

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0802/O**

Submitted :- 14th October 2005

Development at :-

Sauls Wharf
Steam Mill Lane
Great Yarmouth
Norfolk

For :-

Proposed residential
development to form 24
dwellings with associated car
parking

Agent :-

Feilden & Mawson Architect LLP
1 Ferry Road
Norwich
Norfolk
NR1 1SU

Applicant :-

East of England Dev Agency
Breckland House
St Nicholas street
Thetford
Norfolk IP24 1BT

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. Application for approval of all the reserved matters must be made not later than the expiration of 1 year beginning with the date of this permission and the development must be begun not later than the expiration of 1 year from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for this condition is:-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004 and in accordance with the Local Planning Authority agreed protocol for development in the designated Urban Regeneration Company Area.

2. No development whatsoever shall take place until full details of the siting, design, external appearance, means of access and landscaping of the development (herein after referred to as the reserved matters) have been submitted to and approved by the Local Planning Authority and the development shall be carried out strictly in accordance with such approved details.

The reason for the condition is:-

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

3. Prior to the commencement of the development hereby permitted full details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:
 - (i) Roads, footways, foul and on-site water drainage
 - (ii) Visibility splays
 - (iii) Access arrangements
 - (iv) Parking provision in accordance with adopted standard
 - (v) turning areas.

The reason for the condition is :-

Because the details have not been submitted as part of the application.

4. The development permitted by this permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development, until a planning obligation pursuant to s.106 of the said Act relating to the land has been made and lodged with the local planning and the local planning authority has notified the persons permitting the same that is to the local planning authority approval. The said planning obligation will provide for a financial sum to be paid to the local planning authority for the provision of open space/play equipment off the application site.

The reason for the condition is :-

In accordance with the Borough Councils adopted Policy REC8 of the Great Yarmouth Borough Local Plan 2001 for the provision of associated open space/play equipment for new residential development.

5. There shall be no habitual residential accommodation at ground floor level unless otherwise agreed in writing by the Local Planning Authority.

The reason for the condition is :-

To minimise the risk to life and damage to property in the event of a flood.

6. Prior to the commencement of any development, a scheme for the provision and implementation of flood proofing techniques shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Environment Agency. The works shall be constructed and completed in accordance with the approved plans and the ODPM guidance 'Preparing for Floods'

The reason for the condition is :-

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

7. Prior to the commencement of any development, a flood response plan, shall be submitted to and agreed, in writing, by the Local Planning Authority. This flood plan shall incorporate a statement which ensures, as a minimum, the approved Flood Plan shall be implemented in the event of a severe flood warning being issued. The flood plan should include evacuation routes and procedures, the inclusion of flood warning information being available to all residents and signing up to the local flood warning system (AVM).

The reason for the condition is :-

To minimise the risk to the occupiers in the event of flooding in accordance with the recommendations of the flood risk assessment.

8. Prior to the commencement of development, details of the construction methodology together with supporting calculations are to be submitted and agreed in writing by the Local Planning Authority. The submitted calculations shall be sufficient to prove that the buildings will be constructed to withstand both the hydrostatic and hydrodynamic pressures associated with a breach of defence adjacent to the dwellings. All buildings are to be constructed in accordance with the agreed methodology.

The reason for the condition is :-

To maintain the structural integrity of the dwelling in the event of the failure of the defences.

9. No development approved by this permission shall commence until:
 - a) A further study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced. This should be submitted to, and approved in writing by the local planning authority prior to further investigations being carried out. On the basis of the study, if the local planning authority consider it necessary then
 - b) A site investigation shall be designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken relating to the ground water and surface waters associated on and off the site that may be affected, and
 - refinement of the conceptual model,
 - development of a method statement detailing the remediation requirements.
 - c) The site investigation has been undertaken in accordance with the details approved by the local planning authority and a risk assessment has been undertaken.
 - d) A method statement detailing the remediation requirements, including the impact on ground and surface waters and controlled waters, using the information obtained from the site investigation has been submitted to the local planning authority. This should be approved in writing by the local planning authority prior to the remediation being carried out on the site.
 - e) The development of the site shall be carried out in accordance with the approved remediation Method Statement.

The reason for the condition is :-

To ensure the proposed site and remediation will not cause pollution to Controlled Waters and in compliance with the 1990 Environmental Protection Act by ensuring that any contamination of the land is managed to the satisfaction of the local planning authority in conjunction with the Environmental Health Officer.

10. For the demolition of the existing structures, preparation of the site and construction of the new dwellings, the following hours shall be adhered to for noise audible at the boundary of the nearest occupied residential dwelling.

Monday to Friday 0730-1800

Saturday 0730-1300

No working on Sundays or Bank Holidays

where piling is to be, the hours of operation of piling and associated plant shall not take place outside the hours of:

Monday to Friday 0830-1700

Saturday 0830-1300

No piling on Sundays or Bank Holidays

A supply of water suitable and sufficient for use in dust suppression shall be provided and maintained, including protection from frost if necessary.

The reason for the condition is:-

To protect the quiet enjoyment of the nearby residential properties from disturbance during unsociable hours.

11. For navigational safety, lights from the proposed development which would be visible from the nearby River Yare should not create glare towards the river and should not be capable of being mistaken for any form of navigation light, i.e. by displaying red or green colours or flashing lights.

The reason for the condition is :-

In the interest of the safe operation of the port.

12. Where appropriate, all surface water drainage from parking and hard standings susceptible to oil contamination should be dealt with using sustainable drainage techniques. Where it can be demonstrated that these methods do not work, surface water run off shall instead be discharged via trapped gullies designed and constructed to have overall capacity and details compatible with the site being drained.

The reason for the condition is :-

To ensure a satisfactory method of pollution control.

13. No development shall take place or buildings demolished until a survey of the site and buildings 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 demolition works shall be undertaken until a mitigation strategy for bats has been submitted to and agreed in writing by the Local Planning Authority. Work shall commence and progress only in accordance with the agreed strategy, unless otherwise agreed in writing by the Local Planning Authority.

The reason for the condition is :-

To prevent harm to protected species and in accordance with the conclusions of the ecological survey submitted with the application.

14. The Reason for the Approval.

The local Planning authority considers that subject to the above conditions the proposal complies with Policy HOU7 and INF13 of the Great Yarmouth Borough Wide Local Plan 2001.

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

Supplementary Information - Advice to Applicant

1) The Flood Risk Assessment confirms that the rebuild of the flood defence wall of the site, (the present on-site buildings forming part of the wall structure). Under the terms of the Water Courses Act 1991 any works in, over, under or within 9 metres of a designated Flood Defence requires the prior written consent of the Environment Agency. Therefore no works of any kind must take place until the consent has been granted.

2) According to the records of the Environment Agency there is part of a former landfill site located approximately 175m to the east of the proposed development site. The records indicate that the landfill site closed in 1995 and received inert soil waste. The applicants should be aware that the responsibility for the safe development and secure occupancy of this development rests with them. The comments given by the Environment Agency is given without prejudice and without liability, accepted, implied or given on behalf of the Environment Agency.

Informatives

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures either affecting or within 9 metres of the tidal or fluvial flood defence.

The Great Yarmouth Port Authority states that the site plan indicates that the applicant's ownership does not include the land between the application site and the river and wishes to draw the applicant's attention to the implications in relation to that land. The condition of the riverside land and the quay heading may well be crucial to the future stability of the land and the development.

Consideration therefore needs to be given to maintaining its structure. It follows from this it may also be necessary for the layout and design of the site to be planned with a view to permitting access to the quay edge, with appropriate plant and machinery, for future works to maintain, repair and ultimately, re-pile the quay frontage.

Date: 19th December 2005

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0841/F**

Submitted :- 28th October 2005

Development at :-

Merrivale Model Village
Marine Parade
Great Yarmouth, Norfolk

For :-

Erect a timber sectional
building to house a new
"Royal Exhibition"

Agent :-

Merrivale (Great Yarmouth) Ltd
Merrivale Model Village
Marine Parade
Great Yarmouth, Norfolk

Applicant :-

Merrivale (Great Yarmouth) Ltd
Merrivale Model Village
Marine Parade
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

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

1. This permission expires on 31st December 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 building 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 and Conservation Area.

2. Prior to the building being positioned on the site details of the colour of the treatment of the structure shall be submitted to and agree in writing with the Local Planning Authority, the structure shall thereafter be maintained in accordance with such details as may be agreed.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

3. The development shall be carried out incorporating the elevational amendments shown on the drawing received by the Local Planning Authority 6th December 2005.

The reason for the condition is :-

For the avoidance of doubt.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy TR2 and TR7 of the adopted Great Yarmouth Borough-wide Local Plan with respect to the provision of improved visitor attractions.

Date: 23rd December 2005

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0849/F**

Submitted :- 2nd November 2005

Development at :-

Acorn Lodge, California Cres
California
Great Yarmouth, Norfolk

For :-

Conversion of garage into
kitchen with pitched roof and
rear dining room extension

Agent :-

Mr E W Beveridge
Acorn Lodge, California Cres
California
Great Yarmouth, Norfolk

Applicant :-

Mr E W Beveridge
Acorn Lodge, California Cres
California
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. The development hereby permitted shall be carried out in accordance with the revised plan numbered 10-05-02A and received by the Local Planning Authority on 2nd December 2005.

The reason for the condition is :-

For the avoidance of doubt.

3. **INFORMATIVE NOTE :-** The 2004 review of the Kelling to Lowestoft Shoreline Management Plan has proposed an indicative erosion zone for this section of coastline. According to the Plan the application site is located in an area deemed to be potentially at risk of coastal erosion over the next 50 years. As the Shoreline Management Plan is not adopted policy of Great Yarmouth Borough Council, the applicant is advised to seek independent advice on this matter.

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: 21st December 2005

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0850/F**

Submitted :- 2nd November 2005

Development at :-

'Seaton House'
202 Lowestoft Road
Gorleston
Great Yarmouth, Norfolk

For :-

Demolition of car port,
extension to provide bedroom
and bathroom at first floor
with car port below

Agent :-

Henry Kelf Architect
Registry House
95 High Road
Gorleston
Great Yarmouth, Norfolk

Applicant :-

Mr & Mrs G Bayfield
'Seaton House'
202 Lowestoft Road
Gorleston
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. The development shall be carried out in accordance with the revised plan no. 162/01A received by the Local Planning Authority on 29th November 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 north elevation of the extension hereby approved.

The reason for the condition is:-

In the interests of the residential amenities of the occupiers of the 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: 23rd December 2005

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0854/O**

Submitted :- 2nd November 2005

Development at :-

Bush Road
Winterton on Sea
Great Yarmouth Norfolk
(Between Sea View & Swiss House)

For :-

Bungalow and garage

Agent :-

John Michael Sully
1 The Dell
Gt. Warley
Brentwood
Essex CM13 3AL

Applicant :-

John Michael Sully
1 The Dell
Gt. Warley
Brentwood
Essex CM13 3AL

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, and the means of access thereto (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 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 51 of the Planning and Compulsory Purchase Act 2004.

continued on next page :-

3. The dwelling 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 shall be provided unless otherwise specified in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of visual amenity, having regard to the nature of adjacent development, and in the interests of the residential amenities of the occupiers of adjacent property.

4. The details to be submitted in respect of condition No. 1 shall provide for a drained and surfaced parking/turning area within the site. this area shall be constructed prior to the occupation of the dwelling hereby permitted and shall not thereafter be used for any purpose other than the parking and manoeuvring of vehicles. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To provide for the parking of vehicles off the highway and to enable vehicles to enter and leave the site in a forward gear in the interests of highway safety.

5. The garage shall only be used for private domestic use in connection with the dwelling to which it relates.

The reason for the condition is :-

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

6. No surface water from the proposed development shall be discharged to the foul sewer.

The reason for the condition is :-

In order to effect satisfactory drainage arrangements both on and from the site.

7. NOTE - Please read the following note carefully:-

8. Attention is drawn to the electricity distribution pole located within the site and the need to ensure that any requirements of EDF Energy are fully met in relation to the proposed development.

9. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for development involving residential and/or holiday accommodation in this area as set out in Policy TR20 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 21st December 2005

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0872/CU**

Submitted :- 8th November 2005

Development at :-

8 Miriam Terrace
North Market Road
Winterton on Sea
Norfolk NR29 4BL

For :-

Change of use of lounge/dining
room on ground floor to
provide and serve teas

Agent :-

J T Foster
8 Miriam Terrace
North Market Road
Winterton on Sea
Norfolk NR29 4BL

Applicant :-

J T Foster
8 Miriam Terrace
North Market Road
Winterton on Sea
Norfolk NR29 4BL

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 SHP6 of the adopted Great Yarmouth Borough-Wide Local Plan (2001) states that, subject to highway and environmental considerations, the Council will permit the provision of new local shopping facilities and non-retail commercial uses in neighbourhood and village shopping centres provided that the development is of a scale compatible with the size and character of the centre.

Local shopping centres are defined in the Borough-Wide Local Plan as being mainly in "high street" locations where they are easily accessible by car, public transport, cycle or on foot and provide a good range of shopping, financial services, social and public facilities.

In this instance, the premises are located within a terrace of houses divorced from the local centre. Moreover, in view of the likely detrimental effect on the occupiers of adjacent properties, in terms of noise and general disturbance, and the lack of on-site provision for the parking of customers' cars or delivery vehicles, it is considered that the premises are an inappropriate location for the type of use intended and that the proposal is, therefore, contrary to the provisions of the above policy.

Date: 22nd December 2005

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0874/F**

Submitted :- 9th November 2005

Development at :-

Hollywood Hotel
71 Marine Parade
Great Yarmouth
Norfolk NR30 2DQ

For :-

Conversion and extension to
loft to form 2 bedrooms with
en-suite facilities

Agent :-

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

Applicant :-

Mr P Scott
Hollywood Hotel
71 Marine Parade
Great Yarmouth
Norfolk NR30 2DQ

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 proposed construction of a substantial flat roofed extension on the western slope of the main roof of the hotel building is considered to have a significant adverse impact on the appearance of the building and the character of the Prince's Road Conservation Area. The proposal would therefore be in conflict with Policy TR13 (A) and BNV18 of the Adopted Version of the Great Yarmouth Borough-Wide Local Plan.

Date: 20th December 2005

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0875/F**

Submitted :- 9th November 2005

Development at :-

158-161 Nelson Road Central
Great Yarmouth
Norfolk
NR30 2JA

For :-

Demolish existing premises and
erect 5 town houses

Agent :-

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

Applicant :-

R J & A W E Masterson
158-161 Nelson Road Central
Great Yarmouth
Norfolk
NR30 2JA

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 highway land and no door shall open outwards over the public footway.

The reason for the condition is :-

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

3. The existing public footway shall be fully reinstated to accord with Norfolk County Council approved footway specification, including full upstand kerbing, along the road frontage of the site.

The reason for the condition is:-

To ensure the satisfactory re-instatment of the highway footway in the interests of highway safety.

4. No work shall commence until the exact type and colour of the materials including details of the type of windows and external doors have been submitted to and approved by the Local Planning Authority. The details of the windows on the east elevation shall be designed that no part opens over the adjacent highway footway 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 visual amenities of the area as precise details of the materials have not been submitted.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the dwellings shall not be extended in any way without the prior consent of the Local Planning Authority.

The reason for the condition is:-

To enable the Local Planning Authority to retain control over any extensions to the dwellings in the interests of residential amenity.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development set out in Policies HOU7 and HOU15 of the adopted Great Yarmouth Borough-wide Local Plan

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

The applicant is advised by the Highway Authority that, if required any street furniture shall be repositioned at the applicants own expense

Date: 22nd December 2005

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0879/F**

Submitted :- 10th November 2005

Development at :-

10 North Denes Road
Great Yarmouth
Norfolk
NR30 4LW

For :-

Variation to planning
condition (K1096) from holiday
occupation to all year round
occupation of four flats

Agent :-

Ian Sinclair Limited
3 Hall Quay
Great Yarmouth
Norfolk
NR30 1HX

Applicant :-

Ms Chadderton
c/o Ian Sinclair Limited
3 Hall Quay
Great Yarmouth
Norfolk NR30 1HX

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. Within two months of the date of this permission or such longer period as may be first agreed in writing with the Local Planning Authority, a schedule of works providing for soundproofing of the flats shall be submitted to and approved by the Local Planning Authority in consultation with the Building Control Officer, and all works shall be completed in accordance with the scheme as may be approved within six months of the date of the date of this permission.

The reason for the condition is :-

To reduce impact and airbourne noise transference between the individual flats and the adjoining properties in the interests of the residential amenities of the occupiers of the adjoining property.

3. The laout of the units of accommodation shall be carried out in accordance with the drawing received by the Local Planning Authority on 21st December 2005.

The reason for the condition is :-

For the avoidance of doubt.

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

The applicants attention is drawn to the attached comments of the Head of Environment and Health and the need to comply fully with the standards in respect of Houses in Multiple Occupation. Attention is drawn in particular to item 3 in the schedule which may preclude the registration of this room due to restricted ceiling height.

Date: 23rd December 2005

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0899/F**

Submitted :- 18th November 2005

Development at :-

35 Lancaster Road
Great Yarmouth
Norfolk
NR30 2NQ

For :-

Dormer in roof on rear
elevation

Agent :-

Mr R Piggin
35 Lancaster Road
Great Yarmouth
Norfolk
NR30 2NQ

Applicant :-

Mr R Piggin
35 Lancaster Road
Great Yarmouth
Norfolk
NR30 2NQ

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 roof extension, would by reason of its size, design and external appearance be out of scale and character with the existing terraced house and thereby be contrary to criterion (i) of Policy HOU18 and Policy BNV18 of the Local Plan.

The creation of an additional second floor room with its consequent window would introduce a hitherto absent and unacceptable degree of overlooking of adjacent private garden areas. The proposal would therefore be contrary to criterion (ii) of Policy HOU18 of the Local Plan.

Date: 20th December 2005

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 :- **06/05/0455/BF**

Submitted :- 14th June 2005

Development at :-

The Mill House
Mill Road
Stokesby
Great Yarmouth

For :-

Detached house and garage

Agent :-

Mr G C Youngs
The Mill House
Mill Road
Stokesby
Great Yarmouth

Applicant :-

Mr G C Youngs
The Mill House
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 three years beginning with the date of this permission.

The reason for the condition is :-

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

2. The development shall be carried out strictly in accordance with the revised plans dated 9th August and received by the Local Planning Authority on 11th August and subsequent details of eastern and northern elevations.

The reason for the condition is :-

For the avoidance of doubt and to secure a development in keeping with the Broadland landscape.

3. 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.

4. Prior to the occupation of the dwelling hereby permitted a hardened and levelled turning area shall be provided within the site to the satisfaction of the Local Planning Authority.

The reason for the condition is:-

To enable vehicles to enter and leave the site in a forward gear in the interests of highway safety.

Date: 22nd December 2005

Head of Planning & Development
on behalf of the Broads Authority

THE BROADS AUTHORITY

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0829/BF**

Submitted :- 25th October 2005

Development at :-

Willow Cottage
Repps Riverbank
Repps with Bastwick
Norfolk NR29 5JX

For :-

Replace existing extension to
cottage with new extn, replace
existing outbuildings with new
outbuilding studio-workshop

Agent :-

Henry Rolph, Architect
207 Unthank Road
Norwich
Norfolk
NR2 2PH

Applicant :-

Mr R.H.A. Sargant
80 St Philips Road
Norwich
Norfolk
NR2 3BW

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 3 years beginning with the date of this permission.

The reason for the condition is:-

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

2. The development shall be carried out strictly in accordance with Drawing No.SAR/3 and SAR/4 and the detail thereon; the boarding shall be dark stained prior to the extension first being occupied.

The reason for the condition is :-

For the avoidance of doubt and in accordance with the submitted plans.

3. The additional accommodation hereby permitted shall only be used by the occupiers of the adjoining dwelling, or their dependents, and shall not be used as a separate dwelling or let separately for holiday purposes.

The reason for the condition is :-

To ensure that an independent dwelling is not created in this location which would amount to development in the open countryside which be contrary to Local Plan policy.

4. The replacement extension to the cottage and outholding shall have a finished floor level no lower than the existing ground floor levels of the site.

The reason for the condition is :-

To ensure appropriate protection to the development and its occupants.

5. Electrical services within the ground floor area shall be located at a minimum of 0.5m above the finished floor levels.

The reason for the condition is :-

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

6. The Reason for the Approval.

The Local Planning Authority considers that subject to the above conditions the proposals comply with Policy H11 and B11 of the Broads Local Plan 1997.

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

The applicant's agent has been sent informative and advisory comments from the Environment Agency regarding this application. In addition to the informative below those comments should be read in conjunction with this grant of planning approval.

Any culverting or works affecting the flow of a watercourse (including ditches) requires the prior written Consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting and its Consent for such works will not normally be granted except as a means of access. Any queries regarding this aspect should be directed to the Environment Agency.

The applicant is also advised of the Inland Drainage Boards intention to cut an additional dyke through the site, the applicant is therefore advised to contact the board.

Date: 20th December 2005

Head of Planning & Development
on behalf of the Broads Authority

THE BROADS AUTHORITY

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0877/BF**

Submitted :- 9th November 2005

Development at :-

Autumn Leaves
Church Road
Thurne
Great Yarmouth

For :-

Alterations, new porch,
conservatory and balcony;
garage extension

Agent :-

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

Applicant :-

Mr & Mrs E Curtis
2 Bracecamp Close
Ormesby St Margaret
Great Yarmouth
Norfolk NR29 3PR

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 three years beginning with the date of this permission.

The reason for the condition is :-

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

2. The development shall be carried out strictly in accordance with the revised plans and details on Drawing No. No.698/02A and letter dated 16th December and received by the Local Planning Authority on 19th December 2005.

The reason for the condition is:-

For the avoidance of doubt and to secure a properly planned development.

3. The Reason for the Approval.

The local planning authority considers that subject to the above conditions the proposal complies with Policy H11 and B11 of the Broads Local plan 1997.

Date: 23rd December 2005

Head of Planning & Development
on behalf of the Broads Authority