



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

**Proposed Change of Use from Holiday Let
(C1) to Residential Dwelling (C3) at St
Winifreds, 4, Goodwin Road, Mundesley,
NR11 8BB**

Planning Statement

**Written and prepared by Planning By
Design**

Application

Planning by Design (**the Agent**) have been instructed on behalf of Mr. Robert Holiday (**the Applicant**) to prepare and submit a planning application to North Norfolk District Council (**the Planning Authority**) the Proposed Change of Use from Holiday Let (C1) to Residential Dwelling (C3) (**the Proposed Development / Proposal**) at: St Winifreds, 4, Goodwin Road, Mundesley, NR11 8BB (**the site**). The purpose of this planning application is to reinstate the status of the site as a family dwelling (C3) as opposed to a Holiday Let The following Planning Statement has been constructed to support this application and demonstrate how the proposal is compliant with the relevant national and local planning policies / material considerations and how special circumstances apply for the provision of this application.

This Planning Application is supported by the provision of the following items:

- Application Form;
- Site Location Plans;
- Block Plans;
- Floor Plans and Elevations;
- Planning Statement.

Site Location & Proposal

The site location to which this planning application relates is : St Winifreds, 4, Goodwin Road, Mundesley, NR11 8BB, with the existing site hosting several units which have been used as a mixture between purely residential and as holiday lets. The purpose of this full planning application is to reinstate the site as a residential dwelling as the current planning affairs associated with the site have made any sale and conveyancing processes difficult for the applicant. A review of the councils public planning database undertaken in August 2023 demonstrates that the site has previously been subject to a Certificate of Lawfulness application to confirm the use of the site as holiday let accommodation however no decision was made as the application was withdrawn.



Figure 1: Site location plan (not to scale)

As part of this proposal, no internal or external changes are proposed with the development relating entirely to a material change of use from Class C1 to C3.

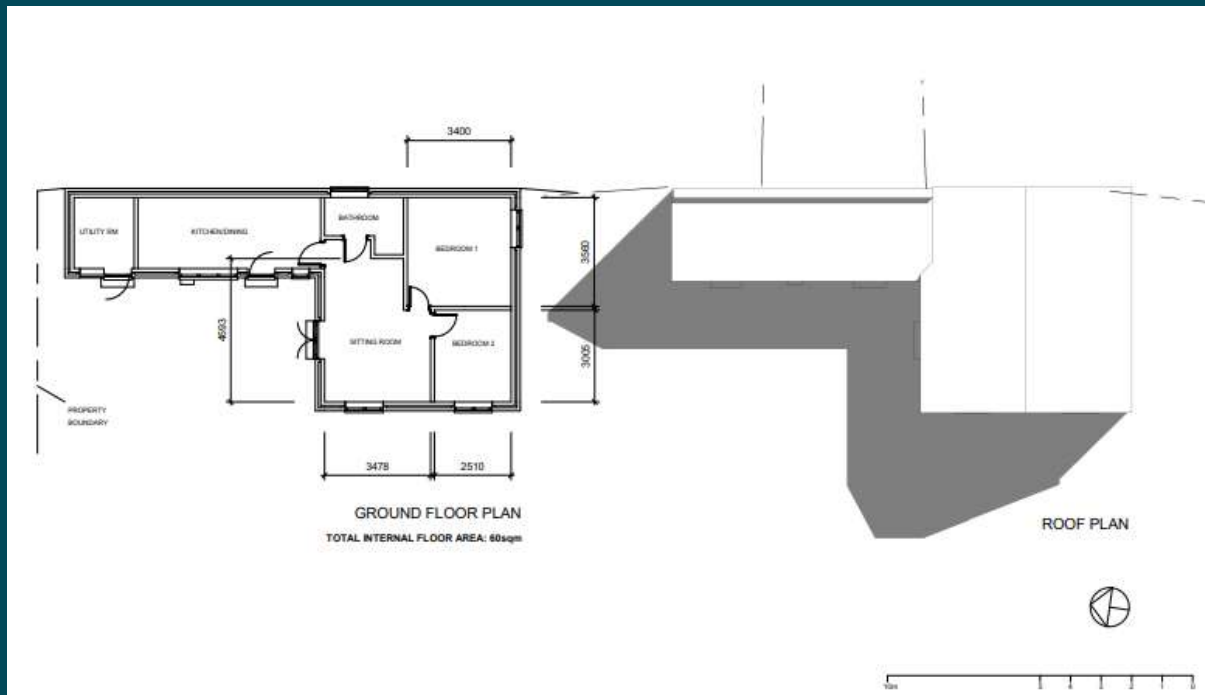


Figure 2: Floor Plans (not to scale)

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework;
- National Planning Practice Guidance;
- North Norfolk Core Strategy (September 2008):

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: The propose development is in line with all three primary objectives of the National Planning Policy Framework from an environmental, social and economic perspective. From a social outlook, the proposal will deliver one additional family dwelling to the existing property market in place an existing holiday let which are at a reasonable supply in this area. From an environmental perspective, the proposal will not result in any significant change to the existing landscape character as no internal or external changes are proposed as part of this planning application. From an economic perspective, the proposal will generate significant benefits at a local level as a successful planning application for a material change of use at the site will make any sale and conveyancing processes run more smoothly.

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities

Analysis: The proposal will not change the existing character of this site which ensures compliance with Section 12 of the NPPF.

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

North Norfolk Local Development Plan Core Strategy

The Core Strategy provides the overarching approach for development in North Norfolk. It sets out a long-term spatial vision, objectives and policies to guide public and private sector investment up to 2021. The second part of the document provides a set of Development Control policies which will be used in assessing individual planning applications. Finally, the last section on implementation and monitoring shows how the objectives will be achieved in practice and how development will be phased to address infrastructure constraints. Of the Core Strategy, the following planning policies are recognized as relevant considerations for the assessment of this planning application:

- Policy SS 1 (Spatial Strategy for North Norfolk)
- Policy EN 4 (Design)

Policy SS 1 Spatial Strategy for North Norfolk

The majority of new development in North Norfolk will take place in the towns and larger villages, dependent on their local housing needs, their role as employment, retail and service centres and particular environmental and infrastructure constraints.

- Cromer, Holt, Fakenham and North Walsham are defined as Principal Settlements where the majority of new commercial and residential development will take place (approximately 75% of new employment land and 50% of new homes).
- Hoveton, Sheringham, Stalham and Wells-next-the-Sea are defined as Secondary Settlements in which a more limited amount of additional development will be accommodated (approximately 25% of employment land allocations and 20% of new homes).

The distribution of development will also have regard to the complementary roles played by the three towns of Cromer, Holt and Sheringham in the central part of North Norfolk.

The overall housing provision for North Norfolk will be distributed in accordance with the settlement hierarchy and will seek to achieve the visions for each place. The strategic policy for each settlement sets out the range of housing and employment provision and other land use considerations.

A small amount of new development will be focused on a number of designated Service Villages and Coastal Service Villages to support rural sustainability.

Policy EN 4 Design

All development will be designed to a high quality, reinforcing local distinctiveness. Innovative and energy efficient design will be particularly encouraged. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.

Development proposals, extensions and alterations to existing buildings and structures will be expected to:

- Have regard to the North Norfolk Design Guide;
- Incorporate sustainable construction principles contained in policy EN6;
- Make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area;
- Be suitably designed for the context within which they are set; Retain existing important landscaping and natural features and include landscape enhancement schemes that are compatible with the Landscape Character Assessment and ecological network mapping;
- Ensure that the scale and massing of buildings relate sympathetically to the surrounding area;
- Make a clear distinction between public and private spaces and enhance the public realm;
- Create safe environments addressing crime prevention and community safety;
- Ensure that places and buildings are accessible to all, including elderly and disabled people;
- Incorporate footpaths, green links and networks to the surrounding area; Ensure that any car parking is discreet and accessible; and
- Where appropriate, contain a variety and mix of uses, buildings and landscaping.

Proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide acceptable residential amenity.

Development proposals along entrance routes into a settlement should have particular regard to their location. Important Approach Routes are identified on the Proposals Map which

should be protected and enhanced through careful siting, design and landscaping of any new development.

Analysis: The proposed development requested via the provision of this Full Planning Application relates solely to a material change of use which requires no internal or external changes to accommodate.

Conclusion

In considering this application, it is hoped that the Planning Authority recognise that this proposal is for a reasonable change of use in order to return this site to its original state as a residential dwelling. Over the past number of years, the surrounding area has been subject to a variety of applications which can be seen to have enjoyed a high rate of return, in the form of planning approval. Although works have begun on the site without the provision of any secured planning approval, the development will not result in any visual change to this area.

Should the Planning Authority however, raise any issue with the proposal following submission, Planning By Design would welcome any correspondence along with the opportunity to discuss this proposal, prior to the release of any formal decision.