

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0337/F**

Submitted :- 4th April 2006

Development at :-

115 Admiralty Road
Great Yarmouth

For :-

Siting of mini satellite dish
on wall of first floor flat

Agent :-

Miss D Starr
115 Admiralty Road
Great Yarmouth
NR30 3DG

Applicant :-

Miss D Starr
115 Admiralty Road
Great Yarmouth
Norfolk
NR30 3DG

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 15th June 2006

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 :- **06/06/0357/O**

Submitted :- 13th April 2006

Development at :-

Byfield
West Road
Caister
Great Yarmouth

For :-

Two new bungalows in grounds
of existing dwelling

Agent :-

Bycroft Residential
c/o Mr D Bycroft
14 Regent Street
Great Yarmouth
NR30 1RN

Applicant :-

Mr and Mrs B Cornish
Byfield
West Road
Caister
Great Yarmouth NR30 5AQ

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. Planning Policy Guidance Note 25 states that those proposing development are responsible for providing an assessment of whether the proposed development is likely to be affected by flooding and whether it will increase flood risk elsewhere and of measures proposed to deal with these effects and risks. The proposal has not taken into account the flood risk associated with this development and is therefore contrary to the above mentioned guidance.

Date: 13th June 2006

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 :- **06/06/0361/F**

Submitted :- 18th April 2006

Development at :-

30 Northgate Street
Great Yarmouth
Norfolk
NR30 1BH

For :-

Conversion of existing
dwelling to form 3 No self
contained flats

Agent :-

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

Applicant :-

Mr A Kyriakou
30 Northgate Street
Great Yarmouth
Norfolk
NR30 1BH

Part 2 - Particulars of Decision

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

1. The proposal to change the use of the dwelling into three units of accommodation constitutes an over-intense use of the site, which would lead to a form of development out of character with surrounding properties and would be significantly detrimental to the occupiers and users of adjoining properties by reason of additional disturbance and thereby contrary to Policy HOU7 (A & E) and HOU23 (C,D & F) of the adopted version of the Great Yarmouth Borough-Wide Local Plan. Furthermore, if approved, the proposal would create an undesirable precedent for further similar sub-division of properties in the area with a resultant increase in residential density to the detriment of the character of the locality.

(Note to the agent and applicant, the existing drawing of the property show the existing use of the premises as bedsits and it should be noted that no planning consent has been granted for this use).

Date: 15th June 2006

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 :- **06/06/0369/F**

Submitted :- 19th April 2006

Development at :-

Gapton Hall Road
Eastern Fluid Power Limited
Great Yarmouth
Norfolk NR31 0NL

For :-

Extension of existing
industrial building

Agent :-

Ian Garrett MBEng MIAS
118 St Peters Street
Lowestoft
Suffolk
NR32 1UD

Applicant :-

Eastern Fluid Power Limited
Gapton Hall Road
Great Yarmouth
Norfolk
NR31 0NL

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 external facing materials used in the construction of the extension hereby approved shall match those of the existing building.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

3. Before the extension hereby approved is brought into use, provision shall be made within the site for a 350 square metre turning and loading area.

The reason for the condition is :-

To ensure that provision is made within the site for the turning and loading of vehicles in the interests of highway safety.

4. The existing car parking area to the front of the application site shall be retained free of obstruction for that specific use.

The reason for the condition is :-

To ensure that car parking facilities for the premises are retained.

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

6. 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.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy EMP8 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 13th June 2006

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 :- **06/06/0372/F**

Submitted :- 19th April 2006

Development at :-

9 Somerton Road
Martham
Great Yarmouth
Norfolk NR29 4QF

For :-

Demolition of dwelling and
construction of bungalow &
garage and formation of new
vehicular access

Agent :-

Architectural Draughting
(Bernard Willimott)
17 Hall Quay
Great Yarmouth
Norfolk NR30 1HJ

Applicant :-

Mr & Mrs J Watson
9 Somerton Road
Martham
Great Yarmouth
Norfolk NR29 4QF

Part 2 - Particulars of Decision

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

1. The proposal to erect a bungalow in place of the existing house constitutes an overdevelopment of a restricted site which if approved, would result in a development which would be cramped in relation to the adjoining dwelling and the site boundaries and being in such close proximity to the boundary of the site with No. 11 Somerton Road, would appear an oppressive and over dominant feature that would detract from the outlook of and is likely to overshadow this property. In terms, therefore of the likely effect of the development on the character of this locality and the amenities currently enjoyed by the adjoining residents, the proposal is considered to not meet the criteria for new dwellings contained in policies HOU7 and HOU15 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 13th June 2006

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 :- **06/06/0378/CU**

Submitted :- 21st April 2006

Development at :-

Unit 3 Suffolk Road
Great Yarmouth
Norfolk
NR31 0QB

For :-

To change the use of an
industrial warehouse to a
Karate Academy

Agent :-

Steven Webster
97 High Road
Gorleston
Great Yarmouth
Norfolk NR31 0PE

Applicant :-

Steven Webster
97 High Road
Gorleston
Great Yarmouth
Norfolk NR31 0PE

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 August 2007 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 use shall be discontinued.

The reason for the condition is:-

The site is located in an area designated in the Great Yarmouth Borough-Wide Local Plan for employment purposes and to ensure the proposed use does not prejudice any proposal within the designated area of the Urban Regeneration Company.

2. Prior to the commencement of any development, a flood response plan shall be submitted to, and agreed in writing with, the Local Authority. This flood response plan should be made available to future users of the site by means of a fixed notice within the building prior to occupation.

The reason for the condition is :-

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

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposed use is considered acceptable on a temporary basis for the premises given the site is within the operational area designated by First East Urban Regeneration Company until the Masterplan has been prepared for the area.

Date: 14th June 2006

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 :- **06/06/0380/F**

Submitted :- 20th April 2006

Development at :-

10 Chapman Avenue
Caister
Great Yarmouth

For :-

Increase size of existing
first floor dormers and form
pitched roofs over in lieu of
existing flat roofs

Agent :-

Mr D Phillips
Beacon Innovation Centre
Beacon Park
Gorleston
Great Yarmouth NR31 7RA

Applicant :-

Mr T Harwood
10 Chapman Avenue
Caister
Great Yarmouth
NR30 5HS

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 windows to the rear (western) elevation of the dormer window shall be obscure glazed prior to the extension hereby permitted first being brought into use and thereafter maintained in this condition.

The reason for the condition is :-

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

3. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 13th June 2006

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 :- **06/06/0381/F**

Submitted :- 24th April 2006

Development at :-

43 Yarmouth Road
Ormesby St Margaret
Great Yarmouth

For :-

Alterations and extensions to
form new dining room and
enlarge kitchen

Agent :-

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

Applicant :-

Mr and Mrs P Munn
43 Yarmouth Road
Ormesby St Margaret
Great Yarmouth
NR29 3QE

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 15th June 2006

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 :- **06/06/0389/F**

Submitted :- 25th April 2006

Development at :-

1 Dagmar Mews (car park adjoining)
off Nelson Road South
Great Yarmouth

For :-

Two 2 1/2-storey, four-
bedroomed semi-detached houses
with integral garages

Agent :-

Paul Robinson Partnership
c/o Mr S Hart
The Old Vicarage
Church Plain
Great Yarmouth NR30 1NE

Applicant :-

Mr and Mrs Bloodworth
58 Caister Road
Great Yarmouth
NR30 4DP

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 erection of a pair of semi-detached two and a half storey, four bedroomed houses with integral garage constitutes an overdevelopment of a restricted site which if approved, would be cramped in relation to the nearby properties and the site boundaries and being in such close proximity to the northern boundary of the site with the rear of properties on Camperdown would appear an oppressive and over dominant feature that would detract from the outlook of and is likely to overshadow these properties. In terms, therefore of the likely effect of the development on the character of this locality within Conservation Area No.1 and the amenities currently enjoyed by the adjoining residents, the proposal is considered to not meet the criteria for new dwellings contained in policies HOU7, HOU15, HOU17 and BNV10 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 13th June 2006

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 :- **06/06/0401/F**

Submitted :- 28th April 2006

Development at :-

19 Marine Crescent (rear of)
White Lodge Hotel
Great Yarmouth

For :-

Removal of condition 4 of
planning permission 6/92/535/F
to restrict occupancy to
allow use as a dwelling

Agent :-

Mr K S G Petley
White Lodge Hotel
19 Marine Crescent
Great Yarmouth
NR30 4ET

Applicant :-

Mr K S G Petley
White Lodge Hotel
19 Marine Crescent
Great Yarmouth
NR30 4ET

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that order) the dwelling shall not be further 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 further extensions to the dwelling in the interests of residential amenity.

3. 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

Date: 15th June 2006

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 :- **06/06/0409/F**

Submitted :- 2nd May 2006

Development at :-

2a Barnard Avenue
Great Yarmouth

For :-

Conservatory to front

Agent :-

Building Plans Ltd
c/o Mr A Norfolk
Unit 10 Beech Avenue
Taverham
Norwich NR8 6HW

Applicant :-

Mr and Mrs D Layfield
2a Barnard Avenue
Great Yarmouth
NR30 4DS

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 15th June 2006

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 :- **06/06/0414/F**

Submitted :- 4th May 2006

Development at :-

1 Hobland Cottages
Hobland Road
Bradwell
Great Yarmouth

For :-

Alterations (conservatory and balcony)

Agent :-

Mr C Davidson
1 Hobland Cottages
Bradwell
Great Yarmouth
NR31 9AR

Applicant :-

Mr C Davidson
1 Hobland Cottages
Bradwell
Great Yarmouth
NR31 9AR

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 16th June 2006

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 :- **06/06/0069/BF**

Submitted :- 20th January 2006

Development at :-

Hall Farm Barns
Hall Farm
Stokesby
Great Yarmouth Norfolk

For :-

Change of use application from
agricultural building to a
single residential unit with
extensions and alterations

Agent :-

Tritec-Synergy Ltd
65 Holway Road
Sheringham
Norfolk
NR26 8HP

Applicant :-

Landway Homes (Stokesby) Ltd
P O Box 2261
Ascot
Berkshire
SL5 8DF

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 in accordance with the revised Drawing Nos.B1/1e,B1/2a,B1/3d and accompanying letter dated 3 May 2006.

The reason for the condition is:-

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the open garages shown on the approved plans shall not be infilled or altered 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 the character of the development.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order) no buildings or structures permitted by Classes A,B, C,D,E and H of Schedule 2 Part 1 and Class A and C of Schedule 2 Part 2 unless otherwise shown on the approved plans without the prior written consent of the Local Planning Authority.

The reason for the condition is:-

To protect the character and appearance of the building.

6. The office shown on the approved plans shall be used as a farm office in association with Hall Farm only.

The reason for the condition is :-

To ensure it is not used for other unrelated purposes.

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

The reason for the condition is :-

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

8. No development shall take place until details of the private sewage plant have 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 adjacent residential properties.

9. The position, type and method of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing), or other appurtenances, shall be specified in advance of any work being carried out , and the prior approval of the Council as Local Planning Authority shall be obtained wherever these works are to be visible, or where ducts or other methods of concealment are proposed. Any works shall be carried out in accordance with such approval.

The reason for the condition is:-

To protect the historic fabric of the building.

10. No repointing or painting of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Local Planning Authority before the work is begun and the work carried out in accordance with the such approved details.

The reason for the condition is:-

To ensure that the type and mix used is appropriate to the buildings.

11. The new facing brickwork shall match the original historic adjacent brickwork in respect of colour, texture, face bond and pointing, unless shown otherwise on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

The reason for the condition is:-

To ensure materials compatible with the existing building.

12. The new joinery shall of stained or painted timber and match the the existing joinery adjacent in respect of materials, dimensions and profiles, unless otherwise shown on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

The reason for the condition is :-

As condition 12.

13. All new external rain water goods and soil pipes on the visible elevations shall be of cast iron, painted black.

The reason for the condition is :-

To ensure materials appropriate to the status of the building.

14. All new and/or internal works and finishes and works of making good to the retained fabric, shall match the existing original historic work with regard to the used and to the material, colour, texture and profile, unless otherwise agreed on the drawings or other documentation hereby approved or required by any condition attached to this grant of consent.

The reason for the condition is :-

To ensure materials appropriate to the Listed Building.

15. Notwithstanding the the submitted drawings, prior to the commencement of development, a full schedule of works including materials an internal and external finishes shall be subitted to and agreed in writing by the Local Planning Authority; the development shall then be carried out in accordance with the agreed details and retained in that condition there after.

The reason for the condition is :-

Is because the precise details have not been submitted.

16. Notwithstanding the submitted plans, prior to commencement of development details of the new frames, windows and doors (which shall be of timber construction) walls and floors in the form of 1-20 drawings shall be submitted to and agreed in writing by the Local Planning Authority.

The reason for the condition is :-

To ensure the materials and forms of construction are compatible with and enhance the appearance and character of this Listed Building.

17. Before any works are commenced, details of the following - for the extensions shall be submitted to and agreed in writing by the Local Planning Authority:

- a sample of the type of brick proposed
- a description of the brick joints proposed which shall be lime putty mortar mix and finish
- a sample panel of the brickwork which shall include snapped headed brickwork.

The reason for the condition is :-

To ensure the materials are appropriate to the status of a Listed Building.

18. Prior to the commencement of development, details of the screen walls and/or fences and means of hard surfacing, shall be submitted to and agreed in writing by the Local Planning Authority; the approved works shall be completed prior to the first occupation of the of the dwelling unless otherwise agreed in writing by the Local Planning Authority.

The reason for the condition is :-

In the interest of the residential amenity of the occupiers of the adjoining properties and visual amenity of the development and the setting of the building.

19. The Reason for the Approval.

The Local Planning Authority considers that, subject to the above, conditions the proposal complies with Policy H7 B2 and B11 of the Broads Local Plan 1997.

20. Notes-Please read the following notes carefully:-

Attached to this grant of planning consent are the additional comments of the Environment Agency which the applicant needs to address independent of this permission.

Date: 14th June 2006

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 :- **06/06/0367/BF**

Submitted :- 19th April 2006

Development at :-

The Poppins
Thrigby Road
Filby
Great Yarmouth NR29 3HJ

For :-

Single storey artist studio in
rear garden private use

Agent :-

Mr T A Pozyczka
The Poppins
Thrigby Road
Filby
Great Yarmouth NR29 3HJ

Applicant :-

Mr T A Pozyczka
The Poppins
Thrigby Road
Filby
Great Yarmouth NR29 3HJ

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 proposed studio shall be utilised for the applicants own personal use ancillary to the enjoyment of the existing dwelling and there shall be no commercial activities undertaken at the premises or the building used independent of the dwelling house.

The reason for the condition is :-

In the interests of highway safety and the residential amenity of the occupiers the nearby residential properties.

3. The finished floor level of the studio shall be no lower than the finished floor level of the existing dwelling on the site and the building shall be anchored to the ground.

The reason for the condition is :-

The application site is located in an area at risk of flooding as identified by the Environment Agency.

4. The Reason for the Approval.

The Local Planning Authority considers that, subject to the above conditions, that the proposal complies with Policy H11 of the Broads Local Plan 1997.

Date: 12th June 2006

Head of Planning & Development
on behalf of the Broads Authority