

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/05/0210/F**

Submitted :- 21st March 2005

**Development at :-**

9 Recreation Road  
Gorleston  
Great Yarmouth

**For :-**

Two-storey extension at rear

**Agent :-**

Miss J Batley  
9 Recreation Road  
Gorleston  
Great Yarmouth  
NR31 6LX

**Applicant :-**

Miss J Batley  
9 Recreation Road  
Gorleston  
Great Yarmouth  
NR31 6LX

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### 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 development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 2nd August 2005.

The reason for the condition is :-

For the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order) no windows or other openings shall be inserted into the walls or roof of the building other than those shown on the approved plan.

The reason for the condition is:-

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

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: 10th October 2005

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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

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Reference No :- **06/05/0567/F**

Submitted :- 21st July 2005

**Development at :-**

38 Marine Parade  
Great Yarmouth

**For :-**

Extension at 2nd floor level  
to increase size of snooker  
club

**Agent :-**

Art-Tech Design Services Ltd  
Concept Studio 2nd Floor  
Main Cross Building  
Main Cross Road  
Great Yarmouth

**Applicant :-**

Pleasure & Leisure Corp. Plc  
The Pleasure Beach  
South Beach Parade  
Great Yarmouth, Norfolk

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### 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) no windows shall be inserted anywhere in the extension hereby approved.

The reason for the condition is :-

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

3. The extension hereby approved shall only be used as a snooker club and shall not be used for any other commercial entertainment use without the prior permission in writing of the Local Planning Authority.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the use of the premises in the interests of the amenities of the adjacent properties.

4. No speakers or any other forms of amplification equipment shall be installed on the balcony area without the prior consent of the Local Planning Authority.

The reason for the condition is :-

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

5. The glass panels to the enclosure of the balcony shall be obscure glazed in accordance with details submitted to and agreed in writing with the Local Planning Authority and shall thereafter be maintained in accordance with such details as may be agreed.

The reason for the condition is :-

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

6. The development shall be carried out in accordance with the revised drawings received by the Local Planning Authority on 21st September 2005.

The reason for the condition is :-

For the avoidance of doubt.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy TR8 & BNV18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 13th October 2005

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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

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Reference No :- **06/05/0599/F**

Submitted :- 1st August 2005

**Development at :-**

10 Merriman Road  
Martham  
Great Yarmouth

**For :-**

Two-storey side extension

**Agent :-**

Mr P Punchard  
48 Grove Road  
Martham  
Great Yarmouth

**Applicant :-**

Mr P Punchard  
48 Grove Road  
Martham  
Great Yarmouth

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### 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 development hereby permitted shall be carried out in accordance with the revised plans received by the Local Planning Authority on 28th September 2005.

The reason for the condition is :-

For the avoidance of doubt.

3. No development shall take place until details of the exact type and colour of the facing bricks to be used in the construction of the extension hereby permitted have been agreed in writing with the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality as precise details of the facing bricks have not been submitted.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings (other than those expressly authorised by this permission) shall be constructed above ground floor level of the extension hereby permitted without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

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

5. 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: 14th October 2005

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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

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Reference No :- **06/05/0602/F**

Submitted :- 3rd August 2005

**Development at :-**

Yarmouth Business Park  
Suffolk Road  
Great Yarmouth

**For :-**

Removal of modular portacabin  
office and replace with three  
bay modular building based on  
40' x 10' units

**Agent :-**

Ventureforth Business Park Ltd  
Ventureforth House  
South Denes Road  
Great Yarmouth

**Applicant :-**

Ventureforth Business Park Ltd  
Ventureforth House  
South Denes Road  
Great Yarmouth

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### 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. This permission expires on 10th October 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 building which is constructed of short lived materials and in the interests of the visual amenities of the locality.

2. Prior to the commencement of any development a flood response plan shall be submitted to and agreed in writing with the Local Planning Authority. This response plan, including information regarding the availability of the Environment Agency's 'Floodline' flood warning scheme, should be made available to future occupiers of the site by means of a fixed notice within the building prior to habitation. Fixed notices shall also be erected at each entrance to the site. All signs shall be kept legible, clear of obstruction and up-to-date if flood risk information changes.

The reason for the condition is :-

To minimise the risk to occupants and visitors to the site in the event of flooding.

3. Prior to the commencement of development, details of anchoring methodology, together with supporting calculations, are to be submitted to and agreed in writing with the Local Planning Authority. The submitted calculations shall be sufficient to prove that the buildings will be constructed to withstand both hydrostatic and hydrodynamic pressures associated with an overtop and/or breach in the defences adjacent to the development. All buildings shall be constructed in accordance with the agreed methodology.

The reason for the condition is :-

To maintain the structural integrity of the buildings in the event of a failure of the defences.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy EMP15 of the Great Yarmouth Borough-Wide Local Plan.

Date: 10th October 2005

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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

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Reference No :- **06/05/0644/F**

Submitted :- 18th August 2005

**Development at :-**

Fredrick Road Garage  
Fredrick Road  
Gorleston  
Great Yarmouth NR31 8BN

**For :-**

4 starter homes, 2 parking  
spaces & shop modernisation

**Agent :-**

Steve Robertson  
2 Chestnut Avenue  
Bradwell  
Great Yarmouth  
Norfolk NR31 8PN

**Applicant :-**

Mr S Barker  
Fredrick Road Garage  
Fredrick Road  
Gorleston  
Great Yarmouth NR31 8BN

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### 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. No part of the proposed structures shall overhang or encroach upon the highway boundary and no door or gate shall open outwards over the public footway.

The reason for the condition is :-

To prevent obstruction of the public highway in the interests of highway safety.

3. Prior to the occupation of the dwellings hereby permitted, the existing vehicular access to the public highway shall be fully reinstated to accord with Norfolk County Council approved footway specification, to include full upstand kerbing along the frontage of the site, except for the access to the parking area.

The reason for the condition is :-

In the interests of highway safety.

4. Prior to the first occupation of the dwellings hereby approved the proposed on-site parking area shall be laid out, demarcated, levelled, surfaced and drained and retained thereafter available for that specific use.

The reason for the condition is :-

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order) no extensions to the dwellings shall be built without the prior consent of the Local Planning Authority.

The reason for the condition is:-

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order) no windows or other openings shall be inserted into the walls or roof of the dwellings other than those shown on the approved plan.

The reason for the condition is:-

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

7. 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.

8. Prior to the commencement of the development 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.

The reason for the condition is :-

To ensure that the development of the site will not expose future occupiers of the dwellings to risks associated with any contaminants.

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

10. The applicant's attention is drawn to the attached letter from the Environment Agency and the need to comply fully with their requirements.

Date: 12th October 2005

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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

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Reference No :- **06/05/0649/F**

Submitted :- 22nd August 2005

**Development at :-**

65 Blackfriars Road  
Great Yarmouth

**For :-**

90cm satellite dish and air  
conditioning unit on rear  
flat roof.

**Agent :-**

Mr I Futter  
73 Nelson Road North  
Great Yarmouth

**Applicant :-**

Mr I Futter  
73 Nelson Road North  
Great Yarmouth

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### 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. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy INF7 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 10th October 2005

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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

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Reference No :- **06/05/0663/O**

Submitted :- 26th August 2005

**Development at :-**

10 Drift Road  
Caister on Sea  
Great Yarmouth, Norfolk

**For :-**

Demolition of existing  
dwelling & construction of  
four bungalows with on site  
access & turning.

**Agent :-**

Michael Andrews  
16 Hillside Avenue  
Worlingham  
Beccles, Suffolk

**Applicant :-**

Mr V E Morris  
10 Drift Road  
Caister on Sea  
Great Yarmouth, Norfolk

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### 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 is considered by the Local Planning Authority to be contrary to Policy HOU7 (criteria A, C & E) and Policy HOU17 of the Great Yarmouth Borough-Wide Local Plan in that demolition of the existing bungalow and sub-division of the plot to erect four dwellings served off Drift Road will adversely affect the form and character of the area and the proposed development is considered detrimental to the amenities of the occupiers of adjacent properties and would be detriment to the form and character of the settlement. It is also considered that use of Drift Road despite the measures to carry out improvements at the eastern end is an unmade track, of restricted width, which currently serves 27 dwellings is unsuitable to serve further residential development and thereby unsuitable to cater for any further dwellings.

Date: 10th October 2005

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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

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Reference No :- **06/05/0684/F**

Submitted :- 20th September 2005

**Development at :-**

4 Breydon Way  
Caister on Sea  
Great Yarmouth, Norfolk

**For :-**

Edwardian conservatory.

**Agent :-**

RPS Building Contractors Ltd  
Unit 160, Riverside Road  
Gorleston  
Great Yarmouth, Norfolk

**Applicant :-**

Mr & Mrs Betts  
4 Breydon Way  
Caister on Sea  
Great Yarmouth, Norfolk

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### 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: 13th October 2005

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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

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Reference No :- **06/05/0685/F**

Submitted :- 7th September 2005

**Development at :-**

3 Filby Close  
Filby  
Great Yarmouth  
Norfolk NR29 3HT

**For :-**

Alterations & extensions to  
form 2 bedrooms, study/guest  
bedroom, lobby & utility room

**Agent :-**

Mr J Ellis  
Old Bank House  
The Street  
Acle  
Norwich NR13 3DY

**Applicant :-**

Mr & Mrs S Peters  
3 Filby Close  
Filby  
Great Yarmouth  
Norfolk NR29 3HT

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### 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: 13th October 2005

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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

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Reference No :- **06/05/0688/F**

Submitted :- 8th September 2005

**Development at :-**

1 Garnham Road  
Gorleston  
Great Yarmouth, Norfolk

**For :-**

Room in roof with dormer  
window.

**Agent :-**

Mr M Evans  
1 Garnham Road  
Gorleston  
Great Yarmouth, Norfolk

**Applicant :-**

Mr M Evans  
1 Garnham Road  
Gorleston  
Great Yarmouth, Norfolk

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### 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: 12th October 2005

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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

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Reference No :- **06/05/0694/F**

Submitted :- 8th September 2005

**Development at :-**

89 Laurel Drive  
Bradwell  
Great Yarmouth, Norfolk

**For :-**

Demolition of existing  
conservatory & construction of  
2 storey side extension.

**Agent :-**

Andrew Middleton  
1 Clarence Road  
Gorleston on Sea  
Great Yarmouth  
Norfolk NR31 6DT

**Applicant :-**

Mr & Mrs Hudson  
89 Laurel Drive  
Bradwell  
Great Yarmouth, Norfolk

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### 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: 13th October 2005

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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

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Reference No :- **06/05/0708/F**

Submitted :- 12th September 2005

**Development at :-**

83 Lower Cliff Road  
Gorleston  
Great Yarmouth, Norfolk

**For :-**

Porch to the front of the  
house.

**Agent :-**

Mr J Burrage  
83 Lower Cliff Road  
Gorleston  
Great Yarmouth, Norfolk

**Applicant :-**

Mr J Burrage  
83 Lower Cliff Road  
Gorleston  
Great Yarmouth, Norfolk

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### 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. No part of the proposed structure shall overhang or encroach upon the public footway and no gate, if installed, shall open outwards over the highway boundary.

The reason for the condition is :-

To prevent obstruction of the public footway 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 October 2005

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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

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Reference No :- **06/05/0711/F**

Submitted :- 13th September 2005

**Development at :-**

The White Hart  
Lowestoft Road  
Hopton Great Yarmouth  
Norfolk NR31 9AH

**For :-**

Proposed extension to  
Restaurant area of public  
house

**Agent :-**

David Futter Associates Ltd  
Arkitech House  
35 Whiffler Road  
Norwich  
Norfolk NR3 2AW

**Applicant :-**

Andrews Pub Co Limited  
Hopton White Hart  
Lowestoft Road  
Hopton Great Yarmouth  
Norfolk NR31 9AH

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### 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 existing car parking area to the rear of the premises shall be maintained free of obstruction and available for that specific use.

The reason for the condition is :-

To ensure the provision of car parking facilities for the development.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy BNV18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 13th October 2005

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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

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Reference No :- **06/05/0717/F**

Submitted :- 14th September 2005

**Development at :-**

7 Martin Close  
Bradwell  
Great Yarmouth  
Norfolk

**For :-**

Proposed first floor bathroom  
extension over existing  
kitchen

**Agent :-**

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

**Applicant :-**

Mr & Mrs K Holland  
7 Martin Close  
Bradwell  
Great Yarmouth  
Norfolk

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### 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. NOTES - Please read the following notes carefully:-
3. If it transpires that any part of the proposed extension/pitched roof, including rainwater goods, would encroach upon or overhang the adjoining property, the consent of the owner(s) of that property must first be obtained.
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: 13th October 2005

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

# THE BROADS AUTHORITY

Town and Country Planning Act 1990

## APPROVAL OF RESERVED MATTERS

### Part 1 - Particulars of Application

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Reference No :- **06/05/0647/BD**

Submitted :- 19th August 2005

**Development at :-**

Willowcroft Camping & Caravan Park  
Staithe Road  
Repps with Bastwick  
Great Yarmouth, Norfolk

**For :-**

Demolition of former cottages  
and erection of No:1 cottage  
style dwelling for holiday  
letting.

**Agent :-**

John Ellis Archl Design  
Old Bank House  
The Street  
Acle  
Norwich NR13 3DY

**Applicant :-**

Mrs K A Trigg-Dudley  
Willowcroft, Staithe Road  
Repps with Bastwick  
Great Yarmouth, Norfolk

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----- Particulars of planning permission reserving details  
for approval:- Application No.:-06/05/0375/BO Demolition of former cottages and erection of one  
replacement cottage dwelling for holiday letting.

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Particulars of details submitted for approval:- Siting, Design, External Appearance and means of  
access.

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### Part 2 - Particulars of Decision

The Broads Authority hereby give notice in pursuance of the above  
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. The layout of the development shall be carried out in accordance with Drawing Nos. 710.03 received  
by the Local Planning Authority on 19th August 2005 and detail thereon.

The reason for the condition is:-

For the avoidance of doubt and in accordance with the terms of the application.

3. Notwithstanding Condition 2 above the windows shall be of timber construction the details of which  
shall be submitted to and agreed in writing prior to the development commencing.

The reason for the condition is :-

In order to enhance and not detract from the appearance of the dwelling in this Broadland location.

4. Prior to the occupation of the dwelling hereby approved any access gates shall be hung to open inwards and shall be set back a minimum distance of 5 metres from the near edge of the adjoining highway carriageway. Any sidewalls adjacent to the access shall be splayed at an angle of 45 degrees from each gatepost to the front boundary of the site.

The reason for the condition is :-

In the interests of highway safety.

5. The Reason for the Approval.

The application site has outline planning consent for holiday accommodation development and the Local Planning Authority considers that the details hereby approved subject to the above conditions and those imposed on the outline approval comply with Policy H6 of the Broads Local Plan 1997.

6. Please Note:- This permission is subject to the conditions and time constraints imposed on the Outline Planning Permission 06/05/0375/BO.

Date: 14th October 2005

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Head of Planning & Development  
on behalf of the Broads Authority