

THE BOROUGH OF GREAT YARMOUTH

Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Part 1 - Particulars of Application

Reference No :- **06/09/0755/LB**

Submitted :- 1st December 2009

Development at :-

The Grange
High Road
Burgh Castle
Great Yarmouth NR31 9QL

For :-

Demolish a single storey
section & roof. Replace with
parapet wall with leaded roof
to form new 1st flr bathroom

Agent :-

Mr C Dowsett
The Grange
High Road
Burgh Castle
Great Yarmouth

Applicant :-

Mr C Dowsett
The Grange
High Road
Burgh Castle
Great Yarmouth

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice that Listed Building Consent has been granted for the execution of the works referred to in Part 1 hereof in accordance with the application and plans submitted.

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 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The facing bricks to used in the development hereby permitted shall match, in respect of the same manufacturer, type, colour and bond, those used in the existing kitchen/orangery extension.

The reason for the condition is :-

For the avoidance of doubt and to ensure the satisfactory appearance of the development.

3. Lime mortar shall be used in the construction of the front elevation of the development hereby permitted.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

continued on next page :-

4. All external joinery and rainwater goods to be used in the development hereby permitted shall be as stated in the application and noted on Plan Nos. '3 of 6' and '4 of 6'.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the above conditions, the proposal is consistent with Policies HOU18 and BNV5 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 26th January 2010

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 :- **06/09/0688/F**

Submitted :- 29th October 2009

Development at :-

Kings Drive
(Plots 34 to 39 & Plots 44 to 86)
Bradwell
Great Yarmouth, Norfolk

For :-

Proposed 49 No: houses,
bungalows with garages (phase
2) at plots 34 to 39 and 44 to
86. Previously approved under

Agent :-

Chris Beckett Arch Consultancy
23 Blackbird Close
Bradwell
Great Yarmouth
Norfolk NR31 8RT

Applicant :-

D M King Limited
21 Marjoram Road
Bradwell
Great Yarmouth
Norfolk NR31 8SP

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 the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

The reason for the condition is :-

To ensure satisfactory development of the site and a satisfactory standard of design and construction.

3. No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

The reason for the condition is :-

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

4. Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County Road in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The reason for the condition is :-

To ensure satisfactory development of the site.

5. The development shall be carried out in accordance with the following plans:- layout plan 547/1B together with the agents letter received by the Local Planning Authority on 14th December 2009, drawings 547/2, 547/3, 547/4, 547/5, 547/6, 547/10, 547/14 and 547/16 received by the Local Planning Authority on 30th October 2009 and drawing 547/12A received by the Local Planning Authority on 27th January 2010.

The reason for the condition is :-

For the avoidance of doubt.

6. The proposed fence indicated on the revised layout plan shall be completed in accordance with the submitted details prior to any dwelling on plots 74, 75, 80 and 81 is first occupied and the 1.8 metre high fence shall thereafter be maintained in accordance with the approved details.

The reason for the condition is :-

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

7. None of the dwellings adjacent to the boundaries of the site shall first be occupied until details of the means of enclosure along the adjacent boundary have been submitted for the approval in writing of the Local Planning Authority and the approved details have been implemented.

The reason for the condition is :-

In the interests of the amenities of occupiers of property adjoining the application site.

8. No dwelling shall be occupied until the garage relating to that dwelling has been completed and thereafter no business or commercial activity shall be carried out within or from that garage.

The reason for the condition is :-

To ensure that the development is satisfactorily completed and in the interests of the residential amenities of the area.

9. No work shall commence on the dwellings until the exact type and colour of the facing bricks and roof tiles have been submitted to and approved by the Local Planning Authority. In addition, where walls or fences are to be erected as shown on the approved plans, the materials to be used shall be submitted to the Local Planning Authority for prior approval; the works shall be carried out in accordance with the agreed details and retained thereafter.

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.

10. The screen walls shown on the submitted plan shall be completed before the dwellings to which they relate are occupied.

The reason for the condition is:-

In the interests of the visual amenities of the locality.

11. Before any work is carried out to construct the dwellings hereby permitted a scheme of planting and landscaping shall be submitted for the approval of the Local Planning Authority and the planting of trees and shrubs shall be carried out in accordance with the scheme as approved within 9 months of the occupation of the dwelling on any plot to which the trees and shrubs relate. Any of these trees or shrubs which die, are removed, become seriously damaged or diseased within 5 years shall be replaced within one year by the applicants or their successors in title, unless the Local Planning Authority gives written consent to any variation.

The reason for the condition is:-

To enhance the visual amenities of the locality.

12. Fire hydrants as required served by mains water supply shall be provided prior to any dwelling being occupied and to the satisfaction of the local planning authority in consultation with Norfolk Fire Service.

The reason for the condition is :-

In the public interest. (It should be noted The developer will incur the the full cost of the hydrants's and its installation by the Water company).

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

The Highway Authority advise that it is an offence to carry out any works within the Public Highway, which includes a Public Right of Way, without the Permission of the Authority. This development involves work to the public highway that can only be undertaken within the scope of a legal agreement between the applicant and the County Council. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained from the County Council's Highways Development Control Group based at County Hall in Norwich.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alteration, which have to be carried out at the expense of the developer.

14. REASON FOR APPROVAL OF THE APPLICATION :-

The site has the benefit of a planning approval and allocation for planning permission in the Great Yarmouth Borough-Wide Local Plan.

The Local Planning Authority considers that the details hereby approved subject to the above conditions comply with Policy HOU5 and HOU9 of the Local Plan.

Date: 27th January 2010

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 :- **06/09/0753/F**

Submitted :- 30th November 2009

Development at :-

61 Regent Road
Great Yarmouth
Norfolk
NR30 2AL

For :-

Change of use from A1 (Retail)
to A3 (Restaurant/Cafe) & A4
(Drinking Estb) together with
external alts & roof terrace

Agent :-

Terence Harvey
48 Marine Parade
Gorleston
Great Yarmouth
Norfolk

Applicant :-

Cravensword Limited
Shotesham House
The Street
Shotesham
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. No development shall take place until the exact amount of roof to be used as the terrace has been submitted to and agreed in writing with the local planning authority.

The reason for the condition is :-

For clarity and to ensure the amenities of adjacent hotels and their residents are protected.

3. The windows in the rear elevation of the building shall be obscure glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass and shall remain so in perpetuity. In addition the windows shall be of restricted opening and shall not open more than 25 degrees.

The reason for the condition is :-

In order to maintain the privacy and amenities of adjacent residents.

4. No loud speakers, amplifiers, relay or other audio equipment shall be used or installed outside the building or on the roof terrace and balcony areas.

The reason for the condition is :-

In the interests of the amenities of adjacent residents.

5. The roof terrace and balconies hereby permitted shall only be used between the hours of 09:00 to 22:30 Sunday to Thursday and 09:00 to 23:30 Friday and Saturday.

Reason for Condition:

In order to maintain the amenities of adjacent residents.

6. Notwithstanding the details submitted as part of the application hereby approved, no development shall take place until details of heights and materials of the boundary of the roof terrace and balconies has been submitted to and approved by the local planning authority.

The reason for the condition is :-

In order to maintain control over the appearance of the development within the Conservation Area.

7. Prior to the use of the building as a restaurant/cafe or bar/drinking establishment the following information shall be submitted to and agreed in writing:

Details/plan of the kitchen layout;
Details of proposed extraction and ventilation system;
Details of the area used for seating/number of covers; and
Detail of operating hours.

The reason for the condition is :-

In order to meet the standards required by Environmental Health and to enable to local planning authority to maintain control over the development in order to protect the amenities of adjacent occupiers.

8. No lights or other source of illumination shall be installed unless all details, including maximum illumination, precise location, design and materials to be used have been submitted to and approved in writing by the local planning authority.

The reason for the condition is :-

To enable the control of light pollution in a Conservation Area and to maintain the amenities of adjacent residents.

9. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough wide Local Plan and in particular policies TR22 and BNV18.

Date: 26th January 2010

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 :- **06/09/0754/F**

Submitted :- 27th November 2009

Development at :-

21 Symonds Avenue
Ormesby St Margaret
Great Yarmouth
NR29 3PN

For :-

First floor bedroom extension
over existing garage. New
utility room extension at
ground floor level

Agent :-

Mr T Warnes
Hill Cottage
West Road
West Caister
Great Yarmouth

Applicant :-

Mr S and Mrs D Seeney
21 Symonds Avenue
Ormesby St Margaret
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 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. Notwithstanding the information given in the application, no development shall take place until precise details of the manufacturer (where appropriate) and types and colours of the external facing and roofing materials to be used in the construction of the extension 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 :-

For the avoidance of doubt and to enable the Local Planning Authority to ensure the satisfactory appearance of the development.

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3. Notwithstanding the provisions 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 windows or other openings shall be inserted into the north elevation of the extension hereby permitted.

The reason for the condition is :-

In the interests of the amenities adjoining residents.

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: 25th January 2010

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 :- **06/09/0756/F**

Submitted :- 1st December 2009

Development at :-

20 Leathway
Ormesby St Margaret
Great Yarmouth
NR29 3QA

For :-

Proposed rear extension

Agent :-

Miss Jane Hunting
Richard Pike Associates
4 Netherconesford
93-95 King Street
Norwich, Norfolk

Applicant :-

Saffron Housing Trust
Saffron Barn
Swan Lane
Long Stratton
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. Notwithstanding the information given in the application and the notes on Drawing Nos. 8110-10 Rev B and 8110-11 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 construction 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 :-

For the avoidance of doubt and to enable the Local Planning Authority to ensure the satisfactory appearance of the development.

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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: 25th January 2010

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 :- **06/09/0760/F**

Submitted :- 2nd December 2009

Development at :-

James Paget University
Hospital NHS Trust
Lowestoft Road Gorleston
Great Yarmouth NR31 6LA

For :-

New glazed canopy for new
outpatient clinic. Replacement
windows at ground floor and
Clere storey

Agent :-

Mr P Knaapen
LSI Architects LLP
23A Cattle Market Street
Norwich

Applicant :-

Mr A Harris
James Paget University
Hospital NHS Trust
Lowestoft Road
Gorleston

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 commencement of the development hereby permitted the precise colour of render to be applied to the extension shall be submitted to and agreed in writing with the local planning authority.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

3. Prior to the commencement of development the precise colour and text for the sign over the main entrance of the development hereby permitted shall be submitted and agreed in writing with the local planning authority.

The reason for the condition is :-

To ensure the satisfactory and cohesive appearance of the development.

4. All replacement windows to be installed shall match the existing windows, in accordance with the hospitals scheme of replacement.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

5. REASON FOR APPROVAL OF THE APPLICATION :-

In the interests of improving hospital facilities.

Date: 28th January 2010

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 :- **06/09/0761/F**

Submitted :- 2nd December 2009

Development at :-

Ebb Tide
260 The Marrams
Hemsby
Great Yarmouth NR29 4JN

For :-

To replace existing shed with
a new one.

Agent :-

Mr K Jordan
Ebb Tide
260 The Marrams
Hemsby
Great Yarmouth

Applicant :-

Mr K Jordan
Ebb Tide
260 The Marrams
Hemsby
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 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 28th January 2015 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 shed 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.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the above condition, the proposal complies with the requirements of Policy TR26 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 28th January 2010

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 :- **06/09/0764/F**

Submitted :- 26th November 2009

Development at :-

Caravan Park
Beaumont Park
Bradwell
Great Yarmouth NR31 8HP

For :-

Variation of condition 3 of PP
N/4190/5 in order to re-
arrange site. Additional three
more caravans to be sited

Agent :-

Mr J Hobden
33 Feltwell Road
Southery
Downham Market
Norfolk

Applicant :-

Mr F Smith
18 Darrens Farm
Fen Road
Chesterton
Cambridge Cambs

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 re-organisation and intensification of the permanent residential caravan park is considered by the Local Planning Authority to give rise to a cramped and poorly conceived layout that will be detrimental to the residential amenity and quiet enjoyment of the site by the occupiers ; the proposal is therefore considered to be contrary to Policy HOU7, HOU12, HOU15 and HOU16 of the Great Yarmouth Borough-Wide Local Plan which seeks to promote a high standard of layout and residential amenity in residential areas.
2. The proposed re-organisation of the layout of the site does not take into account or provide for the integration of the existing caravans on the site which are of varying form and size and will result in a poor relationship between the homes and a lack of useable amenity space attributable to each unit of accommodation which is likely to be exacerbated by the need to fulfil the requirements of the Fire Officer on Health and Safety Grounds which applicant has failed to demonstrate to the Local Planning Authority has been taken into account
3. The layout of the caravans and separation indicated together with the fire resistance to be installed does not provide the necessary protection required in relation to surface spread of fire and no information is provided on how this aspect is to be dealt with in relation to windows and doors on the caravans.

4. The Local Planning Authority is not persuaded that the revised access road required in conjunction with the revised layout of residential caravans will not adversely impact on the well being of the trees an the central amenity area which are the subject of a Tree Preservation Order.

Date: 27th January 2010

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