

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0555/F**

Submitted :- 20th June 2006

Development at :-

219 Northgate Street
Great Yarmouth

For :-

Conv of Nursing Home to 3
dwellings. C.O.Use wardens
bungalow to resident bungalow.
Cons 4 townhouses & 2 bungs

Agent :-

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

Applicant :-

Mr & Mrs P Self
Lady Hamilton House
Duncan Hall
Scratby
Great Yarmouth

Part 2 - Particulars of Decision

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

1. The proposal which involves the sub-division of the existing plot, constitutes an overdevelopment of the site that would be out of character and scale with the surroundings. In particular the pair of bungalows on plots 5 & 6 in relation to the existing bungalow would, view of of the close proximity, adversely affect the residential amenities of the occupiers by reason of overshadowing and overlooking. Furthermore, the siting of the units on plots 5/6 with limited curtilages represents an unacceptable form of development. In terms, therefore of, the likely effect of the development on the character of this locality and the amenities currently enjoyed by nearby residents, the proposal to redevelop the site is considered to be contrary to the provisions of Policies HOU7/8, HOU15 and HOU17 of the adopted Great Yarmouth Borough-Wide Local Plan.

In the event that the permitted use in respect of 219 Northgate Street remains the proposed new development would result in the loss of amenity area and parking/ambulance space associated with use contrary to the aims of policy Hou21 (C), (E) & (F) of the adopted Great Yarmouth Borough Wide Local Plan.

2. The siting of dwellings on plots 1 to 4 will, due to the proximity to the new development, result in the loss of a significant tree (Tree of Heaven) in the centre of the site together with the remaining trees on the site which make a significant contribution to the appearance of the area,the proposal is considered to be contrary to Policy NNV10 of the Great Yarmoth Borough-Wide Local Plan.

3. The application site is within an area which has been identified by the Environment Agency as being at risk from flooding. Planning Policy Guidance Note 25 states that those proposing development within such areas are responsible for providing an assessment of whether the proposed development is likely to be affected by flooding, whether it will increase flood risk elsewhere and of measures proposed to deal with these effects and risks. The Flood Risk Assessment does not address the following issues and is therefore contrary to the above mentioned guidance:-

i) Part of the site lies within Flood Zone 2. The entirety of the site is therefore considered, and should be treated as lying within this flood zone. Therefore the proposed changing of use of the nursing home into three dwellings needs to be addressed within the Flood Risk Assessment.

ii) The proposal will increase the amount of impermeable surface on the site and hence could affect surface water flooding of the proposed development and neighbouring developments. The use of Suds, such as permeable paving, should be considered in detail at this stage of the planning process, rather than being casually mentioned in the Flood Risk Assessment and drawing no concluding remarks. Details and calculations of the scheme implementing the use of pervious paving stated in paragraph 2.3 of the submitted Flood Risk assessment need to be submitted in support of the proposed development.

Date: 16th October 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 :- **06/06/0620/F**

Submitted :- 10th July 2006

Development at :-

13 Beccles Road
Gorleston
Great Yarmouth
Norfolk NR31 0PW

For :-

Proposed erection of chalet
bungalow to rear

Agent :-

Ms J Morgan
13 Beccles Road
Gorleston
Great Yarmouth
Norfolk NR31 0PW

Applicant :-

Ms J Morgan
13 Beccles Road
Gorleston
Great Yarmouth
Norfolk NR31 0PW

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 :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the revised layout plan received by the Local Planning Authority on 3rd October 2006 and the revised elevations and general arrangements drawings received on 5th September 2006.

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 extensions shall be built or windows inserted into the walls or roof of the dwelling, other than those shown on the approved plan, without the prior consent of the Local Planning Authority.

The reason for the condition is:-

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

4. Prior to the first occupation of the dwelling hereby approved the proposed on-site parking and turning areas 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.

5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with full details of boundary treatments.

The reason for the condition is:-

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

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.

Date: 19th October 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 :- **06/06/0647/F**

Submitted :- 14th July 2006

Development at :-

Church Barn
Main Road
Ormesby St Michael
Great Yarmouth, Norfolk

For :-

Detached garage with store
over

Agent :-

John Harris
Henniker House
Low Road
Norton Subcourse
Norwich NR14 6SA

Applicant :-

Mr & Mrs G Hughes
Church Barn
Main Road
Ormesby St Michael
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 plans and letter received by the Local Planning Authority on 19th September 2006 and the detail thereon and the building shall be dark stained in accordance with the agreed plans within six months of the building being completed unless otherwise agreed in writing by the local planning authority.

The reason for the condition is :-

To ensure the building is compatible with its surroundings.

3. The Reason for the Approval.

The proposal is considered by the Local Planning Authority to comply with Policy Hou 18 of the Great Yarmouth Borough Wide Local Plan 2001.

Date: 20th October 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 :- **06/06/0732/F**

Submitted :- 14th August 2006

Development at :-

Clarkes Farm
Staithe Road
Martham
Great Yarmouth

For :-

Rem cond 2 of pp 06/05/0431/F
to permit use of office as
other than ancillary premises
for existing farm enterprise

Agent :-

S W Chapman and Partners
c/o Mr J Chapman
Clarkes Farm
Staithe Road Martham
Great Yarmouth NR29 4PT

Applicant :-

S W Chapman and Partners
c/o Mr J Chapman
Clarkes Farm
Staithe Road Martham
Great Yarmouth NR29 4PT

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 17th October 2009 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 and the office shall thereafter revert to use ancillary to the existing farming enterprise approved under planning permission No. 06/05/0431/F.

The reason for the condition is :-

To ensure the use of the premises is compatible with its surroundings and does not lead to an intensification of of traffic movements or any material adverse effect on the amenities of nearby property.

2. The use hereby permitted shall not be begun until the proposed car parking areas have been demarcated as indicated on the plan received by the Local Planning Authority on 24th August 2006, and those areas shall not thereafter be used for any purpose other than the parking of vehicles for staff and visitors.

The reason for the condition is :-

To ensure off-street parking provision.

3. **INFORMATIVE NOTE** :- Attention is drawn to the need for compliance with condition Nos. 3, 4, 5 and 6 of planning permission No. 06/05/0431/F.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy EMP17 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 17th October 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 :- **06/06/0750/CU**

Submitted :- 24th August 2006

Development at :-

123 King Street
Great Yarmouth

For :-

Change of use to pizza
take-away

Agent :-

S Runicles
49 Havelock Road
Great Yarmouth
NR30 3HJ

Applicant :-

S Runicles
49 Havelock Road
Great Yarmouth
NR30 3HJ

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 :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The use of the premises hereby approved shall not be operated between the hours of 10.00pm and 9.00am on any day.

The reason for the condition is :-

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

3. Details of any flues or external ducts shall be submitted for the approval of the Local planning Authority and all works shall be completed in accordance with the approved details and thereafter maintained in the as built condition.

The reason for the condition is :-

No details have been submitted as part of the application and in the interests of the appearance of the building in the Conservation Area.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for a change of use of the premises to an A3 use as set out in Policy SHP4 & SHP15 of the Great Yarmouth Borough-Wide Local Plan.

Date: 18th October 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 :- **06/06/0767/F**

Submitted :- 4th September 2006

Development at :-

1 Potters Drive
Hopton
Great Yarmouth, Norfolk

For :-

Side extension incorporating
additional bedroom and
bathroom

Agent :-

M Mitchell
1 Potters Drive
Hopton
Great Yarmouth, Norfolk

Applicant :-

M Mitchell
1 Potters Drive
Hopton
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 :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. NOTES - Please read the following notes carefully:-
3. The applicant's are reminded of their responsibilities to the adjoining occupiers under the Party Wall Act 1996.

If it transpires that any part of the proposed extension/pitched roof, including rainwater goods, would encroach upon or overhang the adjoining property, the consent of the owner(s) of that property must first be obtained.

4. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 17th October 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 :- **06/06/0774/F**

Submitted :- 5th September 2006

Development at :-

43 Caister Road
Great Yarmouth
Norfolk
NR30 4DA

For :-

First floor extension of
bedroom and en-suite on top of
existing kitchen and bathroom

Agent :-

Mr and Mrs P Jarvis
43 Caister Road
Great Yarmouth
Norfolk
NR30 4DA

Applicant :-

Mr and Mrs P Jarvis
43 Caister Road
Great Yarmouth
Norfolk
NR30 4DA

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 :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The floor level in the extension shall not be set any lower than the existing dwelling.

The reason for the condition is :-

In order to minimise the risk from flooding

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: 16th October 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 :- **06/06/0709/BF**

Submitted :- 4th August 2006

Development at :-

Plots 22 & 23 Riverside Park Moorings
Priory Road
St Olaves
Great Yarmouth, Norfolk

For :-

To repair & replace walkways,
reface piling in dock 23,
replace carpark fence & put
board between plot 23 & 24

Agent :-

Mr G Roberts
49 Cliff Hill
Gorleston
Great Yarmouth, Norfolk

Applicant :-

Mr G Roberts
49 Cliff Hill
Gorleston
Great Yarmouth, Norfolk

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 plans received by the Local Planning Authority on 4th August 2006 and the detail thereon.

The reason for the condition is :-

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

3. All quay heading shall be constructed with timber piling, capping and walling, and any preservatives shall be applied only by pressure treatment with non-toxic chemicals.

The reason for the condition is :-

To ensure that the development is visually appropriate for the Broads and does not pollute the water environment, in accordance with Policy B11 of the Broads Local Plan 1997.

4. Reason for Approval

The proposal, subject to the above conditions, is considered to comply with Policy B11 and INF1 of the Broads Local Plan 1997.

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

The applicant should be aware that this planning permission grants consent for planning permission only and that the additional consent of the Environment Agency and the Broads Navigation Officer may be required and the applicant is therefore advised to contain those parties.

Date: 19th October 2006

Head of Planning & Development
on behalf of the Broads Authority