

**RUNTON - PF/20/0180 - Change of use from restaurant and two residential units to seven holiday lets and caretaker accommodation; Constantia Cottage Restaurant, High Street, East Runton, Cromer, NR27 9NX for Mr P Yiasimi**

**Target Date: 08 April 2020**

Case Officer: Mrs L Starling

Full Planning Permission

**CONSTRAINTS**

LDF Tourism Asset Zone

SFRA - Areas Susceptible to Groundwater Flooding

SFRA - Risk of Flooding from Surface Water + CC

EA Risk of Flooding from Surface Water 1 in 30

EA Risk of Flooding from Surface Water 1 in 100

EA Risk of Flooding from Surface Water 1 in 1000

Landscape Character Area

Countryside

Undeveloped Coast

Coastal Erosion Risk Area - 100 years

Conservation Area

Unclassified Road

A Road

**RELEVANT PLANNING HISTORY for Constantia Cottage Restaurant, High Street, East Runton, Cromer, NR27 9NX**

IS2/19/0816 - Proposed conversion of restaurant into 5 holiday flats - Advice Given (for pre-apps) 23/07/2019

NMA1/09/1177 - Non-material amendment for installation of 2 rooflights and 4 sunpipes and construction of flat roof - Approved 09/06/2010

PF/09/1177 - Erection of first floor side extension - Approved 14/01/2010

PLA/20071462 - Erection of first floor annexe extension - Approved 29/10/2007

PLA/20051853 - Erection of single-storey rear extension and detached garage - Approved 20/01/2006

PLA/20042171 - Removal of conditions 5 and 6 of planning permission 20041570 to enable development to take place without off-site highway improvement works - Approved 04/02/2005

PLA/20041570 - Erection of single-storey extension to provide function room, music room & detached garage - Approved 30/09/2004

PLA/19980991 - Conversion of dry store building to hot food take-away - Approved 04/09/1998

PLA/19880049 - Alterations/extension to restaurant area & facilities & additional living accommodation above - Approved 12/02/1988

PLA/19780568 PF - Constantia Cottage Restaurant, High Street, East Runton, Cromer, NR27 9NX - Change of use to restaurant & living accommodation - Approved 20/06/1978

#### THE APPLICATION

Seeks planning permission for the change of use of the existing restaurant located on the ground floor and two residential units located on the first floor to 7 no. self-contained holiday units (a mixture of 1, 2 and 3 bedroom) and separate caretaker accommodation.

The application site comprises of an existing two-storey/single-storey building in a prominent position in East Runton fronting onto High Street and Beach Road. The site is currently used as a restaurant, with a separate single-storey detached outbuilding and garage outbuilding and car park area located to the rear (north) of the host building. Access to the site and car park is served off Beach Road to the west.

A bike shelter is proposed to the rear of the site, along with a charging point for electric vehicles.

#### REASONS FOR REFERRAL TO COMMITTEE

As required by the Council's Constitution given that the applicant is a close family member of a District Councillor.

#### PARISH/TOWN COUNCIL

East and West Runton Parish Council - No objections.

#### REPRESENTATIONS

None received.

#### CONSULTATIONS

County Council (Highway) - No objections subject to the imposition off a condition in respect of onsite parking and turning provision.

Coastal Management - No objections on coastal erosion grounds. Conditions suggested in respect of drainage.

Council's Environmental Health Officer - No objections or conditions requested.

#### 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 2 - Development in the Countryside

SS 4 - Environment  
SS 5 - Economy  
EC 2 - The re-use of buildings in the Countryside  
EC 7 - The location of new tourism development  
EC 9 - Holiday and seasonal occupancy conditions  
EN 2 - Protection and enhancement of landscape and settlement character  
EN 3 - Undeveloped Coast  
EN 4 - Design  
EN 8 - Protecting and enhancing the historic environment  
EN 9 - Biodiversity and geology  
EN 10 – Development and Flood risk  
EN 11 - Coastal erosion  
EN 12 - Relocation and replacement of development affected by coastal erosion risk  
EN 13 - Pollution and hazard prevention and minimisation  
CT 3 - Provision and retention of local facilities and services  
CT 5 - The transport impact of new development  
CT 6 - Parking provision

#### National Planning Policy Framework:

Section 4 – Decision-making

Section 6 – Building a strong, competitive economy

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

#### MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design, landscape and heritage impacts
3. Amenity
4. Highways
5. Coastal Erosion, flood risk and environmental considerations

#### APPRAISAL

##### 1. Principle (Policies SS2, EC2, EC5, EC7, EC9 and CT3)

The site lies within the village of East Runton which is designated as 'countryside' within the Adopted North Norfolk Core Strategy where Policy SS2 of the Core Strategy supports the principle of development proposals relating to recreation and tourism where they meet a range of other policy criteria.

Policy EC2 is also relevant in the assessment of the principle of the development proposed in this case which supports the re-use of buildings in the countryside policy area to economic uses (including holiday accommodation) where they are appropriate in scale, and to the nature of the location, within buildings which are soundly built and need minimal rebuilding/extension works and where they accord with other policies seeking to protect biodiversity, amenity and character of the area.

In this case, the scheme involves the conversion and subdivision of the main building into 7 no. self-contained holiday units, along with the conversion of an existing single-storey building to the rear of the site to provide on-site caretaker accommodation. The buildings would require minimal external alteration and extension and they appear structurally sound. The site lies within a central

location within the village with good access to facilities, would be well served by public transport and it is considered that the reuse for tourism purposes would help support local businesses including shops and restaurants.

Conditions would be attached to any permission granted to ensure that the occupation of the units remains for holiday purposes only and that the caretaker accommodation is ancillary to the principle use. As such, the proposal is considered to comply with the requirements of Policies SS2, EC2, EC5, EC7 and EC9 of the North Norfolk Core Strategy and paragraph 83 (c) of Section 6 of the NPPF by through providing sustainable rural tourism which respects the character of the area.

Whilst it is acknowledged that the proposal would result in the loss of an existing restaurant, it is not considered that the current use would fall under the definition of 'important local facilities and services' in respect of its retention and therefore the scheme would not be required to demonstrate that it met the tests set out in Policy CT3 of the Core Strategy or conflict with paragraph 83 (d) of Section 6 of the NPPF.

### 2. Design, landscape and heritage impacts (Policies EN2, EN4 and EN8)

The site lies in an area identified in Policy SS2 as Countryside, as well as within the designated East Runton Conservation Area.

Given the nature of the proposals is for the change of use of the buildings (involving conversion and subdivision), with only minor changes proposed to the existing fenestration to facilitate the re-use of the building and with no extensions proposed, it is considered that the proposals are acceptable in terms of their design, scale and materials and would not raise any design or landscape concerns. Furthermore, the proposals would not result in any significant harm to the character and appearance of the heritage asset (in this case the Conservation Area).

The scheme is therefore considered to accord with the requirements of Policies EN2, EN4 and EN8 of the Core Strategy and Section 12 and 16 of the NPPF.

### 3. Amenity (Policy EN4)

The site lies in a central location in the village with residential development to the east, and a number of caravan parks further east and to the north-west. To the south of the site along High Street are commercial businesses (with some residential above) and on the north side of High Street are restaurants. Taking into consideration the nature of the current use, the proposed use and the alterations proposed, it is not considered that the proposals would significantly impact upon the residential amenities of the occupants of any neighbouring properties in respect of loss of privacy, light or noise and disturbance. Furthermore, no objections have been raised by the Council's Environmental Health Team on amenity grounds.

It is therefore considered that the proposals would protect residential amenity in accordance with the requirements of Policy EN4 of the Core Strategy.

### 4. Highways (Policies CT5 and CT6)

Access to the site would remain via the existing access off Beach Road, with the existing car park used to provide onsite car parking to serve the holiday properties. No objections have been raised to the proposals by NCC Highways on highway safety grounds and as such it is considered that the scheme would safeguard highway safety in accordance with Policies CT 5 and CT6 of the North Norfolk Core Strategy.

## 5. Coastal Erosion, flood risk and environmental considerations (Policies EN3, EN10, EN11 and EN13)

Whilst a very small part of the site (the north end of the car park) lies within the 2105 epoch (100 year risk zone) as identified in the Shoreline Management Plan 6 (August 2012) Kelling to Lowestoft Ness, the buildings and access lie outside of this area. The scheme has been assessed by the Coastal Management Team who have raised no objection on Coastal Erosion grounds but they do request that suitable drainage of water is secured, e.g. through mains drainage. The application site already benefits from mains drainage so no conditions are required to address this point.

The Council's Environmental Health Officer has also raised no objections on environmental grounds including drainage, with the site also located within Flood Zone 1 and therefore not raising any flooding concerns.

Whilst the site lies within an area designated as Undeveloped Coast, given that the proposals involve the conversion of existing buildings for tourism purposes, and that the site sits at the heart of the village surrounded by built form, it is not considered that the scheme would be significantly harmful to the open coastal character of the area.

On this basis, it is considered that the scheme would accord with Policies EN3, EN10, EN11 and EN13 of the Core Strategy and Section 14 of the NPPF.

## 6. Conclusion

It is concluded that the scheme is acceptable in terms of its proposed use, design, scale and appearance and would not cause significant detriment to the character and appearance of the host buildings or the designated heritage asset (in this case the East Runton Conservation Area). The scheme is also not considered to result in significant detriment to the residential amenity of neighbouring occupiers, would safeguard highway safety and raise no landscape or environmental concerns.

The development is considered to accord with the requirements of the development plan and approval of the application is therefore recommended.

**RECOMMENDATION: APPROVE** subject to conditions relating to the following conditions and any others considered necessary by the Head of Planning.

1. Time limit
2. In accordance with plans/documents
3. Materials in accordance with details submitted
4. Highway condition - provision and retention of onsite parking/turning
5. Holiday occupancy restriction conditions
6. Caretaker accommodation - ancillary to main holiday use

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