

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0508/F**

Submitted :- 6th June 2006

Development at :-

15 Admirals Quay
Southtown
Great Yarmouth
Norfolk NR31 0JT

For :-

Retrospective application for
conservatory on back of house.

Agent :-

Mr J Symonds
15 Admirals Quay
Southtown
Great Yarmouth
Norfolk NR31 0JT

Applicant :-

Mr J Symonds
15 Admirals Quay
Southtown
Great Yarmouth
Norfolk NR31 0JT

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. 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: 29th September 2006

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Part 1 - Particulars of Application

Reference No :- **06/06/0567/D**

Submitted :- 23rd June 2006

Development at :-

58 - 72 Pier Plain
Gorleston
Great Yarmouth, Norfolk

For :-

Residential development
of thirteen houses

Agent :-

Chaplin Farrant Limited
51 Yarmouth Road
Norwich
Norfolk NR7 0ET

Applicant :-

Mr S Long
47 Humberstone House
England Lane
Great Yarmouth, Norfolk

Particulars of planning permission reserving details for approval:- Application No. 06/06/0009/O
Erection of thirteen x two-bedroom houses with vehicular access from Pier Plain and ancillary
car/cycle parking at site between 58-72 Pier Plain, Gorleston.

Particulars of details submitted for approval:-Design, appearance and landscaping.

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 approval has been granted in respect of the details referred to in Part 1 hereof for the purpose of the conditions imposed on the grant of planning permission referred to above, subject to the following conditions:-

1. 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.

2. The development shall be carried out in accordance with the revised plans 3343/PL10 (RM) Rev B and 3343/PL14 (RM) Rev A received by the Local Planning Authority on 7th September 2006 and 3343/PL11 (RM) received on 26th June 2006.

The reason for the condition is:-

For the avoidance of doubt.

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

THE APPLICANT IS REMINDED OF THE NEED TO COMPLY FULLY WITH THE REQUIREMENTS OF CONDITIONS 4, 5, 6, 7 AND 8 OF THE OUTLINE PLANNING PERMISSION.

THE APPLICANT'S ATTENTION IS ALSO DRAWN TO THE FACT THAT THE OUTLINE PERMISSION IS SUBJECT TO A SECTION 106 AGREEMENT DATED 18TH JULY 2006 RELATING TO THE PAYMENT OF A COMMUTED SUM FOR THE PROVISION OF PLAYSPACE/OPEN SPACE ELSEWHERE IN THE LOCALITY.

Date: 26th September 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 :- **06/06/0683/O**

Submitted :- 31st July 2006

Development at :-

Beech House Farm (Land at)
off Pound Lane
Fleggburgh
Great Yarmouth, Norfolk

For :-

Division of land to form
building plot for single
dwelling and garage

Agent :-

R & J Colman
Beech House Farm
Main Road
Fleggburgh
Great Yarmouth, Norfolk

Applicant :-

R & J Colman
Beech House Farm
Main Road
Fleggburgh
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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. Policy HOU10 of the adopted Great Yarmouth Borough-Wide Local Plan states that permission for new dwellings in the countryside will only be given if required in connection with agriculture, forestry, organised recreation, or the expansion of existing institutions. The proposal is contrary to this policy in that the site is outside the "Village Development Limit" for Fleggburgh as defined in the Local Plan. Moreover, no need for the dwelling has been demonstrated to satisfy the criteria of the above policy and there is, therefore, insufficient justification to warrant a departure from national and local policies designed to protect the countryside, including Policy NNV2 of the Local Plan which seeks to maintain and enhance the landscape quality of the neighbouring Broads area, and Policy NNV5, the objective of which is to protect the setting of settlements and prevent urban sprawl.

Date: 25th September 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 :- **06/06/0688/F**

Submitted :- 31st July 2006

Development at :-

3 West Avenue
Ormesby St Margaret
Great Yarmouth, Norfolk

For :-

Two storey extension to create
bedroom/bathroom and study/
kitchen

Agent :-

Plan Design
5 Station Road
Ormesby
Great Yarmouth, Norfolk

Applicant :-

Mr A & Mrs M Hunt
3 West Avenue
Ormesby St Margaret
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 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.

The proposal, by reason of the height, depth and width of the extension (to within 1 metre of the side boundary of the site) would be out of keeping with the character of existing development in West Avenue, which comprises detached and semi-detached dwellings with, particularly at first floor level, relatively generous spacing between buildings. Consequently, it is considered that the proposal is contrary to criteria (i) and (iii) of the above policy.

Furthermore, the proposal is considered to be contrary to criterion (ii) of this policy in that the extension would, by virtue of its height, depth and bulk, and relationship to the adjacent dwelling (to the east of the site), constitute an unneighbourly form of development which would have an overbearing and oppressive effect on the outlook from that property, as well as resulting in loss of privacy and an appreciable loss of daylight and sunlight for the occupiers thereof.

Date: 25th September 2006

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Part 1 - Particulars of Application

Reference No :- **06/06/0692/D**

Submitted :- 4th August 2006

Development at :-

28/29 St Marys Road
Hemsby
Great Yarmouth, Norfolk

For :-

Detached bungalow with
integral garage

Agent :-

Barry D Cutts
Briarfield
Blundeston Road
Corton
Lowestoft NR32 5DD

Applicant :-

Key Developments Ltd
5 The Shires
Corton
Lowestoft, Suffolk

Particulars of planning permission reserving details for approval:- Application No. 06/05/0909/O :-
Erection of one dwelling at Plot 28/29 St Mary's Road, Hemsby.

Particulars of details submitted for approval:- Siting, design and external appearance of bungalow
with integral garage, the means of access thereto and the landscaping of the site.

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 approval has been granted in respect of the details referred to in Part 1 hereof for the purpose of the conditions imposed on the grant of planning permission referred to above, subject to the following conditions:-

1. No works shall commence on site until such time as details of the slab level of the building in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

In order to retain control over any significant changes in levels within the site and in the interests of both the residential amenities of the occupiers of adjacent property and the visual amenities of the locality.

continued on next page :-

2. Notwithstanding the notes on the submitted plan, 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 approved have been 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 :-

For the avoidance of doubt and in the interests of the visual amenities of the locality.

3. No development shall take place until further details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out prior to the occupation of the dwelling hereby approved, or in accordance with a programme agreed with the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

4. Details in relation to condition No. 3 shall, in addition to the requirements of condition No. 4 of the outline planning permission (Ref. No. 06/05/0909/O), include all hard surfacing materials. Soft landscape works shall include planting plans, an implementation programme and details of arrangements for the replacement of any tree or shrub which within a period of five years from the implementation of the planting programme dies, fails to become established, becomes seriously damaged or diseased or for any reason is removed.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

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. **INFORMATIVE NOTE :-** Attention is drawn to the need for compliance with condition Nos. 3 and 4 of the outline planning permission (Ref. No. 06/05/0909/O). Attention is also drawn to the notes on the aforementioned permission.

7. **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: 29th September 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 :- **06/06/0715/F**

Submitted :- 9th August 2006

Development at :-

68 St Hughs Green
Gorleston
Great Yarmouth

For :-

Two-storey front extension

Agent :-

G J Building Surveying Service
PO Box 1044
Norwich
NR13 3XR

Applicant :-

Mr R Baxter
68 St Hughs Green
Gorleston
Great Yarmouth
NR31 7NH

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. 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: 29th September 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 :- **06/06/0731/F**

Submitted :- 1st August 2006

Development at :-

Yarmouth Business Park
Suffolk Road
Great Yarmouth
(Site B Thamesfield Way)

For :-

Renewal of planning permission
no 06/01/0432/F for temporary
storage/workshed and office
accommodation

Agent :-

ATI Tank Hire Ltd
Thamesfield Way
Great Yarmouth
NR31 0DW

Applicant :-

ATI Tank Hire Ltd
Thamesfield Way
Great Yarmouth
NR31 0DW

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 25th September 2011 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 buildings shall be removed from the site.

The reason for the condition is:-

In order to retain control over the buildings which are constructed of short lived materials and in the interests of the visual amenities of the locality.

2. Prior to the commencement of development, a flood response plan shall be submitted to and agreed in writing with the Local Planning Authority. The flood response plan shall include information regarding the availability of the Environment Agency's "Floodline" flood warning scheme.

The reason for the condition is :-

To enable occupants to be as prepared as possible in the event of a flood.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy EMP15 of the Great Yarmouth Borough-Wide Local Plan.

Date: 25th September 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 :- **06/06/0733/F**

Submitted :- 14th August 2006

Development at :-

1 Nile Road
Gorleston
Great Yarmouth

For :-

First floor extension

Agent :-

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

Applicant :-

Mr A Griffith
1 Nile Road
Gorleston
Great Yarmouth
NR31 6AS

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: 25th September 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 :- **06/06/0753/F**

Submitted :- 29th August 2006

Development at :-

8 Alder Close
Bradwell
Great Yarmouth

For :-

Extension to form dining room,
utility and wc

Agent :-

Mr G Parrott
4 Alder Close
Bradwell
Great Yarmouth
NR31 8PD

Applicant :-

Mr and Mrs Dormer
8 Alder Close
Bradwell
Great Yarmouth
NR31 8PD

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. 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: 28th September 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 :- **06/06/0682/BF**

Submitted :- 31st July 2006

Development at :-

The Elms, Thrigby Road
Filby
Great Yarmouth, Norfolk

For :-

Erection of conservatory and
alteration to form pitched
roof over kitchen

Agent :-

Mrs E M Gislam
The Elms, Thrigby Road
Filby
Great Yarmouth, Norfolk

Applicant :-

Mrs E M Gislam
The Elms, Thrigby Road
Filby
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 finished floor level of the development shall be no lower than that in the existing building.

The reason for the condition is:-

To minimise the risk of flooding to the property.

3. The Reason for the Approval.

The Local Planning Authority considers that the proposal complies with Policy B11 and H11 of the Broads Local Plan 1997.

Date: 25th September 2006

Head of Planning & Development
on behalf of the Broads Authority