

THE BOROUGH OF GREAT YARMOUTH

Planning (Listed Buildings and Conservation Areas) Act 1990

REFUSAL OF CONSERVATION AREA CONSENT

Part 1 - Particulars of Application

Reference No :- **06/05/0770/CC**

Submitted :- 30th September 2005

Development at :-

(Garden Plot) 25 Yarmouth Road
Ormesby St Margaret
Great Yarmouth, Norfolk

For :-

Demolition of brick and tiled
outbuildings

Agent :-

Charles Bycroft & Co
14 Regent Street
Great Yarmouth, Norfolk

Applicant :-

Mr D Gutteridge
10 Fritton Close
Ormesby St Margaret
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice that Conservation Area Consent has been refused for the execution of the works referred to in Part 1 hereof for the following reasons:-

1. Policy BNV9 of the adopted Great Yarmouth Borough-Wide Local Plan states that within conservation areas proposals for the demolition of buildings or structures which make a positive contribution to the character or appearance of the area will be permitted only if the replacement building or structure or the after-use of the site would preserve or enhance the character or appearance of the area. The demolition and replacement of the existing traditional building on this site, which is within the Ormesby St Margaret Conservation Area, with a modern development of the indicative type depicted in the associated planning application (Ref No :- 06/05/0641/O) would be contrary to this policy in that the proposal would not retain or enhance the character of the area.

Date: 11th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0548/F**

Submitted :- 15th July 2005

Development at :-

Willowcroft
Decoy Road
Ormesby St Michael
Great Yarmouth

For :-

Retention of extg 1.7m high
fence to west boundary;
conversion of outbuilding to
bathroom/gym/sauna for res use

Agent :-

Mr N Brown
Willowcroft
Decoy Road
Ormesby St Michael
NR29 3LX

Applicant :-

Mr N Brown
Willowcroft
Decoy Road
Ormesby St Michael
NR29 3LX

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The bathroom, gymnasium, and sauna hereby permitted shall not be used for any purpose other than private domestic use in connection with the dwelling to which it relates.

The reason for the condition is :-

Permission has been granted on the understanding that the proposed facilities are required solely for a purpose incidental to the enjoyment of the existing dwelling.

3. **INFORMATIVE NOTE :-** The applicant is advised to ensure that the garden fence, which has already been erected, does not overhang or encroach upon the highway boundary and that the gates do not open outwards over highway land.

continued on next page :-

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 7th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0641/O**

Submitted :- 17th August 2005

Development at :-

25 Yarmouth Road (Garden Plot)
Ormesby St Margaret
Great Yarmouth

For :-

Erection of single dwelling

Agent :-

Charles Bycroft and Co
14 Regent Street
Great Yarmouth

Applicant :-

Mr D Guttridge
36 Yarmouth Road
Ormesby St Margaret
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposal, which involves the development of an area of garden lying to the front, side and rear of existing dwellings and with limited road frontage, constitutes a sub-standard layout of land that would result in significant detriment to the amenities of those neighbouring properties. In particular, the indicative siting of the proposed dwelling and the use of the access thereto would, due to the loss of privacy that would be engendered and the noise and general disturbance of vehicles and pedestrians passing close by, adversely affect the living conditions of the adjoining occupiers. Consequently, the Borough Council considers that the proposal is contrary to Policies HOU7/HOU8 (criteria (C) and (E)) and HOU15 of the adopted Great Yarmouth Borough-Wide Local Plan.
2. Policy BNV10 of the adopted Great Yarmouth Borough-Wide Local Plan states that new development in or adjacent to a conservation area will be required to be sympathetic to the character or appearance of the area in terms of scale, height, form, massing, materials, siting and design. The Borough Council considers that the indicative design of the proposed dwelling would not enhance the character of the Ormesby St Margaret Conservation Area, within which it would be located, nor would it be in line with the principles established by the Norfolk Design Guide for residential development.
3. The proposed site access is unsuitable to cater for any additional development whatsoever by reason of its restricted levels of visibility at its junction with Yarmouth Road (C591). If permitted, the proposal would be likely to result in hazard to road users and would, thereby, prejudice highway safety contrary to the objectives of Policies HOU7/HOU8 (criterion (C)), HOU15 and TCM13 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 11th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0646/F**

Submitted :- 19th August 2005

Development at :-

19 Church Plain
Great Yarmouth

For :-

Change of use from offices
to three residential flats

Agent :-

Mr C Simmons
The Lodge
Church Walk
Bradwell
Great Yarmouth

Applicant :-

Mr C Simmons
The Lodge
Church Walk
Bradwell
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 10th November 2005.

The reason for the condition is :-

For the avoidance of doubt.

3. The premises shall not be occupied until the conversion work has been carried out entirely in accordance with the approved plans

The reason for the condition is:-

In order to ensure a satisfactory standard of accommodation.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for the conversion of the premises to flats set out in Policy HOU22 and HOU23 of the adopted Great Yarmouth Borough-wide Local Plan

5. NOTES - Please read the following notes carefully:-

The applicants attention is drawn to attached comments from the Head of Environment and Health and the need to comply fully with these requirements.

Date: 11th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0681/F**

Submitted :- 22nd September 2005

Development at :-

New Road Playing Field
New Road
Belton
Great Yarmouth, Norfolk

For :-

Temporary changing
accommodation, toilet block
and container storage.

Agent :-

Belton Parish Council
c/o Mrs S Weymouth
15 Bridge Meadow
Hemsby
Great Yarmouth, Norfolk

Applicant :-

Belton Parish Council
c/o Mrs S Weymouth
15 Bridge Meadow
Hemsby
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission expires on 30th November 2010 and unless on or before this date application has been made for an extension to the period of permission and such application is approved by the Local Planning Authority, the buildings shall be removed from the site.

The reason for the condition is:-

In order to retain control over the buildings which are constructed of short lived materials and in the interests of the visual amenities of the locality.

3. Before the facilities hereby approved are brought into use, an on-site parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with details that shall have first have been submitted to and approved in writing by the Local Planning Authority. The parking area shall be retained thereafter free from any impediment to that specific use.

The reason for the condition is :-

To ensure the permanent availability of parking facilities for the development, in the interests of highway safety.

4. Before the facilities hereby approved are brought into use a scheme of planting to screen the buildings shall be submitted for the approval of the Local Planning Authority. The planting of trees and shrubs shall be carried out in accordance with the scheme as approved within the first planting season following that approval. Any trees and shrubs so planted which die within 3 years shall be replaced within one year by the applicants or their successors in title.

The reason for the condition is:-

To enhance the visual amenities of the locality

5. NOTES - Please read the following notes carefully:-
6. The applicant is advised that the consent of the Environment Agency (Anglian Region) will be required under Schedule 10 of the Water Resources Act 1991 to discharge any effluent to underground strata by way of a septic tank. The granting of planning permission must not be taken to imply that consent will be forthcoming. DETR Circular 03/99 which identifies that the use of septic tank drainage should only be considered when other means of disposal such as sewage treatment or cesspit have been eliminated as not achievable. The circular requires the applicant to undertake an assessment of the options and when proposing a septic tank, to include a report providing proof that it was the only achievable form of providing foul drainage and that no environmental harm will occur as a result of its installation.
7. The applicant is advised that building regulation consent is required for the construction of a septic tank or other means of foul drainage disposal
8. REASON FOR APPROVAL OF THE APPLICATION :-

Subject to compliance with the above conditions, the proposal meets the criteria for new sports and recreational facilities contained in Policy REC1 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 7th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0687/CU**

Submitted :- 7th September 2005

Development at :-

60 King Street / 1 St Peters Road
Great Yarmouth
Norfolk

For :-

3 proposed flats from part
of business premises.

Agent :-

Richard Grant Designs
10 Masters Court
North Walsham
NR28 9UU

Applicant :-

J W Plane
Pin High, Main Road
Filby
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions.

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 24th October 2005.

The reason for the condition is :-

For the avoidance of doubt.

3. Notwithstanding the note on the amended drawing received on 24th October 2005 the windows to be installed shall be carried out entirely in accordance with the details shown on the drawing with timber sliding sash frames unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

For the avoidance of doubt and in the interests of the appearance of the building which occupies a prominent location in the King Street Conservation Area.

4. The premises shall not be occupied until the conversion work has been carried out entirely in accordance with the approved plans.

The reason for the condition is:-

In order to ensure a satisfactory standard of accommodation.

5. No part of the proposed structure shall overhang or encroach upon highway land and no door or ground floor window shall open outwards over the highway public footway.

The reason for the condition is :-

In the interests of highway safety.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for housing conversions set out in Policies HOU22 and HOU23 together with Policy BNV10 with respect to development in a Conservation Area of the adopted Great Yarmouth Borough-wide Local Plan

7. NOTES - Please read the following notes carefully:-

The applicants attention is drawn to the attached comments from the Head of Environmental Health with regard to the proposed conversion and the need to comply fully with these requirements.

Date: 9th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0690/F**

Submitted :- 8th September 2005

Development at :-

4a St Peters Road
Great Yarmouth

For :-

Conversion of ground floor
retail unit to bed-sit
accommodation

Agent :-

Richard Grant Designs
10 Masters Court
North Walsham
NR28 9UU

Applicant :-

Mr and Mrs J Plane
Pin High
Main Road
Filby
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The change of use of the shop into a unit of bedsit accommodation located within a parade of shops which include a number of A3/A5 uses as defined in the Town and Country Planning, Use Classes (Amendment) Order 2005 would lead to a form of development out of character with the nearby properties and create a residential unit that would be likely to adversely affected by the nearby uses to the detriment of the occupiers of the unit of accommodation and thereby contrary to Policy HOU7 (A), HOU15 and HOU23 (D & F) of the adopted version of the Great Yarmouth Borough-Wide Local Plan. The site does not provide adequate refuse disposal facilities within the curtilage of the site that can be readily accessed to serve the proposed accommodation which is likely to be detrimental to the amenities of the locality.
2. The proposal includes the provision of a new canopy, together with windows that appear to open over the public footway which will be likely to cause hazard to pedestrians and prejudice conditions of public safety. This proposal is also contrary to adopted policy TCM13 of the Great Yarmouth Borough-Wide Local Plan which states that development will not be permitted where it would endanger highway safety or the satisfactory functioning of the highway network.

Date: 9th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0692/F**

Submitted :- 8th September 2005

Development at :-

19 Covent Garden Road
Caister on Sea
Great Yarmouth, Norfolk

For :-

Brick wall on boundary to side
of house 1.82m high x 12.8m
long.

Agent :-

Mrs A Longstaff
19 Covent Garden Road
Caister on Sea
Great Yarmouth, Norfolk

Applicant :-

Mrs A Longstaff
19 Covent Garden Road
Caister on Sea
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. No part of the structure shall overhang the adjoining highway footway.

The reason for the condition is :-

In the interests of highway safety.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 11th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0740/F**

Submitted :- 21st September 2005

Development at :-

Whitehouse Farm
Hall Road
Hopton
Great Yarmouth

For :-

Timber stable block

Agent :-

Mr I Everson
Whitehouse Farm
Hall Road
Hopton
Great Yarmouth NR31 9AX

Applicant :-

Mr I Everson
Whitehouse Farm
Hall Road
Hopton
Great Yarmouth NR31 9AX

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The stable block hereby approved shall be utilised for the applicant's personal use only and no commercial activities shall be undertaken at the site.

The reason for the condition is :-

In order to safeguard the amenity and character of the area and in the interests of highway safety.

3. NOTES - Please read the following notes carefully:-

4. The applicant's attention is drawn to the attached letter from the Environment Agency (Anglian Region) and the need to comply fully with their requirements.

5. REASON FOR APPROVAL OF THE APPLICATION :-

Subject to compliance with the above conditions the proposal will not conflict with policies NNV3 NNV5 or NNV6 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 9th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0744/O**

Submitted :- 21st September 2005

Development at :-

The House
Hopton Service Station
Lowestoft Road
Hopton Great Yarmouth

For :-

Demolition of house and
garages and erection of two
detached houses

Agent :-

Mr M Bloomfield
Fossil Hall
Boars Tye Road
Silver End, Witham
Essex CM8 3QA

Applicant :-

Mr D R White
c/o Fossil Hall
Boars Tye Road
Silver End, Witham
Essex CM8 3QA

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The two houses hereby approved shall be sited in accordance with the submitted site layout plan and no development whatsoever shall take place until full details of the design and external appearance of the dwellings (herein after referred to as the reserved matters) have been submitted to and approved by the Local Planning Authority and the development shall be carried out strictly in accordance with such approved details.

The reason for the condition is:-

Such details have not been submitted as part of this application.

2. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for this condition:-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Prior to the commencement of the development hereby approved and to the satisfaction of the Head of Environmental Health, a site investigation shall be carried out to assess whether the land is contaminated. The investigation shall include details of known previous uses and possible contamination arising from those uses. If contamination is found or suspected to exist, a scheme to remediate the site to a standard suitable for its proposed use shall be forwarded to and approved by the Head of Environmental Health, and no work shall be commenced at the site until such scheme has been approved in writing.

The reason for the condition is :-

To establish whether the land is contaminated and to secure any measures necessary to protect the future occupiers of the development.

4. Notwithstanding the provisions of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order) no gates shall be erected across the approved vehicular access points unless details have first been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of highway safety.

5. Prior to the first occupation of the dwellings hereby approved the proposed vehicular accesses shall be constructed in accordance with N.C.C. residential access specification for the first 4.5 metres into the site as measured back from the near edge of the adjacent carriageway.

The reason for the condition is :-

In the interests of highway safety.

6. Prior to the first occupation of the dwellings hereby approved, the proposed on-site parking areas shall be laid out in accordance with the submitted site plan and demarcated, levelled, surfaced and drained and retained thereafter available for that specific use.

The reason for the condition is :-

To ensure the provision of adequate on-site parking facilities for the development.

7. Prior to the commencement of any other work at the site, the existing garages shall be removed and a close boarded fence matching that existing along the front part of the boundary of the site with "Heavenli Cottage" shall be erected and retained along the remainder of the boundary of the site with this property.

The reason for the condition is :-

To protect the residential amenities of the adjoining occupier.

8. NOTES - Please read the following notes carefully:-

9. The County Director of Planning and Transportation has indicated that if it is necessary to reposition any street furniture, this will be done at the applicant's expense.

10. With regard to condition 3 above, the Developer is strongly advised to contact Environmental Health at an early stage.

11. REASON FOR APPROVAL OF THE APPLICATION :-

Subject to compliance with the above conditions the proposals meet the criteria for new housing development set out in Policies HOU7/8 and HOU15 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 8th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0755/F**

Submitted :- 26th September 2005

Development at :-

5 Elmgrove Road
Gorleston
Great Yarmouth

For :-

Extension at side/rear to
form bathroom/study.

Agent :-

Mr D Driver
5 Elmgrove Road
Gorleston
Great Yarmouth

Applicant :-

Mr D Driver
5 Elmgrove Road
Gorleston
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 9th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0759/F**

Submitted :- 27th September 2005

Development at :-

19 Poplar Drive
Filby
Great Yarmouth, Norfolk

For :-

First floor extension to rear
to form bedroom over existing
kitchen & installation of two
velux roof lights.

Agent :-

Mr & Mrs A Goodhew
19 Poplar Drive
Filby
Great Yarmouth, Norfolk

Applicant :-

Mr & Mrs A Goodhew
19 Poplar Drive
Filby
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 11th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0764/F**

Submitted :- 28th September 2005

Development at :-

17 Bendish Avenue
Gorleston
Great Yarmouth, Norfolk

For :-

Ground & first floor
extensions & alterations.

Agent :-

Leslie C Walpole
Studio One, 4 Thurston Road
Lowestoft
Suffolk NR32 1SF

Applicant :-

Mr & Mrs S Pammen
17 Bendish Avenue
Gorleston
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 8th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0772/F**

Submitted :- 30th September 2005

Development at :-

22 Station Road North
Belton
Great Yarmouth, Norfolk

For :-

First floor extension over
existing garage.

Agent :-

Chris Beckett Arch Consultancy
23 Blackbird Close
Bradwell
Great Yarmouth
Norfolk NR31 8RT

Applicant :-

Mr & Mrs D Gray
22 Station Road North
Belton
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. Policy HOU18 of the Borough-Wide Local Plan (adopted by the Borough Council on 23rd February 2001) states that extensions and alterations to dwellings will be permitted where the proposal:
 - (i) is in keeping with the design of the existing dwelling and the character of the area;
 - (ii) would not significantly affect the amenities of any neighbouring dwelling; and,
 - (iii) would not result in over-development of the site.

The proposal is contrary to criteria (ii) of this policy in that the first floor extension, as now proposed, would by virtue of its height, depth and bulk, and relationship to the dwelling on southern side of the site, constitute an unneighbourly form of development which would have an overbearing and oppressive effect on this property, as well as resulting in a loss of daylight for the occupiers thereof.

Date: 7th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Part 1 - Particulars of Application

Reference No :- **06/05/0783/D**

Submitted :- 5th October 2005

Development at :-

'Conifers' Main Road
Filby
Great Yarmouth
Norfolk NR29 3HN

For :-

Detached house

Agent :-

Graham Brown Arch Services
Baltimore
Main Road
Filby
Great Yarmouth NR29 3HN

Applicant :-

Mr G Colman & Mrs S Smith
'Conifers' Main Road
Filby
Great Yarmouth
Norfolk NR29 3HN

Particulars of planning permission reserving details for approval:- Application No.:- 06/05/0783/D
Detached house at Conifers, Main Road, Filby.

Particulars of details submitted for approval:- External appearance, siting, design and means of access.

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that approval has been granted in respect of the details referred to in Part 1 hereof for the purpose of the conditions imposed on the grant of planning permission referred to above, subject to the following conditions:-

2. No work shall commence until the exact type and colour of the facing bricks and roof tiles have been submitted to and approved by the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the area as precise details of these materials have not been submitted.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order) the triangular window above the garage door on the front elevation shall be obscure glazed prior to the occupation of the dwelling and retained as such thereafter.

The reason for the condition is:-

In the interests of the residential amenities of the occupiers of the adjacent property.

4. NOTES - Please read the following note carefully:-

THE APPLICANT IS REMINDED OF THE NEED TO COMPLY FULLY WITH THE REQUIREMENTS OF CONDITIONS 3, 4, 5, 6, 7 AND 8 OF THE OUTLINE PLANNING PERMISSION.

Date: 8th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0789/O**

Submitted :- 7th October 2005

Development at :-

Hazeldene (Rear of)
Kings Loke
Hemsby
Great Yarmouth, Norfolk

For :-

Erection of one detached,
single storey dwelling with
private garage.

Agent :-

Aldreds Chartered Surveyors
Old Bank House
The Street
Acle
Norwich, Norfolk

Applicant :-

Dr J M & Mrs J L Tate
c/o Aldreds Chartered Surveyor
Old Bank House, The Street
Acle
Norwich

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposal, which involves the development of an area of back garden with no proper road frontage, constitutes a sub-standard layout of land which would result in significant detriment to the amenities of the neighbouring dwellings. In particular, the use of the shared access, which would be in close proximity to Oak Lodge, Westfield and Roseneath, would adversely affect the living conditions of the occupiers of those dwellings by reason of loss of privacy and the noise and general disturbance of vehicles and pedestrians passing close by. Consequently, the Borough Council considers that the proposal is contrary to Policies HOU7/HOU8 (criteria (C) and (E)) and HOU15 of the adopted Great Yarmouth Borough-Wide Local Plan.
2. Kings Loke is unsuitable to cater for any additional development whatsoever by reason of its severely restricted visibility at its junction with the C638 - Beach Road. If permitted, the proposal would be likely to result in additional hazard and danger to road users and would, thereby, prejudice highway safety contrary to the objectives of Policies HOU7/HOU8 (criterion C), HOU15 and TCM13 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 9th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0809/F**

Submitted :- 17th October 2005

Development at :-

8 Beechwood Road
Hemsby
Great Yarmouth, Norfolk

For :-

Demolition of existing flat
roof garage and erection of
single storey extension

Agent :-

Graham Brown Arch Services
Baltimore
Main Road
Filby
Great Yarmouth NR29 3HN

Applicant :-

Mr S Akers
8 Beechwood Road
Hemsby
Great Yarmouth
Norfolk NR29 4LP

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 11th November 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BROADS AUTHORITY

Planning (Listed Buildings and Conservation Areas) Act 1990

REFUSAL OF LISTED BUILDING CONSENT

Part 1 - Particulars of Application

Reference No :- **06/05/0728/BL**

Submitted :- 19th September 2005

Development at :-

Manorfarm House
Chapel Road
Runham
Great Yarmouth Norfolk

For :-

Rear extension

Agent :-

Middleton & George Limited
7 Queen Street
Great Yarmouth
Norfolk
NR30 2QP

Applicant :-

Mrs C Coleman
Manorfarm House
Chapel Road
Runham
Great Yarmouth Norfolk

Part 2 - Particulars of Decision

The Broads Authority hereby give notice that Listed Building Consent has been refused for the execution of the works referred to in Part 1 hereof for the following reasons:-

1. The scale, form and location of the proposed extension is considered by the Local Planning Authority to have an adverse impact upon the outlook and light of the adjoining dwellings and is therefore contrary to Policy H11 and B2 of the Broads Local Plan 1997 which do not support development in such circumstances.

Date: 10th November 2005

Head of Planning & Development
on behalf of the Broads Authority

THE BROADS AUTHORITY

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0729/BF**

Submitted :- 19th September 2005

Development at :-

Manor Farm House
Chapel Road
Runham
Great Yarmouth Norfolk

For :-

Extension to rear to form
bedroom accommodation

Agent :-

Middleton & George Limited
7 Queen Street
Great Yarmouth
Norfolk
NR30 2QP

Applicant :-

Mrs C Coleman
Manor Farm House
Chapel Road
Runham Great Yarmouth
Norfolk

Part 2 - Particulars of Decision

The Broads Authority hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The scale, form and location of the proposed extension is considered by the Local Planning Authority to have an adverse impact upon the outlook and light of the adjoining dwellings and is therefore contrary to Policy H11 of the Broads Local Plan 1997 which does not support development under such circumstances.

Head of Planning & Development
on behalf of the Broads Authority

Date: 10th November 2005