

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/01/0037/F**

Submitted :- 15th January 2001

Development at :-

Bloodhills Farm
Collis Lane
East Somerton
Great Yarmouth

For :-

Conversion of barns to 3
dwellings

Agent :-

Mr T Warnes
Hill Cottage
West Road
West Caister
Great Yarmouth NR30 5SY

Applicant :-

C G Grote & Sons Ltd
Somerton Holmes Farm
West Somerton
Great Yarmouth
NR29 4DW

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 amended site plan received by the Local Planning Authority on 15th February 2005 and drawing nos. j.n.216 03 Rev A, j.n.216 04, j.n.216 05 Rev A, j.n.216 06 Rev A, j.n.216 07 Rev A and j.n.216 09 Rev A.

The reason for the condition is :-

To ensure the permission relates to the correct documents.

3. No development shall take place until a survey of the barns has been undertaken to determine whether bats are present, the details of which shall be submitted to and approved in writing by the Local Planning Authority. If bats are found to be present, no conversion work shall be undertaken until a mitigation strategy for bats has been submitted to and agreed in writing with the Local Planning Authority. Work shall commence and progress only in accordance with the agreed strategy, unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

To prevent harm to protected species.

4. No development shall take place until details of the siting of the barn owl nesting boxes, as proposed in the agent's letter dated 11th November 2004, have been agreed in writing with the Local Planning Authority. The nesting boxes to which a dwelling relates, i.e. those to be provided within the building, shall be installed prior to the first occupation of that dwelling and those boxes to be fixed externally to trees or poles shall be provided prior to the first occupation of any of the dwellings hereby permitted or within three months of the completion of the development, whichever is the sooner. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To prevent harm to protected species.

5. Notwithstanding the statement of intent contained in the agent's letter dated 11th November 2004, no development shall take place until a detailed schedule of all internal and external materials and finishes to be used in the conversion work hereby permitted, including the finishes for all external paving and roads adjacent to the proposed dwellings, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the development in order to ensure that such items do not detract from the appearance and character of the buildings.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are first occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

In the interests of the residential amenities of both the occupiers adjacent property and the future occupants of the dwellings hereby permitted, and in the interests of the visual amenities of the locality.

7. No development shall take place until details of the siting of the private sewage treatment plant has been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

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

8. No painting of the external surfaces of the dwellings hereby permitted, nor any repointing of brickwork shall take place without the prior consent in writing of the Local Planning Authority. Proposals shall be submitted to and approved by the Local Planning Authority before the work is begun and the work shall be carried out in accordance with the approved details.

The reason for the condition is :-

To ensure that such work does not detract from the appearance and character of the buildings.

9. Prior to the first occupation of any of the dwellings hereby permitted visibility splays measuring 120 metres x 4.5 metres x 120 metres shall, in accordance with the amended site plan referred to in condition No. 2 above, be provided to each side of the access road where it meets Collis Lane and such splays shall be kept free of any obstruction in excess of a height of 0.6 metres above the level of the adjoining carriageway.

The reason for the condition is :-

In the interests of highway safety.

10. Prior to the first occupation of any of the dwellings hereby permitted or in accordance with a timetable agreed in writing with the Local Planning Authority the access road and passing bays shown drawing no. j.n.216 Rev A shall be upgraded and/or constructed in accordance with the notes on the amended site plan referred to in condition no. 2 above, except where varied by condition no. 5 of this permission.

The reason for the condition is :-

To provide the residents of the development with a satisfactory highway approach to their property and in the interests of highway safety.

11. Prior to the first occupation of any of the dwellings hereby permitted the proposed car parking areas to which a dwelling relates shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and retained thereafter free from any impediment to that specific use.

The reason for the condition is :-

To ensure the permanent availability of off-road parking provision.

12. The "function kitchen", "billiard room", ground and first floor "offices", "summer room", "workshop" and "crows nest" in unit 1 and the "summer room", "workshop" and "studio" in unit 2 shall not be used for any purpose other than a use incidental to the enjoyment of those dwellings.

The reason for the condition is :-

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

13. 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 enlargement of the dwellings hereby permitted shall take place, nor shall any doors, windows or other openings (other than those expressly authorised by this permission) be constructed without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

To preserve the appearance and character of the existing buildings and protect the residential amenities of the occupiers of adjacent property.

14. 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 buildings or enclosures, swimming or other pools required for a purpose incidental to the enjoyment of the dwellings hereby permitted shall be provided without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the development in the interests of the visual amenities of the locality.

15. INFORMATIVE NOTE :- Attention is drawn to the advisory comments contained in the attached letter from the Environment Agency and the relevant pollution prevention guidelines which accompanied the letter.

16. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policies HOU11, BNV21, NNV2 and NNV5 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 12th April 2005

Borough Development Control Officer for 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 :- **06/04/1090/CU**

Submitted :- 15th November 2004

Development at :-

Home Farm
Decoy Road
Ormesby St Michael
Great Yarmouth

For :-

Change of use for two
outbuildings from agricultural
to storage use

Agent :-

Mr A Middleton
1 Clarence Road
Gorleston
Great Yarmouth
NR31 6DT

Applicant :-

Mr E N T Hurst
Home Farm
Decoy Road
Ormesby St Michael
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 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 premises shall be used for storage and for no other purpose (including, with the exception of unit 1, any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

The reason for the condition is :-

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

3. The "operational area (car parking/visiting)" for unit 1, as shown on Drawing No. 357/1, shall be maintained free from any obstruction and available at all times for that specific use.

The reason for the condition is :-

To ensure off-street parking and servicing provision.

4. The use hereby permitted in respect of unit 2 shall not be begun until the "operational area (vehicle parking for loading/unloading)", as shown on Drawing No. 357/1, has been drained and surfaced and that area shall not thereafter be used for any purpose other than that stated above.

The reason for the condition is :-

To ensure off-street parking and servicing provision.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for the conversion or adaption of existing buildings for employment-related activities set out in Policy EMP17 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 13th April 2005

Borough Development Control Officer for 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 :- **06/05/0041/F**

Submitted :- 18th January 2005

Development at :-

Willowcroft
Decoy Road
Ormesby St Michael
Great Yarmouth

For :-

Removal of agricultural
occupancy condition (No. 3)
from planning permission -
County Ref. No. BF.3929

Agent :-

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

Applicant :-

Mr N Brown
Willowcroft
Decoy Road
Ormesby St Michael
Great Yarmouth 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. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of criterion ix) of Policy HOU10 of the adopted Great Yarmouth Borough-Wide Local Plan, i.e in respect of the removal of any occupancy condition.

Date: 15th April 2005

Borough Development Control Officer for 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 :- **06/05/0061/F**

Submitted :- 25th January 2005

Development at :-

Halliburton
South Denes Road
Great Yarmouth

For :-

Relocation of blending shed to
bunded area

Agent :-

Fordham Johns
c/o Mr C Stenhouse
Fastolff House
31 Regent Street
Great Yarmouth NR30 1RR

Applicant :-

Halliburton
Elliot Industrial Estate
Arbroath
DD11 2NJ

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.

Date: 14th April 2005

Borough Development Control Officer for 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 :- **06/05/0077/F**

Submitted :- 31st January 2005

Development at :-

Beach Road Car Park
Winterton
Great Yarmouth

For :-

Two-storey accommodation units
with projecting walkway,
safety rail and access
stairway

Agent :-

Mr A McMurchie
Winterton Hall
Winterton
Great Yarmouth
NR29 4AL

Applicant :-

Winterton Coastwatch
Winterton Hall
Winterton
Great Yarmouth
NR29 4AL

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 13th April 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 accommodation units and all incidental items, including the concrete base pad, shall be removed from the site.

The reason for the condition is:-

To enable the Local Planning Authority to retain control over the development in the interests of the visual amenities of the locality.

2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the precise siting of the accommodation units hereby permitted and the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the accommodation units are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To prevent damage to the dune system and in the interests of the visual amenities of the locality.

continued on next page :-

3. Notwithstanding the information given in the application, the accommodation units hereby permitted shall not be occupied until they have been painted externally in a colour to be agreed in writing with the Local Planning Authority. The accommodation units shall not thereafter be painted externally in any other colour than that which is agreed unless otherwise approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

4. The accommodation units hereby permitted shall not be used for any purpose other than as a coast watch station.

The reason for the condition is :-

For the avoidance of doubt.

5. REASON FOR APPROVAL OF THE APPLICATION :-

To provide a replacement for a similar facility which has been lost due coastal erosion.

Date: 13th April 2005

Borough Development Control Officer for 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 :- **06/05/0089/F**

Submitted :- 3rd February 2005

Development at :-

Quality Fare
The Holway
Winterton
Great Yarmouth

For :-

Alterations for change of use
from shop to a unit of
residential accommodation

Agent :-

Mr S Robertson
2 Chestnut Avenue
Bradwell
Great Yarmouth
NR31 8PN

Applicant :-

Mrs S Callow
The White House
The Holway
Winterton
Great Yarmouth NR29 4BW

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 drawings received by the Local Planning Authority on 11th April 2005.

The reason for the condition is :-

For the avoidance of doubt.

3. The parking area indicated on the revised drawing of the proposed floor plan received by the Local Planning Authority on 11th April 2005 shall be maintained free from any obstruction and available at all times for that specific use.

The reason for the condition is :-

To ensure off-street parking provision.

continued on next page :-

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 development under Classes A, D, E and G of Part 1 and Class A of Part 2 of Schedule 2 to the Order shall be carried out without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In order to retain control over the development in view of the restricted nature of the site and in the interests of both the residential amenities of the occupiers of adjacent property and the visual amenities of the locality.

5. NOTE - Please read the following note carefully:-
6. The relevant section of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, i.e. including those Classes referred to in condition No. 4 above, is attached for information.
7. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that the proposal satisfies the requirements of Policies HOU7/8, HOU15, SHP7 and BNV10 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 14th April 2005

Borough Development Control Officer for 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 :- **06/05/0149/F**

Submitted :- 24th February 2005

Development at :-

15 Styles Close
Bradwell
Great Yarmouth

For :-

Two-storey side extension,
single storey rear extension
with conservatory

Agent :-

Mr A Middleton
1 Clarence Road
Gorleston
Great Yarmouth
NR31 6DT

Applicant :-

Mr and Mrs Wilson
15 Styles Close
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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. Policy HOU18 of the Great Yarmouth 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 proposed extensions would by virtue of their relationship to the site boundaries appear cramped and out of character with the area and thereby be contrary to criterion (i) of the above mentioned policy. Moreover, given the volume and site coverage of the proposed additions and the fact that they would deprive the property of any off-street parking facilities, the proposals would constitute overdevelopment of the site contrary to criterion (iii) of the policy.

Date: 11th April 2005

Borough Development Control Officer for 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 :- **06/05/0153/F**

Submitted :- 28th February 2005

Development at :-

14 Chestnut Avenue
Bradwell
Great Yarmouth

For :-

Single storey side extension

Agent :-

Mr S Robertson
2 Chestnut Avenue
Bradwell
Great Yarmouth
NR31 8PN

Applicant :-

Mr S Rose
14 Chestnut Avenue
Bradwell
Great Yarmouth
NR31 8PN

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

Date: 11th April 2005

Borough Development Control Officer for 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 :- **06/05/0175/F**

Submitted :- 7th March 2005

Development at :-

18 Byron Way
Caister
Great Yarmouth

For :-

Extension to front hall and
extension to side to form
study

Agent :-

Mr J Skippings
18 Byron Way
Caister
Great Yarmouth
NR30 5RW

Applicant :-

Mr J Skippings
18 Byron Way
Caister
Great Yarmouth
NR30 5RW

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

Date: 12th April 2005

Borough Development Control Officer for 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 :- **06/05/0180/CU**

Submitted :- 7th March 2005

Development at :-

Units 2 and 3 Macfarlane Ct
Gapton Hall Industrial Estate
Bradwell Great Yarmouth
(off Morton Peto Road)

For :-

Change of use to B8 storage
and distribution

Agent :-

Edmundson Electrical Ltd
c/o Mr J Bloom
PO Box No 1
Tatton Street Knutsford
Cheshire WA16 6AY

Applicant :-

Edmundson Electrical Ltd
c/o Mr J Bloom
PO Box No 1
Tatton Street Knutsford
Cheshire WA16 6AY

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. NOTES - Please read the following notes carefully:-
3. 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.
4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal is consistent with the aims of Policies EMP1 and EMP2 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 11th April 2005

Borough Development Control Officer for 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 :- **06/05/0193/F**

Submitted :- 14th March 2005

Development at :-

63 Yew Tree Close
Bradwell
Great Yarmouth

For :-

Loft conversion with balcony

Agent :-

Mr and Mrs M Southgate
103 Solihull Road
Shirley
Solihull
Warwickshire B90 3HW

Applicant :-

Mr and Mrs M Southgate
103 Solihull Road
Shirley
Solihull
Warwickshire B90 3HW

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.

Policy BNV18 Of the plan states that the Council will require alterations and extensions to buildings to be sympathetic to the character of the building to be extended and to its setting.

The proposed substantial side roof extension, which would run for almost the entire length of the existing bungalow, would by reason of its size, design and external appearance be out of scale and character with the existing bungalow and the immediately adjoining bungalows and thereby be contrary to criterion (i) of Policy HOU18 and Policy BNV18 of the Local Plan.

The creation of first floor rooms with their consequent windows and especially the proposed rear patio doors and balcony would introduce a hitherto absent and unacceptable degree of overlooking of adjacent private garden areas; moreover, the increased height and bulk of the north side of the building would lead to a significant increase in overshadowing of the bungalow to the north of the application site. The proposals would therefore be contrary to criterion (ii) of Policy HOU18 of the Local Plan.

Date: 12th April 2005

Borough Development Control Officer for Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BROADS AUTHORITY

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0124/BF**

Submitted :- 15th February 2005

Development at :-

The Candlemaker & Model Centre
Mill Road
Stokesby
Great Yarmouth

For :-

Formation of new opening in
east gable wall of shop to
facilitate direct disabled
entry and exit.

Agent :-

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

Applicant :-

Mr and Mrs Wells
The Candlemaker & Model Centre
Mill Road
Stokesby
Great Yarmouth

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 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 strictly in accordance with the revised plans Drawing No.700/02A; this permission grants consent for the new opening only and not for any use of the premises.

The reason for the condition is :-

For the avoidance of doubt.

3. The Reason for the Approval.

The Local Planning Authority considers, that subject to the above condition, the proposal complies with Policy B11 of the Broads Local Plan 1997.

Date: 11th April 2005

Borough Development Control Officer for Head of Planning & Development
on behalf of the Broads Authority