

AGENDA ITEM NO: 8/3(b)

Parish:	Hunstanton	
Proposal:	Conversion of hotel and one flat into six apartments	
Location:	9 Cliff Terrace Hunstanton Norfolk PE36 6DY	
Applicant:	Mr Jim Garner	
Case No:	18/00721/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 18 June 2018

Reason for Referral to Planning Committee – In the wider public interest.

Neighbourhood Plan: No

Case Summary

The site lies on the northern side of Cliff Terrace Hunstanton within the defined settlement boundary and adjacent to the defined area of the town centre.

The existing 3 storey building is a 14 bedroom hotel/guest house and is constructed from Carrstone with limestone detailing.

The adjoining buildings are a hotel (west) and residential dwelling (east).

The proposal seeks consent to change the use of the building to 6 flats.

Key Issues

Principle of Development
Amenity
Heritage Asset
Highways
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies on the northern side of Cliff Terrace, Hunstanton within the Conservation Area.

The site comprises of a three storey carrstone and limestone building. The building benefits from a small front terrace seating area set behind a dwarf wall that is also constructed from brick and carrstone.

The building has been the subject of front bay window extensions.

Vehicular access is provided to the rear of the building via an unmade track from Northgate.

A three storey residential dwelling is attached to the east and a three storey hotel attached to the west.

The building operates as a hotel/guesthouse with associated staff/managers flat at ground floor at the rear of the building which was permitted in 2008 and erected in 2010. The proposal is to convert the building and associated flat into a total of 6 flats with 5 parking spaces to the rear. There will be 2 x 1 bed, 2 x 2 bed flat, 3 x 3 bed flat.

The only external alteration will be only the moving of the former manager's flat door at the rear of the premises to facilitate the change of use. All other alterations are internal.

SUPPORTING CASE

The application has been accompanied with a Design and Access Statement and addendum

Design and Access Statement:-

- The building is a substantial 3 storey carrstone building with limestone detailing. The rear of the building is less formal with red brick quoin & detailing around the window openings. The roof slopes have been re-clad with concrete interlocking tiles
- A manager's flat was added at the rear of building in 2010, together with other material alterations.
- Pedestrian access is off Cliff Terrace and vehicular access at the rear
- Currently a 14 room hotel & self-contained flat to be converted into 6 self-contained apartments.
- There will be minimal external work to create the flats
- The mix of apartments are as follows 2 x 1 bed, 2 x 2 bed & 3 x 3bed
- CS05 Hunstanton seeks to promote opportunities for residential development within the town centre.
- The proposed scheme respects the heritage of Hunstanton, in particular the historic environment in the conservation area.

Addendum

- Policy CS10 – there is a heavy reliance on tourism to provide local jobs and visitors bolster the local economy. In the case of this application, 2 full time jobs will be lost and replaced by 1 part time job in maintenance. This in itself is not a significant loss
- Emphasis is given to developing employment opportunities in the other under-represented sectors such as the manufacturing and service industries which are not so reliant on seasonal variations.
- 5 parking spaces will be provided.

PLANNING HISTORY

08/00862/F: Application Permitted: 12/05/08 - Construction of managers flat following demolition of utility room, stores and garage.

RESPONSE TO CONSULTATION

Town Council: NO OBJECTION – The Shellbrook is in the Conservation Area but the changes will not affect the frontage adversely. We note that there are only 4 parking spaces but this would have been the same when the hotel was running. We are sorry that we're losing hotel accommodation but that is not a planning concern at this point so we support the application.

Local Highway Authority: NO OBJECTION subject to condition

CSNN: NO OBJECTION – observations raised that the bedrooms in some of the flats are adjacent to communal stairwells and the noise of those using the stairwells

Waste Management Officer: comments requires either 2 communal 1100 litre bins and one green and one black bin or 12 bins (6 green and 6 black) to be provided for the residents of the flats.

Conservation Officer: NO OBJECTION there would be little change in the exterior appearance of the building and it will therefore not affect the character of the Conservation Area.

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS05 - Hunstanton

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

The main planning considerations in regards to this application are:-

- Principle of Development
- Amenity
- Heritage Asset
- Highways
- Other Material Considerations

Principle of Development

The site lies within the development plan boundary for Hunstanton, adjacent to but not contained within the defined town centre area boundary of Hunstanton.

The current use of the building on the site is a 14 bedroom hotel/guest house with associated manager's flat accommodation at the rear. It is proposed to change the use of this building to a residential use of 6 flats.

The approach to development in Hunstanton is referenced in Policy CS05 – Hunstanton of the Local Development Framework Core Strategy. The following two points of policy CS05 are the most relevant to the proposal:

- Provide modest and balanced employment growth to create jobs and opportunities to meet the needs of existing and new residents. This should be quality year round employment, with less reliance on seasonal/tourist activity.
- Promote opportunities for residential development within the town centre, particularly for affordable housing.

Further to Policy CS05, and due to the proposal resulting in the loss of an employment use, Policy CS10 – Economy needs to be considered. The policy requires the council to seek to retain land or premises that currently or last used for employment purposes, unless it can be demonstrated that:-

- Continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- Use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- An alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Councils regeneration agenda.

Policy DM9 is not considered to be relevant in this case, as that deals with the retention of community facilities such as pubs, churches, shops and allotments.

The design and access statement provided by the applicant only made reference to Policy CS05 and accordingly the agent was requested to provide information in regards to Policy CS10. The agent has now responded in terms of both policies that the proposal provides a mix of flat sizes and the loss of the hotel would not result in significant unemployment as only 2 full time jobs will be lost and replaced by 1 part time maintenance job.

Whilst the agent has not provided information in regards to the business operations on the guesthouse, i.e occupancy rates and/or the viability of the current business or the marketing of the premises as a going concern it is considered that with 19 other guesthouses/hotels within Hunstanton (Bing search 18th June 2018) that the loss of a guesthouse, a tourist form of accommodation, can be afforded. The loss of two jobs is not considered to be significant enough to warrant an objection.

Amenity

The proposal does not involve any extensions to the existing building accordingly there would be no overshadowing or overbearing issues to consider in this application.

The internal layout has been carefully considered in order to avoid overlooking from habitable room windows in the proposed flats into the neighbouring properties amenity spaces. Windows at ground floor level either face towards close boarded fencing or across the private access track at the rear to the servicing yards of the properties in Boston Square.

There are no habitable room windows contained in the eastern elevation of the property at first and second floor. There is only one habitable room window above ground floor level in the western elevation that looks towards the adjoining hotel building. This window serves bedroom 2 in flat 5. Outlook from this window is towards the service area of the adjacent hotel and its fire escape. On the northern elevation of the building, the ability to look down from bedroom 2 in flat 2 and bedroom 2 in flat 6 into the residential property to the east is restricted by virtue of this neighbour's two storey rear extension. This neighbour's rear extension has no windows contained in its western elevation. Thus there would be no detrimental overlooking issues arising from the proposal in regards to the adjoining neighbours.

Outlook from upper floor habitable room windows is primarily towards the unmade drive and rear service areas of the buildings contained in Boston Square.

The CSNN officer has requested that in order to minimise disruption upon the adjacent neighbours that construction works are restricted to 08:30-18:00 on weekdays, 09:00-13:00 on Saturdays and no work allowed on Sundays and Bank Public Holidays. Should members be minded to approve the application, it's your officer's opinion that this condition would not be reasonable, or necessary given the limited alterations proposed with the scheme.

Further conditions recommended by the CSNN Officer relate to safeguarding the future occupiers of the dwellings. The Officer considers that due to there being habitable rooms adjacent to the communal staircase that a noise scheme for the protection of their amenity from disturbances caused from use of the staircase ought to be imposed. This issue to a large extent would be covered under building regulations and to refuse the application on this issue would be unreasonable.

The future occupiers of the flats will require two 240 litre bins (.580m (w) x .74m (d) x 1.1m (h)), per flat or 2 communal 1100 litre bins (1.27m (w) x 1m (w) x 1.38m (h)) and 2 – 240 litre

bins (one green and one black). There is the ability to provide the communal bins to the south of parking space 1 without causing disamenity to the future occupiers of the flat and the green and black bins could be stationed adjacent to the rear entrance to flat 2. It is therefore considered that a condition which provides a scheme for the storage of bins to service the development could be imposed in order to secure a good standard of amenity for the future occupiers of the flats.

Heritage Assets

The site is contained within Hunstanton's Conservation Area. S.72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The Conservation Officer has no objection to the change of use of the building. The only external alteration is the repositioning of a door on the eastern elevation of the existing managers flat.

It is important bin storage takes place to the rear; as otherwise, this would be unduly prominent if it were on the front terraced area, to the detriment of the character of the Conservation Area.

Highways

Whilst parking standards would dictate that the development is served by 10 parking spaces, and only 5 are being provided, the site is in the town centre where people can easily walk to the shops and services nearby. Additionally it must be taken into consideration that full occupancy of 14 bedrooms will generate its own parking requirement of 16 parking spaces according to NCC parking standards for a C1 hotel/motel/boarding house/guest house. This is calculated on one space per bedroom and one space per member of staff.

The highways officer has no objection to the proposal and requires the parking to the rear to be provided in accordance with the submitted plans.

Other Material Considerations

Both the CSNN officer and the Environmental Quality team draw the applicant's attention to informative in respect to noise, dust and smoke created from the construction work and there being the potential for asbestos contained in the fabric of the building.

The site is within flood zone 1 – the least restrictive flood zone accordingly there is no requirement for the proposal to pass the sequential and exception tests in regards to flooding.

CONCLUSION

Members will need to consider whether the principle of development accords with the development plan and specifically policies CS05 and CS10 of the Local Development Framework Core Strategy.

It is your officer's opinion, on balance, that whilst the proposal results in the loss of a hotel/guesthouse in the town centre, only 2 jobs would be lost. These jobs can be absorbed into the wider job opportunities available in the borough. With 19 Guesthouses/hotels in Hunstanton, this loss would not undermine the overall provision of tourist accommodation to a degree that would warrant a refusal of the application on this principle issue. The proposal

does offer some benefit in terms of providing additional and smaller forms of housing in Hunstanton.

The proposal, through appropriate conditions in regards to bin storage and parking provision, is therefore recommended for approval subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Existing and proposed plans and elevations - drawing no. AL(0)02 Rev C - dated 23 May 2018
 - Site Plan received 19 June 2018
 - Location plan received 19 April 2018
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the development hereby permitted the proposed on-site car parking area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 4 Condition Prior to the first occupation of the development hereby approved a scheme for the provision of bin storage to serve the 6 flats hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the number and type of bins to be used in the development and the location of their storage. The development shall be carried out in accordance with the agreed scheme and retained thereafter as such.
- 4 Reason To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.