

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/04/0782/O**

Submitted :- 18th August 2004

**Development at :-**

Low Road (yard at)  
Winterton  
Great Yarmouth

**For :-**

Demolition of workshop and  
erection of five detached  
dwellings each with private  
garage

**Agent :-**

Aldreds  
c/o Mr P J Alger  
Old Bank House  
The Street Acle  
Norwich NR13 3DY

**Applicant :-**

T D Donaldson and Son  
c/o Aldreds  
Old Bank House  
The Street Acle  
Norwich NR13 3DY

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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. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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 whichever is the later of the following dates:- a) the expiration of five years from the date of this permission; or b) 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 the condition is :-

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

continued on next page :-

3. The details to be submitted in respect of condition No. 1 shall include 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 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 of adjacent property and the future occupants of the dwellings hereby permitted, and in the interests of the visual amenities of the locality.

4. The dwellings hereby permitted shall be of single storey construction and 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 dormer windows or other openings to the roofspace (except those authorised under condition No. 9 of this permission) shall be provided unless otherwise specified 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.

5. The gross floor space of each of the dwellings hereby permitted (excluding garages) shall not exceed 90 square metres.

The reason for the condition is :-

To ensure a satisfactory quality of housing environment.

6. Prior to the commencement of the development hereby permitted and to the satisfaction of the Borough Council's 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 expected to exist, a scheme to remediate the site to a standard suitable for its proposed use shall be submitted for the agreement of the Local Planning Authority. Such remediation shall be completed prior to the first occupation of any dwelling.

The reason for the condition is :-

The land that is the subject of this application is a 'brownfield site' and may contain contaminants from this or previous uses.

7. Prior to the commencement of the development hereby permitted a scheme for the provision and implementation of flood proofing measures shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall be incorporated into the development to at least 4.2m AOD and in accordance with guidance given in the ODPM publication 'Preparing for Floods'.

The reason for the condition is :-

To minimise the damage to property in the event of flooding.

continued on next page :-

8. The finished floor level of the dwellings hereby permitted shall be set at 3.95mAOD unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

To ensure compliance with the findings of the Flood Risk Assessment (FRA).

9. Prior to the first occupation of any of the dwellings hereby permitted a means of exit through the roofspace to a place from which rescue can be made shall be provided.

The reason for the condition is :-

To minimise the risk to the occupants of the dwellings in the event of flooding.

10. Prior to the first occupation of the dwellings hereby permitted the existing private drive shall be upgraded in accordance with details to be 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 ensure the provision of a satisfactory highway approach to the proposed dwellings.

11. The garages shall only be used for private domestic use in connection with the dwelling to which they relate.

The reason for the condition is :-

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

12. The existing workshop shall be demolished and the waste materials removed from the site before any of the dwellings hereby permitted are first occupied or within such longer period as may be agreed in writing with the Local Planning Authority.

The reason for the condition is :-

To ensure the development progresses in an orderly manner and in the interests of the appearance of the site.

13. **INFORMATIVE NOTE :-** The ODPM publication 'Preparing for Floods' is available from the Environment Agency website [www.environment-agency.gov.uk/subjects/flood/351186/351222/483622/](http://www.environment-agency.gov.uk/subjects/flood/351186/351222/483622/) or the Office of the Deputy Prime Minister website [www.odpm.gov.uk](http://www.odpm.gov.uk) or by calling 0870 1207405.

14. **REASON FOR APPROVAL OF THE APPLICATION :-**

The proposal complies with the requirements of Policies HOU7/8, INF13 and INF15 of the adopted Great Yarmouth Borough-Wide Local Plan.

continued on next page :-

Date: 18th July 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 :- **06/05/0053/O**

Submitted :- 24th January 2005

**Development at :-**

Laburnum Villa  
45 Martham Road  
Hemsby  
Great Yarmouth

**For :-**

Demolition of existing house  
and erection of two new  
detached dwellings each with  
private garage

**Agent :-**

Aldreds  
c/o Mr P Alger  
Old Bank House  
The Street Acle  
Norwich NR13 3DY

**Applicant :-**

Execs of late Mrs B Brown  
c/o Aldreds  
Old Bank House  
The Street Acle  
Norwich NR13 3DY

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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 hereby permitted shall be carried out in relation to the revised site plan submitted with the agent's letter dated 25th May 2005.

The reason for the condition is :-

For the avoidance of doubt.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

The reason for the condition is :-

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

3. 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 whichever is the later of the following dates:- a) the expiration of five years from the date of this permission; or b) 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 the condition is :-

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

4. The details to be submitted in respect of condition No. 2 of this permission shall provide for the vehicular access to be positioned adjacent to the western boundary of the site.

The reason for the condition is :-

In the interests of highway safety.

5. Prior to the first occupation of the dwellings hereby permitted the vehicular access shall be constructed in accordance with Norfolk County Council's residential access construction specification for the first 4.5 metres into the site as measured back from the near edge of the adjacent highway carriageway.

The reason for the condition is :-

To ensure satisfactory access into the site.

6. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no gates shall be erected across the vehicular access 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.

7. Vehicular access to and egress from the adjacent highway shall be limited to the access referred to in condition No. 4 of this permission. The existing access shall not be used other than to serve as a right of way to the adjoining property (No. 43 Martham Road).

The reason for the condition is :-

In the interests of highway safety.

8. Prior to the first occupation of the dwellings hereby permitted all planting/obstructions along the site's frontage to Martham Road within 2 metres of the near edge of the adjacent highway carriageway shall be lowered to a height not exceeding 0.6 metres above the level of that carriageway and shall thereafter be so maintained.

The reason for the condition is :-

In the interests of highway safety.

9. The details to be submitted in respect of condition No. 2 of this permission shall include off-street parking and manoeuvring provision in accordance with the Borough Council's adopted standards.

The reason for the condition is :-

In the interests of satisfactory development and highway safety.

10. The details to be submitted in respect of condition No. 2 of this permission shall include 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 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 of adjacent property and the future occupants of the dwellings hereby permitted, and in the interests of the visual amenities of the locality.

11. The garages shall only be used for private domestic use in connection with the dwelling to which they relate.

The reason for the condition is :-

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

12. The existing house shall be demolished and the waste materials removed from the site before either of the dwellings hereby permitted are first occupied.

The reason for the condition is :-

To ensure the development progresses in an orderly manner and in the interests of the appearance of the site.

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

14. 1. Attention is drawn to the attached information sheet from the Environment Agency.

15. 2. Any necessary relocation of street furniture would have to be carried out at the expense of the applicants/developer(s).

16. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for new housing provision set out in Policies HOU7/8 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 20th July 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 :- **06/05/0220/F**

Submitted :- 22nd March 2005

**Development at :-**

8 and 10 Martham Road (between)  
Hemsby  
Great Yarmouth

**For :-**

Bungalow

**Agent :-**

Mr R Scorey  
Lavender Cottage  
2 Chestnut Close  
Catfield  
NR29 5RH

**Applicant :-**

Mr B King  
28 Vine Close  
Hemsby  
Great Yarmouth  
NR29 4HQ

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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, Drawing Nos. 3 Rev A and 4 Rev A, received by the Local Planning Authority on 30th June 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 and roof tiles to be used in the construction of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

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

continued on next page :-

4. Prior to the first occupation of the dwelling hereby permitted the proposed vehicular access shall be constructed in accordance with Norfolk County Council's residential access construction specification for the first 4.5 metres into the site as measured back from the near edge of the adjacent highway carriageway.

The reason for the condition is :-

In the interests of highway safety.

5. Prior to the first occupation of the dwelling hereby permitted the proposed on-site car parking and turning area shown on Drawing No. 3 Rev A shall be levelled, drained and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and shall be retained thereafter free from any impediment to that specific use.

The reason for the condition is :-

To ensure the permanent availability of the parking/manoeuvring area in the interests of highway safety.

6. No development shall take place until details of the height of the proposed boundary fences and the materials to be used in their construction have been submitted to and approved in writing by the Local Planning Authority. The boundary fences shall, prior to the first occupation of the dwelling hereby permitted, be erected in the positions shown on Drawing No. 3 Rev A and retained in the approved form thereafter.

The reason for the condition is :-

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

7. 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 fence, wall or other means of enclosure shall be erected on the northern site boundary within 6 metres of the near edge of the adjacent highway carriageway, nor shall any gates be erected across the access to the site.

The reason for the condition is :-

In the interests of highway safety.

8. The car port shown on Drawing Nos. 3 Rev A and 4 Rev A shall be used solely for the parking of vehicles and shall not be converted to living accommodation or altered in any way without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

To ensure the provision of adequate parking within the site.

continued on next page :-

9. 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 dwelling hereby permitted shall take place nor shall any windows or other openings be constructed above ground floor level without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

To ensure a satisfactory form of development in view of the restricted nature of the site and in the interests of the residential amenities of the occupiers of adjacent property.

10. INFORMATIVE NOTE :- Any necessary relocation of street furniture would have to be carried out at the expense of the applicant/developer(s).

11. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the above conditions, the proposal meets the requirements of Policies HOU7/8 and HOU15 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 21st July 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 :- **06/05/0409/F**

Submitted :- 24th May 2005

**Development at :-**

13 Dover Court  
Caister  
Great Yarmouth

**For :-**

Alterations and extensions to  
side

**Agent :-**

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

**Applicant :-**

Mrs K Abel  
13 Dover Court  
Caister  
Great Yarmouth  
NR30 5UH

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

Date: 19th July 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 :- **06/05/0410/CU**

Submitted :- 25th May 2005

**Development at :-**

26 St Georges Road  
Great Yarmouth

**For :-**

Change of use hairdressing  
salon to ground floor flat

**Agent :-**

Mr G D Moore  
Stone End Cottage  
Broomhill  
East Runton  
Cromer NR27 9PF

**Applicant :-**

Mr and Mrs S Kerr  
19 Cromer Road  
Sheringham  
NR26 8AB

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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 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.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing conversions set out in Policy HOU23 of the adopted Great Yarmouth Borough-wide Local Plan

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

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

Date: 20th July 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 :- **06/05/0412/F**

Submitted :- 25th May 2005

**Development at :-**

10 Watling Close  
Caister  
Great Yarmouth

**For :-**

Alterations and extensions to  
form new wc

**Agent :-**

John R Morgan Partnership  
1 Kipling Close  
Caister  
Great Yarmouth  
NR30 5RJ

**Applicant :-**

Mrs M Arnold  
10 Watling Close  
Caister  
Great Yarmouth  
NR30 5XH

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

Date: 20th July 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 :- **06/05/0417/F**

Submitted :- 27th May 2005

**Development at :-**

11 Reynolds Avenue  
Caister  
Great Yarmouth

**For :-**

Single storey detached garage  
in rear garden to replace  
existing

**Agent :-**

Mr H Kelf  
95 High Road  
Gorleston  
Great Yarmouth  
NR31 0PE

**Applicant :-**

Mrs J Harfield  
Broadlands  
Station Road  
Potter Heigham  
NR29 5HX

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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 garage shall only be used for private domestic use in connection with adjoining dwelling.

The reason for this condition is:-

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

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: 22nd July 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 :- **06/05/0421/F**

Submitted :- 31st May 2005

**Development at :-**

12 Sycamore Avenue  
Martham  
Great Yarmouth

**For :-**

Brick and white upvc  
Victorian style conservatory

**Agent :-**

Polycastle Ltd  
12 Cooke Road  
South Lowestoft Industrial Est  
Lowestoft  
Suffolk NR33 7NA

**Applicant :-**

Miss J Gale  
12 Sycamore Avenue  
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. 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: 19th July 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  
Advertisements) Regulations 1992

Town and Country Planning (Control of

## CONSENT TO DISPLAY ADVERTISEMENTS

### Part 1 - Particulars of Application

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Reference No :- **06/05/0373/A**

Submitted :- 10th May 2005

**Development at :-**

29/30 Market Place  
Great Yarmouth

**For :-**

Two fascia signs and two  
projecting signs

**Agent :-**

Artis Projects Ltd  
The Garner  
Greatworth Hall  
Greatworth  
Banbury Oxon OX17 2DH

**Applicant :-**

Abbey National Group  
Genesis House  
301/349 Midsummer Place  
Milton Keynes  
MK9 2JE

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### Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the above mentioned Regulations that consent has been granted for the display of the advertisements referred to in Part 1 hereof in accordance with the standard conditions 1 to 5 as set out overleaf and to the following additional conditions:-

1. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 6th July 2005.

The reason for the condition is :-

For the avoidance of doubt.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy BNV22 of the Great Yarmouth Borough-Wide Local Plan.

Date: 19th July 2005

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