

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/08/0521/O**

Submitted :- 10th July 2008

Development at :-

Foster Close (extension of)
Ormesby St Margaret
Great Yarmouth
NR29 3PP

For :-

Construction of a mixed
development of four houses and
four bungalows each with
private garages

Agent :-

Aldreds Chartered Surveyors
17 Hall Quay
Great Yarmouth
Norfolk

Applicant :-

Mr Dennis Troy
c/o Aldreds
17 Hall Quay
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. Approval of the details of the design and external appearance of the buildings (hereinafter called "the reserved Matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

The reason for the condition is :-

Such details have not been submitted as part of this application.

2. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

The reason for the condition is :-

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

3. The development hereby permitted in so far as it relates to the layout of the development shall be carried out in accordance with plan, Ref. No. 2198.02 (Revised), received by the Local Planning Authority on 3rd April 2009.

The reason for the condition is :-

For the avoidance of doubt.

4. No development shall take place until further detail of the scheme of landscaping is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of size, species and spacing of trees, hedges and shrubs, and arrangements for their protection and maintenance. It shall be completed within one year of the date of the first occupation of the dwellings hereby permitted, or in accordance with a timetable agreed in writing with the Local Planning Authority, and shall make provision for:- (a) the protection and maintenance of existing trees and hedges which are to be retained on the site; (b) re-seeding and re-planting where failures or damage occur within a period of five years from the date of planting; and (c) the replacement of any damaged or dead trees with trees of similar size and species at the next appropriate season.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

5. The dwellings hereby permitted, excepting those on plots 5, 6, 7 and 8, shall be of single storey construction and notwithstanding the provisions 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 dormer windows or other openings to the roofspace shall be provided unless otherwise specified in writing by the Local Planning Authority.

The reason for the condition is :-

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

6. The details to be submitted in respect of condition No. 2 shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings hereby permitted are first occupied or in accordance with a timetable 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 :-

In the interests of the residential amenities of both the occupiers of adjacent property and the future occupants of the dwellings hereby permitted, and in the interests of the visual amenities of the locality.

7. Prior to the first occupation of the dwellings hereby permitted the proposed vehicular access shall be constructed in accordance with Norfolk County Council's residential access construction specification for the first 4.5 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.

8. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 to 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 proposed 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, or in accordance with a timetable agreed in writing with the Local Planning Authority, the private drive and all car parking/turning areas indicated on the revised plan, Ref. No. 2198.02(revised), shall be constructed in accordance with details to be 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 :-

To ensure the provision of on-site parking/turning facilities and to provide the residents of the development with a satisfactory highway approach to their property.

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

The reason for the condition is :-

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

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the dwellings shall not be extended in any way and no structures or buildings erected in the curtilage of the dwellings 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 extensions to the dwellings in the interests of residential amenity and in order to ensure the development does not adversely impact on adjoining trees which are the subject of a Tree Preservation Order.

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

13. 1. Attention is drawn to the attached "Advice Note" in respect of the protection of trees on development sites. This advice is particularly relevant in this instance as there are trees on the site which are the subject of Tree Preservation Orders.
14. 2. Any necessary relocation of street furniture would have to be carried out at the expense of the applicant/developer(s).

THE APPLICANT'S ATTENTION IS DRAWN TO THE FACT THAT THIS PERMISSION IS SUBJECT TO AN AGREEMENT PREPARED UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

15. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policies HOU7/8 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 5th October 2009

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 :- **06/09/0470/F**

Submitted :- 20th July 2009

Development at :-

The Hollies
28 Filby Lane
Ormesby St Margaret
Great Yarmouth NR29 3JR

For :-

Ground and first floor
extensions

Agent :-

John Ellis Archl Design
Old Bank House
The Street
Acle
Norwich

Applicant :-

Mr A Bulloch & Ms S Garlick
The Hollies
28 Filby Lane
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. The development hereby permitted shall be carried out in accordance with the revised plan, Drawing No. 833/02A, received by the Local Planning Authority on 23rd September 2009.

The reason for the condition is :-

For the avoidance of doubt.

3. No development shall takes place until precise details of the manufacturer and types and colours of the facing bricks and roof tiles 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 :-

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

4. The proposed casement windows shown on Drawing No. 833/02A shall be constructed in softwood with a stained finish, as stated in the agent's letter dated 22nd September 2009.

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.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal is consistent with Policies HOU18 and BNV10 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 5th October 2009

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 :- **06/09/0515/F**

Submitted :- 10th August 2009

Development at :-

Orchard Cottage
5 Filby Lane
Ormesby St Margaret
Great Yarmouth NR29 3JR

For :-

Brick built sunroom with tiled roof & roof windows. Grge with storage above. Alts to extg garage for study & utility area

Agent :-

Mr S Aldred
Orchard Cottage
5 Filby Lane
Ormesby St Margaret
Great Yarmouth

Applicant :-

Mr S Aldred
Orchard Cottage
5 Filby Lane
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. The development hereby permitted shall be carried out in accordance with the revised plans received by the Local Planning Authority on 30th September 2009.

The reason for the condition is :-

To ensure the permission relates to the correct documents.

3. Notwithstanding the information given in the application, no development shall take place until samples of the facing bricks and roof tiles to be used in the construction of the development hereby permitted 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 :-

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

4. No development shall take place until the bond to be used with the external brickwork has 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 :-

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

5. No development shall take place until details of the colour, texture and mix of mortar 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 :-

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

6. Notwithstanding the information given in the application, no development shall take place until details of the materials, finish and colour of the windows and external doors 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 :-

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

7. Before the garage and store hereby permitted are first brought into use the windows in the rear elevation of that building shall be installed as fixed lights and fitted with obscure glazing, and shall be permanently retained in that condition thereafter.

The reason for the condition is :-

To prevent overlooking and to protect the amenity and living conditions of adjacent residential property.

8. The garage and store hereby permitted shall only be used for private domestic use in connection with the dwelling to which they relate.

The reason for the condition is :-

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings (other than those expressly authorised by this permission) shall be constructed above ground floor level of the garage and store 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 :-

To prevent overlooking and to protect the amenity and living conditions of adjacent residential property.

10. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal is consistent with Policies HOU18 and BNV10 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 5th October 2009

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 :- **06/09/0516/CU**

Submitted :- 6th August 2009

Development at :-

68 Marine Parade
Great Yarmouth
Norfolk
NR30 2DQ

For :-

Outside seating and wind
breakers

Agent :-

Mr L Hammond
Caffe on the Corner
68 Marine Parade
Great Yarmouth
Norfolk

Applicant :-

Mr L Hammond
Caffe on the Corner
68 Marine Parade
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. This permission expires on 14 October 2010 and unless on or before this date an 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 :-

In order to retain control over the use of the site until the effects of the proposal have been experienced and in the interests of the amenities of the locality.

2. The tables, chairs and barriers hereby approved must be removed each day after trading has ceased and be stored safely and securely in a locked compound or within the main cafe building.

The reason for the condition is :-

to ensure there is no criminal damage to the premises or tables and chairs when unsupervised overnight.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great yarmouth Borough Wide Local Plan, and in particular polciy TR21 as it relates to a seating area in the prime holiday area.

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

The application hereby approved is subject to the applicant making an application for the provision of a licence to place apparatus on the highway.

Date: 6th October 2009

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 :- **06/09/0524/F**

Submitted :- 12th August 2009

Development at :-

Bickley House
Newport Road
Hemsby
Great Yarmouth NR29 4NN

For :-

Proposed conservatory to side
of property

Agent :-

Mrs S & Mr B Tomlinson
Bickley House
Newport Road
Hemsby
Great Yarmouth

Applicant :-

Mrs S & Mr B Tomlinson
Bickley House
Newport Road
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. 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 samples of the facing bricks to be used in the construction of the conservatory hereby permitted 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 :-

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

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.

continued on next page :-

Date: 8th October 2009

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 :- **06/09/0533/F**

Submitted :- 14th August 2009

Development at :-

30 Damgate Lane
Martham
Great Yarmouth
Norfolk NR29 4PZ

For :-

Proposed rear extension

Agent :-

PH Design & Planning Ltd
Brentnall House
32 Vicarage Street
Notrth Walsham
Norfolk

Applicant :-

Managed Property Supply Ltd
Bank House
4 Kings Arms Street
North Walsham
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 provisions 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 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 residential amenities of the occupiers of the adjoining 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: 8th October 2009

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 :- **06/09/0544/F**

Submitted :- 13th August 2009

Development at :-

1 Alexandra Avenue
Great Yarmouth
Norfolk
NR30 4ED

For :-

Proposed Dwelling

Agent :-

Mr S Wheatman
Wheatman Planning Limited
The Gables Church Lane
Haddiscoe
Norwich Norfolk

Applicant :-

Mr N Bowles
1 Alexandra Avenue
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. In the opinion of the Local Planning Authority, the proposal does not accord with the aims of the Great Yarmouth Borough Wide Local Plan as the development would result in an incongruous and jarring element within the immediate area, which would be created by the overdevelopment of the plot and the resultant appearance and relationship of the proposed dwelling with other buildings and boundaries in the immediate environs of the site. If allowed, the dwelling would have an unacceptable impact on the form and character of the settlement and would lead to a significant and detrimental impact on the visual amenities and living conditions of local residents.
2. Therefore, for the reasons given above the proposal is contrary to the provisions of the adopted Great Yarmouth Borough Wide Local Plan including, in particular, policies HOU7, HOU17 and BNV16.

Date: 6th October 2009

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 :- **06/09/0557/F**

Submitted :- 20th August 2009

Development at :-

Roselea
Smiths Loke
Bradwell
Great Yarmouth NR31 8DG

For :-

Demolition of existing
detached bungalow and erection
of new detached house on site

Agent :-

Mr Stephen McGarry
Roselea
Smiths Loke
Bradwell
Great Yarmouth

Applicant :-

Mr Stephen McGarry
Roselea
Smiths Loke
Bradwell
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 external appearance of the proposed building falls short of the standard required in this location. Its scale, proportions and design are inappropriate and the proposal would be likely to result in detriment to the character and visual amenities of the area.
2. For the reasons given above the proposal is contrary to the provisions of the adopted Great Yarmouth Borough Wide Local Plan including, in particular, policies HOU7, HOU8 and HOU15.

Date: 6th October 2009

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 :- **06/09/0562/F**

Submitted :- 24th August 2009

Development at :-

62 Bradwell Avenue
Bradwell
Great Yarmouth
NR31 8HE

For :-

Proposed loft
conversion/extension

Agent :-

Mr R Fisher
Sketcher Partnership Ltd
First House
Quebec Street
Dereham

Applicant :-

Mr & Mrs K Earl
62 Bradwell Avenue
Bradwell
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. 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: 6th October 2009

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 :- **06/09/0563/F**

Submitted :- 25th August 2009

Development at :-

10 Green Lane
Bradwell
Great Yarmouth
NR31 8QH

For :-

Renewal of PP 06/04/0816/F for
bungalow and detached garage
in grounds of 10 Green Lane

Agent :-

Middleton & George Limited
The Northwest Tower
North Quay
Great Yarmouth
Norfolk

Applicant :-

Mr R Folkes
10 Green Lane
Bradwell
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 five years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Prior to the occupation of the dwelling hereby approved any access gates shall be hung to open inwards and shall be set back a minimum distance of 5 metres from the near edge of the adjoining highway carriageway. Any sidewalls adjacent to the access shall be splayed at an angle of 45 degrees from each gatepost to the front boundary of the site.

The reason for the condition is :-

In the interests of highway safety.

3. Prior to the first occupation of the dwelling hereby approved the proposed vehicular access shall be constructed in accordance with N.C.C. residential access construction specification for the first 4.5 metres into the site as measured back from the near edge of the adjacent carriageway.

The reason for the condition is :-

In the interests of highway safety.

4. 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.

5. Notwithstanding the provisions of Schedule 2 Part 1 Classes A, B and C 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 building other than those expressly authorised by this permission.

The reason for the condition is :-

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

6. The garage shall only be used for private domestic use in connection with the dwelling to which this permission relates.

The reason for this condition is:-

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

7. No development shall take place within the site until the applicant, or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

In this instance the programme of archaeological work will comprise the monitoring of the groundworks for the development under archaeological supervision and control. Norfolk Landscape Archaeology will provide a brief for the work on request (address below).

The reason for the condition is :-

In order to record any archaeological remains and to ensure that they are safely and appropriately dealt with.

Norfolk Landscape Archaeology
Union House
Gressenhall
Dereham
Norfolk
NR20 4DR
01362 869279

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

The County Director of Planning and Transportation has indicated that if it is necessary to reposition any street furniture this will be done at the applicant's expense.

9. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development set out in Policies HOU7/8 and HOU15 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 6th October 2009

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 :- **06/09/0566/F**

Submitted :- 27th August 2009

Development at :-

The Firs
Burgh Road
Gorleston (Parish of Bradwell)
Great Yarmouth

For :-

Ground floor rear extension

Agent :-

Mrs E Ross
The Firs
Burgh Road
Gorleston
Great Yarmouth

Applicant :-

Mrs E Ross
The Firs
Burgh Road
Gorleston
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. 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: 6th October 2009

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 :- **06/09/0587/F**

Submitted :- 7th September 2009

Development at :-

64 Tan Lane
Caister
Great Yarmouth
NR30 5DT

For :-

Re-roof house to form rooms in
roof space with dormers to
front and rear. Single storey
extension to side

Agent :-

Mr T Himpleman
64 Tan Lane
Caister
Great Yarmouth
Norfolk

Applicant :-

Mr T Himpleman
64 Tan Lane
Caister
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 is contrary to criterion (i) of this policy in that, in terms of design, the substantial roof extension including the provision of living accommodation is considered to be out of character with existing development in the locality, which is predominantly two storey with no accommodation in the roof space.

Furthermore, the proposal, is considered, is contrary to criterion (ii) of the policy in that the extension would, by reason of its height, depth and bulk in such close proximity to the boundary with Nett Cottage, 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 a loss of light for the occupiers thereof.

The submitted proposal does not accurately indicate on the block plan the position of the dwelling and accompanying ground floor extension relative to the northern boundary of the site and would be likely to give rise to an unsatisfactory relationship with neighbouring property in that respect. Additionally the block plan incorrectly indicates the size of the plot, in particular with relation to the garden area to the east of the dwelling

Date: 6th October 2009

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