

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/09/0757/F**

Submitted :- 1st December 2009

**Development at :-**

18 Yarmouth Road  
Ormesby St Margaret  
Great Yarmouth  
NR29 3QE

**For :-**

Proposed alterations and  
partial rebuilding of garage  
to form granny annexe

**Agent :-**

Mr L Seabert  
Olley & Haward  
5 Queen Street  
Great Yarmouth

**Applicant :-**

Miss S Higgleton & Mr C Godfre  
18 Yarmouth Road  
Ormesby St Margaret  
Great Yarmouth

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### Part 2 - Particulars of Decision

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

1. The development must be begun not later than 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 granny annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 18 Yarmouth Road, Ormesby St Margaret. At no time shall it be sold, leased or occupied independently from the main dwelling nor shall the common ownership or occupation of the annexe and main dwelling be severed.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the development which has been permitted to meet a specific personal need and where the occupation of the annexe as a separate dwelling would result in a sub-standard layout of land contrary to Policies HOU15 and HOU17 of the adopted Great Yarmouth Borough-Wide Local Plan.

continued on next page :-

3. INFORMATIVE NOTE :- The applicants are advised to contact the Planning Department at Maltings House, Malthouse Lane, Gorleston, Great Yarmouth, NR31 0GY prior to any trees on the adjoining land being lopped as they derive protection from being located within the Ormesby St Margaret Conservation Area.

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: 2nd February 2010

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

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/09/0762/F**

Submitted :- 3rd December 2009

**Development at :-**

5-7 Beach Road  
Hemsby  
Great Yarmouth  
NR29 4HJ

**For :-**

Erection of 4 No detached  
dwellings and private drive

**Agent :-**

Mr B Willimott  
Architectural Draughting  
17 Hall Quay  
Great Yarmouth

**Applicant :-**

Mr O Hanbury  
c/o 17 Hall Quay  
Great Yarmouth  
NR30 1HJ

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### Part 2 - Particulars of Decision

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

1. The development must be begun not later than 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. No works shall commence on site until such time as details of the slab levels of the dwellings and garages in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over any significant changes in levels within the site and in the interests of the amenities of adjoining residents.

3. Notwithstanding the information given in the application and the notes on the submitted plan, Ref. No. 2238.01 REV. B, no development shall take place until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in the construction of the dwellings and garages hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed in writing at a later date with the Local Planning Authority.

The reason for the condition is :-

To enable the Local Planning Authority to ensure the satisfactory appearance of the development.

4. Notwithstanding the information given in the application and the notes on the submitted plan, Ref. No. 2238.01 REV. B, no development shall take place until full details of the boundary treatment to be erected have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out prior to the first occupation of the dwellings hereby permitted or in accordance with a timetable agreed in writing with the Local Planning Authority. Any fences or walls erected in accordance with the approved details shall be retained as such thereafter.

The reason for the condition is :-

In the interests of (a) the satisfactory appearance of the development, and (b) the amenities of adjoining residents and the future occupants of the dwellings hereby permitted.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping works for the front and side garden areas of the dwellings on plots 1 and 2, and the front garden areas of the dwellings on plots 3 and 4. All hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding seasons following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

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

The reason for the condition is :-

To ensure satisfactory access into the site.

7. The vehicular access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The reason for the condition is :-

To prevent extraneous material being deposited on the highway.

8. Notwithstanding the provisions of Article 3, Schedule 2, Part 2 Class A 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 gates shall be erected across the vehicular access unless details have first been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of highway safety.

9. Prior to the first occupation of the dwellings hereby permitted 2.4 metres x site extremity visibility splays shall be provided at the site access where it meets the highway and such splays shall be kept free of any obstruction in excess of a height of 0.6 metres above the level of the adjacent highway carriageway.

The reason for the condition is :-

In the interests of highway safety.

10. No development shall take place until further details of the proposed private drive and on-site car parking and turning area shown on the submitted plan, Ref. No. 2238.01 REV. B have been submitted to and approved in writing by the Local Planning Authority. In addition to the proposed surface treatment, such details shall include longitudinal and cross sections through the private drive and turning area and the proposed method of surface water drainage. Development shall be carried out in accordance with the approved details and shall be completed prior to the first occupation of the dwellings hereby permitted. The private drive and on-site car parking and turning area shall thereafter be kept free of any impediment to that specific use.

The reason for the condition is :-

To ensure the provision of a satisfactory means of access and the permanent availability of the parking/manoeuvring area in the interests of highway safety.

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

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

12. Notwithstanding the provisions of Classes A, B and C of Part 1 of the Schedule to Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no enlargement of the dwellings hereby permitted shall take place, nor shall any windows or other openings (other than those expressly authorised by this permission) be inserted above ground floor level of the dwellings and garages hereby permitted except in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

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

14. 1. This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the public highway, which includes an public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highways Development Control Group. Please contact Paul Leared on 0844 800 8009.

Public utility apparatus may be affected by this proposal. It is advised, therefore, that the appropriate utility service should be contacted in order that agreement on any necessary alterations can be reached. Any such alterations would have to be carried out at the expense of the applicant/developer(s).

15. 2. If required, street furniture shall be repositioned at the expense of the applicant/developer(s).
16. 3. With regard to the disposal of domestic waste, the occupants of the proposed dwellings would have to present their wheeled bins at the kerbside for collection.

17. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the above conditions, the proposal is consistent with Policies HOU7/HOU8 and HOU15 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 1st February 2010

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

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/09/0771/F**

Submitted :- 10th December 2009

**Development at :-**

Gapton Hall Retail Park  
Gapton Hall Road  
Great Yarmouth  
Norfolk NR31 0NL

**For :-**

External alterations extg  
retail warehouse Units D, E  
and E1 and external works  
to the entrance of Unit A

**Agent :-**

Miss S Sainsbury  
Nathaniel Lichfield & Partners  
14 Regent's Wharf  
All Saints Street  
London

**Applicant :-**

Electricity Supply Nominees Li  
C/o CBRE Investors Ltd  
21 Bryanston Street  
London

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### Part 2 - Particulars of Decision

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

1. The development must be begun not later than 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 alterations and extensions to buildings set out in Policies BNV18 & 19 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 3rd February 2010

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

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/09/0777/F**

Submitted :- 16th December 2009

**Development at :-**

Bracken Holme  
14 Sandy Lane  
Belton  
Great Yarmouth

**For :-**

Extensions and alterations

**Agent :-**

Mr G Parrott  
11A Swallow Close  
Bradwell  
Great Yarmouth

**Applicant :-**

Mr C Crickmore  
Bracken Holme  
14 Sandy Lane  
Belton  
Great Yarmouth

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### Part 2 - Particulars of Decision

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

1. The development must be begun not later than 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: 3rd February 2010

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

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/09/0793/F**

Submitted :- 23rd December 2009

**Development at :-**

151 Beccles Road  
Bradwell (South)  
Great Yarmouth  
NR31 8PR

**For :-**

Proposed garage

**Agent :-**

Mr A Ellis  
151 Beccles Road  
Bradwell  
Great Yarmouth

**Applicant :-**

Mr A Ellis  
151 Beccles Road  
Bradwell  
Great Yarmouth

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### Part 2 - Particulars of Decision

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

1. The development must be begun not later than 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. Prior to the garage hereby approved first being brought into use 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.

3. The development hereby permitted shall be carried out entirely in accordance with the details shown on the submitted forms and drawings received by the Local Planning Authority on 4th January 2010.

The reason for the condition is :-

For the avoidance of doubt.

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

The reason for this condition is:-

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

5. 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: 4th February 2010

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