

NORTH WALSHAM - PF/19/1291 - Change of use from B&B to residential dwelling (retrospective); 20A Cromer Road, North Walsham, NR28 0HD for Mr Birch

- Target Date: 15 October 2019

Case Officer: Natalie Levett

Full Planning Permission

RELEVANT SITE CONSTRAINTS

SFRA - Areas Susceptible to Groundwater Flooding

Landscape Character Area

LDF Tourism Asset Zone

Gas Pipe Buffer Zone

LDF - Residential Area

LDF - Settlement Boundary

C Road

RELEVANT PLANNING HISTORY

PF/13/0597 PF

20A Cromer Road, North Walsham, NR28 0HD

Change of use from residential to bed and breakfast accommodation

Approved 28/08/2013

THE APPLICATION

The application is for the retrospective change of use from a B&B to a residential dwelling. No alternations are proposed.

REASONS FOR REFERRAL TO COMMITTEE

The applicant is an elected Member of the Council.

PARISH/TOWN COUNCIL

North Walsham Town Council: No objection.

REPRESENTATIONS

No representations received.

CONSULTATIONS

County Council (Highway): Following a desktop study of the application site, there is no reason to resist the granting of approval.

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.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1: Spatial Strategy for North Norfolk

SS 10: North Walsham

EN 4: Design

EC 8: Retaining an Adequate Supply and Mix of Tourist Accommodation

CT 5: The transport impact on new development

CT 6: Parking provision

National Planning Policy Framework (NPPF) (February 2019):

Section 2: Achieving sustainable development

Section 4: Decision-making

Section 5: Delivering a sufficient supply of homes

Section 9: Promoting sustainable transport

Section 12: Achieving well-designed places

MAIN ISSUES FOR CONSIDERATION

- Principle of Development
- Design
- Amenity Impact
- Impact on Highways

APPRAISAL

Principle of Development

Policy SS 1 sets out the spatial strategy for North Norfolk. North Walsham is identified as a Principal Settlement, which is one of the settlements where new residential development will take place. Policy SS 10 specifically relates to North Walsham and sets out the types of development that this would be supported.

However, the building, whilst originally a dwelling, gained planning permission to use as a B&B, which was implemented, thus Policy EC 8 applies. Policy EC 8 states that proposals which would result in the loss of sites or premises currently, or last used for, tourist accommodation will be permitted subject to certain criteria being met. However, this relates to establishments which provide five or more rooms. The applicant has advised that there were only three letting rooms, thus there is no requirement, under Policy EC 8, to meet the set criteria.

Given that the site is within settlement boundary of North Walsham and a designated residential area, the principle of the change of use is acceptable.

As a result, it is whether or not there are any other material considerations which would outweigh this.

Design

Policy EN 4 seeks high standards of design.

The proposal is purely for the change of use of the building and no alterations are required,

thus the proposal complies with Policy EN 4.

Amenity Impact

Policy EN 4 seeks to ensure that there are no significant detrimental impacts on neighbouring properties. Whilst only small B&B business operated at the property, it is likely that the proposal would be an improvement to residential amenity due to the potential for less visitors/high turnover of visitors.

As a result, the proposal complies with Policy EN 4.

Impact on Highways

Policy CT 5 relates to highway safety and Policy CT 6 relates to car parking provision.

The Highway Authority advised that it is expected that there would be a reduction in traffic use of the site and on this basis, and following a desktop study of the application site, they do not wish to resist the granting of approval.

As a result, the proposal complies with policies CT 5 and CT 6.

RECOMMENDATION:

Approval subject to a condition detailed below and any others as deemed necessary by the Head of Planning:

- Development to be carried out in accordance with approved plans

Final wording of the conditions to be delegated to the Head of Planning.