic Environment)
Policy EN 9 (Biodiversity and Geology)
Policy EC 8 (Retaining an Adequate Supply and Mix of Tourist Accommodation)
Policy CT 5 (Transport Impact of New Development)
Policy CT 6 (Parking Provision)

Material Considerations

Supplementary Planning Documents and Guidance

North Norfolk /Design Guide (2008)
North Norfolk Landscape Character Assessment (2021)

National Planning Policy Framework (December 2023)

Chapter 2 (Achieving sustainable development)
Chapter 4 (Decision-making)
Chapter 5 (Delivering a sufficient supply of homes)
Chapter 6 (Building a strong, competitive economy)
Chapter 9 (Promoting sustainable transport)
Chapter 12 (Achieving well-designed and beautiful places)
Chapter 15 (Conserving and enhancing the natural environment)
Chapter 16 (Conserving and enhancing the historic environment)

SITE DESCRIPTION

17 Macdonald Road is a joint residential dwelling and Bed and Breakfast located within the Cromer Settlement Boundary, Residential Area and Conservation Area.

Officer Assessment

1. Principle of development
2. Impact on character of the area and design
3. Residential Amenities
4. Effect on Tourism
5. Highways
6. Other Matters

1. Principle of Development

Policy SS 1 provides that the majority of new development in North Norfolk will take place in the towns and larger villages. Cromer is identified as being a Principal Settlement and is further addressed by Policy SS 7 which supports development within the Principal Settlement. This includes the creation of new dwellings and the change of use of buildings to create dwellings.

The proposal is therefore considered to be acceptable in principle in accordance with Policy SS 1 and Policy SS 7.

2. Impact on character of the area and design

Policy EN 4 provides that all development will be designed to a high quality, reinforce local distinctiveness, have regard to the North Norfolk Design Guide and ensure that the scale and massing of building are sympathetic to the surrounding area.

Policy EN 8 requires that development proposals should preserve or enhance the character and appearance of conservation areas, and their settings through high quality, sensitive design.

There are no external alterations to the dwelling being proposed, as the dwelling would be changed back to its original use. The change of use would preserve the character and appearance of the surrounding Cromer Conservation Area.

The proposal is therefore considered to comply with Policies EN 4 and EN 8 in respect to these matters.

3. Residential Amenities

Policy EN 4 provides that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. The North Norfolk Design Guide (2008) sets out more specific guidelines on what constitutes overshadowing, overlooking and loss of privacy.

Given that there are no proposed physical alterations to the building beyond a change of use, it is considered that the proposal would not result in any harmful overshadowing, overlooking or loss of privacy impacts.

The proposal is therefore considered to comply with Policy EN 4 in respect to these matters.

4. Retention of Tourist Accommodation

Policy EC 8 provides that development proposals that would result in the loss of site or premises currently, or last used for, tourist accommodation will be permitted. However, this is only provided that there is alternative provision of equivalent or better quality and scale tourist accommodation in the area and the facility does not provide an important local facility or service to the community.

The site's location is in Cromer where there is ample alternative tourist accommodation of at least an equivalent scale and quality. There are at least 9 hotels and Bed and Breakfast facilities in Cromer, plus caravan parks and a multitude of Air Bed and Breakfasts (Airbnb's).

The proposal is therefore considered to comply with Policy EC 8.

5. Highways

Policy CT 5 requires development to provide "safe, convenient access for all modes of transport and safe access to the highway network.". Policy CT 6 requires development to "provide adequate parking facilities to serve the needs of the proposed development.".

It is worth noting that there is potential for there to be changes to the current parking facilities.

Currently the highway supports on street parking for users of the facility and on street parking for the residential aspect of the dwelling. With a change to solely residential use, the level of parking may change depending on the number of new occupants and it is unlikely that at the time of conversion to a Bed and Breakfast, the parking provision would have been fully met.

The North Norfolk Parking Standards specify that Hotels, Boarding Houses and Guest Houses require one parking space per bedroom (guest or staff). The dwelling has eight bedrooms, the residential aspect of this were three bedrooms which requires 2 car parking spaces. The remaining five were used as Bed and Breakfast so this would have resulted in a parking requirement for 7 cars.

For a 4 or more bedroom dwelling, the parking requirement decreases to a maximum of four car parking spaces, it is therefore considered that the proposal would be an improvement as the parking requirement would be reduced.

The on street parking provision is not suitable for 4 car parking spaces, and this would not have been the case when the dwelling was first created. This is mitigated to an extent, as there is alternative on street parking and designated car parks that could be used to support any parking for the dwelling that is not available on the street. Additionally the site is located within an accessible part of the town with good access to public transport options.

It is therefore considered that the proposal would comply with Policies CT 5 and CT 6.

6. Other Matters

Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS)

The site is located within the GIRAMS Zone of Influence. The GIRAMS strategy is a strategic approach to ensure no adverse effects are caused to European sites across Norfolk, either alone or in combination from qualifying developments. Taking a coordinated approach to mitigation has benefits and efficiencies and ensures that developers and Local Planning Authorities (LPA) meet with the Conservation of Habitats and Species Regulations 2017 (as amended). The mitigation measures will be funded from payments from developments. The strategy applies a single tariff covering the District and all partner LPAs to qualifying development. All new net residential and tourism development are required to mitigate the effects of the development and show how this will be achieved before approval of planning permission. The tariff is collectively set at £210.84 per net new residential and tourism accommodation dwelling and is index linked.

As this application seeks to change from a Bed and Breakfast with dwelling to a single dwelling, it is exempt from the tariff as there would be no net increase in overnight accommodation created.

Conclusion

The proposed development is considered to be in accordance with the aims of the key Core Strategy Policies as set out above. There are no material considerations that indicate the application should be determined otherwise. Approval is therefore recommended subject to the conditions and informative listed below.

RECOMMENDATION:

APPROVAL subject to conditions to cover the matters listed below (and any others subsequently considered necessary by the Assistant Director – Planning)

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason for condition: As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents, except as may be required by specific condition(s):

- Location Plan: Drg No NNK/13/2490, Untitled, Dated 25/10/2013, Received 15/12/2023.
- Site Plan: Untitled and Undated, Received 15/12/2023

Reason for condition: For the avoidance of doubt

Final wording of conditions to be delegated to the Assistant Director – Planning.