

Parish:	Old Hunstanton	
Proposal:	Creation of new holiday let by subdivision of the existing unit. Addition of new dormer windows and dwarf wall to the fore. Increase in size of patio area to the rear	
Location:	Corner House Cromer Road Hunstanton Norfolk PE36 6HP	
Applicant:	Will Clayton	
Case No:	22/00230/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 7 June 2022 Extension of Time Expiry Date: 10 February 2023

Reason for Referral to Planning Committee – Officer recommendation is contrary to the views of the Parish Council & referred by Sifting Panel

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for the subdivision of an existing bed and breakfast/dwelling to allow use as one self-contained holiday let alongside associated dwellinghouse. Dormer windows are proposed alongside internal alterations.

The site is located off Cromer Road, Old Hunstanton and comprises a Grade II Listed Building and it's curtilage.

The application site is wholly within the Development Boundary for Old Hunstanton as outlined on inset map G67 of the SADMPP (2016).

Key Issues

- Principle of Development
- Highway Safety
- Form and Character and Impact on Listed Building
- Impact on Neighbours
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

Full planning permission is sought for the subdivision of an existing bed and breakfast/dwelling to allow use as one self-contained holiday let alongside the associated dwellinghouse. Dormer windows are proposed alongside internal alterations.

The site is located off Cromer Road, Old Hunstanton and comprises a Grade II Listed Building and its curtilage.

Access is proposed to be retained as existing, with a dual-access driveway to Cromer Road. The existing parking area to the front of the building will be improved to allow further space for vehicles to park.

The existing building was most recently in use as a Bed and Breakfast with associated owners' accommodation. According to information available to the LPA, up to six bedrooms were let at any one time. The proposal seeks consent to change the use parts of the dwelling previously used as the B&B to allow use as one self-contained holiday let. The proposed holiday let use is considered to give rise to fewer vehicle movements than the unrestricted bed and breakfast.

External alterations include the addition of dormers to the front roof slope and replacement of dormer windows to the rear. An existing patio space will be extended to the rear of the dwelling. The remaining alterations are internal and include the creation of a hidden bookcase doorway to subdivide the units.

The application site is outside of the Old Hunstanton Conservation Area.

SUPPORTING CASE

None received.

PLANNING HISTORY

22/00231/LB: Pending Consideration : - Listed Building: Creation of new holiday let by subdivision of the existing unit. Addition of new dormer windows and dwarf wall to the fore. Increase in size of patio area to the rear. - Corner House

2/93/1292/LB: Application Permitted: 10/01/94 - Installation of three dormer windows at 2nd floor level and internal alterations to bathroom - The Corner House

2/93/1291/F: Application Permitted: 10/01/94 - Installation of three dormer windows at 2nd floor level - The Corner House

RESPONSE TO CONSULTATION

Old Hunstanton Parish Council: OBJECT on the following grounds:

Response dated 22.04.22

'1. Access to and from the properties onto a major, busy road is extremely poor. 2. The increase in vehicles using the properties (4 dwellings) could be at least 8 vehicles and the

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parking does not provide enough spaces including turning bays as backing off onto the A149 would be most dangerous.'

Response dated 19.08.22

'Since we made our comments (22nd April) a Traffic Management Plan (TMP) has been proposed, because of our concerns about the safety of cars exiting the site. The Highways Development Management Officer (17th May) had said that a 43m splay is needed for safe exit rather than the 20m available now. He has yet to reconsider the application in the light of the TMP. The TMP recommends exit only from the exit furthest from the corner. Several parishioners have advised that they driven out of that exit many times and never felt safe.

We have no objection to the dormer windows'

No response was received to the re-consultation, which expired on 16th November 2022, despite the Local Highway Authority having responded to the application at the time of consultation.

Highways Authority: NO OBJECTION

The Local Highway Authority raise no objection to the proposal on the basis that the site's use as a Bed and Breakfast has been demonstrated and forms a fallback position in relation to existing traffic levels.

REPRESENTATIONS

FIVE letters of OBJECTION

- Traffic management - unsafe access as a result of inadequate visibility
- Lack of parking spaces
- Potential for overlooking from dormer windows
- Highway access unsafe and unsuitable parking layout
- Increase in height, windows and privacy, overpowering in relation to surrounding dwellings, making suggestion of single storey
- Comments relating to the previous owners' vehicles stored on site
- Suggestion that bat survey is required

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS10 - The Economy

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

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DM11 – Touring and Permanent Holiday Sites

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

Planning Considerations

The Key Issues are:

Principle of Development

Highway Safety

Form and Character and Impact on Listed Building

Impact on Neighbours

Other material considerations

Principle of Development

The application seeks consent for the change of use of part of a dwelling, most recently in use as a Bed and Breakfast, to allow use as a holiday let. The rear of the dwelling will be retained in use as the owner's accommodation, with internal alterations. Building operations include the installation and replacement of dormer windows and various internal alterations to facilitate the change of use. Extended patio area is proposed to the rear.

The site is located in development boundary of Old Hunstanton which is categorised as a Rural Village in CS02 of the Core Strategy (2011). Both residential and commercial development, including use for holiday lets/tourism purposes is acceptable in principle in this position in accordance with policies CS02, CS08 and CS10 of the Core Strategy (2011) and Policies DM2, DM11 of the SADMPP (2016)..

In terms of the use of the house, as discussed above, the Applicant has submitted a statement referring to the house's building's previous use as a Bed and Breakfast, which resulted in up to 6 bedrooms being let at anytime, alongside the owner's accommodation. Whilst it is evident that the precise number of rooms occupied at any time could fluctuate throughout the year, the impact of the tourism use must be assessed based on this previous use as an extant fallback position.

Information submitted with this application demonstrates the use of the site in a mixed use as a bed and breakfast with separate owners' accommodation has occurred for a period of in excess of 20 years. This has been evidenced through a witness statement from a neighbouring resident as well and links to reviews available online.

The proposed development subdivides the house internally via a hidden door in a bookcase to allow the front rooms, previously let separately in association with the bed and breakfast use, to be let as one larger self-contained holiday let. It is clear from information submitted that this use is intended to be short-term holiday lets for families/groups rather than an independent dwelling. The rear of the dwelling will be retained for use by the Applicant/Owner.

Whilst the bed and breakfast use will be lost, the use as a holiday let would continue to provide benefits to the local tourist economy. The retention of existing businesses is supported by policies at both a local and national level. With an existing tourism-led use established on site, the principle of development is considered to comply with Policies CS10 and DM11 of the Local Plan.

A management plan has been provided to demonstrate that the front portion of the building will be let as a single holiday let to groups. By nature of the proposal, the use of this part of the building by one group, and the remainder of the house by another single family group (the owner/applicant), the impact on surrounding uses is considered likely to be less than the impact of individual room by room lets. In light of the lack of outdoor amenity space available to the holiday let, conditions are recommended to ensure that the uses remain linked in perpetuity.

Highway Safety

The dwelling has existing access to Cromer Road. As a result of its position on the corner, visibility splays are restricted and any increase in use would not be considered acceptable for highway safety reasons.

A traffic management plan has been provided alongside a revised site plan, indicating how visiting vehicles will be guided to park to allow a one-way system through the existing dual access driveway. Minor amendments to the frontage treatment and landscaping will be made to facilitate additional parking area, although this has not been requested by the Local Highway Authority.

No specific details are available in regard to vehicle movements over the course of the site's use as a Bed and Breakfast. One review website provided by the Agent shows a total number of 8143 reviews, however another totals 27 reviews. The ownership of the site has since changed. It's therefore not possible to get a clear picture of the exact level of traffic which would previously occur. However, on the basis of the use of up to 6 bedrooms as a Bed and Breakfast being lawful and unrestricted, the fallback position would allow for a significant number of cars visiting the site. The proposed use as a holiday let is unlikely to exceed historic levels.

The Local Highway Authority raise no objections to the proposal on the basis that the existing lawful use as a bed and breakfast would have a significant and unrestricted level of traffic. The proposed use as one holiday let alongside the associated dwelling is not considered likely to lead to any increase in use of the currently substandard access.

Subject to conditions controlling the proposed use, the proposed development will not lead to detrimental impacts on highway safety and complies with the NPPF (2021), Policy CS11 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Form and Character and Impact on Listed Building

The application site comprises a Grade II Listed Building, described within Historic England's official Listing as Early 19th Century 2 storey, 3 bay house with 2 further 2 storey piles to the rear. The house is comprised of red brick with a black glazed pantile roof.

Whilst the dormer windows on the front elevation will be visible as a result of the site's prominent position on this corner of Cromer Road, the proposed changes are not considered to lead to any adverse impact on the historic significance of the Listed Building, or on the form and character of the street scene.

Dormer windows to the rear are proposed on the front-most portion of the building, therefore partly shielded by the existing roofing to the east. As replacements of existing dormer windows and considering the details to accord with the dormers proposed on the front elevation, the dormers will not lead to any adverse impact on visual amenity.

The Conservation Team raised no objections to the proposed alterations and additions, which include the addition of dormer windows on the front elevation, replacement of existing dormer windows to the rear, and various internal alterations. A patio area is proposed to the rear which will have no impact on the site's historic significance.

The associated listed building application (ref 22/00231/LB) will control submission of material and joinery details to ensure that the final design is appropriate.

The development as a whole is not considered likely to lead to any harm to the significance of the designated heritage asset, in compliance with Section 16 of the NPPF (2021), Policy CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Impact on Neighbours

Dormer windows are proposed on the front and rear facing roof slope of the front part of the dwelling. Two existing dormers on the rear elevation provide an existing viewpoint to the east/rear of the site. The replacement of these windows with alternative dormers will not lead to greater impacts on the adjoining dwellings.

To the front, dormer windows will provide a viewpoint to Cromer Road and will not lead to a loss of privacy for any adjoining residents.

With consideration given to the existing lawful use as a bed and breakfast and considering the lack of independent outdoor amenity space for visitors to the holiday let, the proposed use is considered unlikely to lead to any adverse impacts in regards to noise and disturbance of surrounding dwellings.

The application therefore complies with the NPPF, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Other material considerations

Ecology

A neighbour objection refers to bats potentially in the roof space. The roof space to be altered (via changes to dormers) as part of this application is in existing use for residential purposes. The proposal does not meet the requirements of the PPG in relation to protected species surveys. In the event any protected species are encountered during the development, separate controls are in place to protect from harm. The impact on protected species and ecology is therefore considered acceptable in compliance with Policy CS12 of the Core Strategy (2011).

Response to Representations:

A neighbour objection was received in relation to an increase in height and an associated impact on the amenity of an adjoining dwelling. No increase in height is proposed as part of this application. The only external changes relate to fenestration, primarily the insertion of dormer windows in the roof of the front facing roof slope. Existing dormers in the rear

elevation will be replaced to match however with existing dormers in this position, they are unlikely to lead to any adverse impact on surrounding properties.

The Concerns raised by the Parish Council are addressed above.

CONCLUSION

The application seeks consent for the change of use of an existing dwelling/bed and breakfast to allow use of the front portion of the dwelling as a self-contained holiday let alongside the owners accommodation. Limited external changes are proposed, including the addition of dormers on the front facing roof slope and the replacement of existing dormers to the rear.

The proposed alterations are not considered to lead to harm to the character or significance of the Grade II Listed Building, subject to conditions.

With the previous bed and breakfast use generating high levels of traffic, the proposed holiday let is not considered likely to lead to highways impacts to an extent that would warrant refusal. The use of the front of the site as a single holiday let, when combined with the retained owners accommodation to the rear, is unlikely to exceed the historic levels of traffic associated with the unrestricted B&B use. For the avoidance of doubt, a condition is recommended to ensure compliance with the traffic management plan submitted as part of this application.

Overall, the development is considered to comply with the NPPF (2021), Policies CS08, CS10 and CS12 of the Core Strategy (2011) and Policies DM11 and DM15 of the Site Allocations and Development Management Policies Plan (2016).

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 protect the public right of way which crosses the site until such time as it has, if necessary, been formally diverted, in accordance with the NPPF.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - A.01
 - A.03
 - A.05
 - A.06
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The holiday let accommodation (identified in red on Dwg No A.05) hereby approved shall be used for short stay accommodation (no more than 28 days per single let) only and shall at no time be occupied as a person's sole or main place of residence. The owners shall maintain an up-to-date register of lettings/occupation and

shall make the register available at all reasonable times to the Local Planning Authority.

- 3 Reason: The site lies within in an area in which the Local Planning Authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.
- 4 Condition: The holiday let accommodation shall be held and operated in connection with the main dwelling labelled as Owners Accommodation on dwg No. A.05 and shall at no time be sold or utilised as a separate and unassociated unit.
- 4 Reason: In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the amenities of the locality.
- 5 Condition: The use of the holiday let hereby permitted shall be carried out in accordance with the Traffic Management Plan received 12th July 2022.
- 5 Reason: In the interests of maintaining highway efficiency and safety in accordance with the NPPF (2021)