

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/06/0910/F**

Submitted :- 23rd October 2006

**Development at :-**

87 & 88 Breydon Road  
Cobholm  
Great Yarmouth  
Norfolk

**For :-**

Construction of three no.  
three - bedroom terraced  
houses

**Agent :-**

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

**Applicant :-**

A D Utting Construction Ltd  
The Chapel  
Richmond Place  
Lowestoft  
Suffolk NR33 0EW

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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 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting the order) no extensions to the houses shall be built without the prior consent of the Local Planning Authority.

The reason for the condition is:-

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

4. No part of the proposed structure shall overhang or encroach upon the highway boundary and no door or window shall open outwards over the public highway.

The reason for the condition is :-

To prevent obstruction of the public highway in the interests of highway safety.

5. Prior to the commencement of any development, a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing with the Local Planning Authority. This scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.
  - 1) A desktop study identifying all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and any potentially unacceptable risks arising from contamination at the site.
  - 2) A site investigation scheme, based on the desktop study to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
  - 3) The results of the site investigation and risk assessment and a method statement based on those results, giving full details of the remediation measures required and how they are to be undertaken.
  - 4) A verification report on completion of the works set out in the method statement confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

The reason for the condition is:-

To ensure the development does not cause contamination of controlled waters.

6. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until a Method Statement detailing how this unsuspected contamination shall be dealt with has been submitted to and agreed in writing with the Local Planning Authority. Works shall then proceed in accordance with the recommendations of the approved Method Statement.

The reason for the condition is :-

To ensure that the development complies with approved details in the interests of protection of controlled waters.

7. Prior to the commencement of development, a scheme for the provision and implementation of flood resilience measures shall be submitted to, and agreed in writing with the Local Planning Authority. The scheme shall be carried out in its entirety before the development is first occupied and shall be constructed and completed in accordance with CLG publication "Flood Resilient Construction: Improving the flood performance of new buildings".

The reason for the condition is :-

To minimise the impacts of a flood event.

8. Prior to the commencement of any development, a flood response plan shall be submitted to and agreed in writing with the Local Planning Authority. This flood response plan, including information regarding the availability of the Environment Agency's "Floodline" flood warning scheme, shall be made available to future occupiers of the site prior to habitation

The reason for the condition is :-

To minimise the risk of flooding to people.

9. The finished floor levels of the buildings shall be set as high as possible.

The reason for the condition is :-

To minimise the flood risk to people and property.

10. Safe refuge shall be provided within the dwellings at an upper storey level.

The reason for the condition is :-

To ensure that there is safe refuge for occupants within the dwellings and above the predicted future design flood level.

#### 11. REASON FOR APPROVAL OF THE APPLICATION :-

The existing buildings are in a poor state of repair and the proposal will allow for a comprehensive development of the area, in conjunction with the previously approved houses on the adjoining site, resulting in an improved environment for the surrounding dwellings.

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

Date: 12th January 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 :- **06/08/0226/F**

Submitted :- 14th March 2008

**Development at :-**

Cliff Ravine (within Potters)  
Leisure Resort  
Coast Road  
Hopton Great Yarmouth

**For :-**

Proposed infill of part of  
ravine with locally sourced  
material

**Agent :-**

M.Manley  
Potters Leisure Resort  
Coast Road  
Hopton on Sea  
Great Yarmouth NR31 9BX

**Applicant :-**

Potters Leisure Resort  
Coast Road  
Hopton on Sea  
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:-

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Head of Planning & Development

Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

Date: 13th January 2010

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/08/0449/F**

Submitted :- 4th June 2008

**Development at :-**

Caravan and Camping Site  
Thoroughfare Lane  
Scratby  
Great Yarmouth NR29 3SR

**For :-**

Proposed resiting of  
previously approved  
proprietors cottage

**Agent :-**

M O Duffield BSc FRICS  
Aldreds Property  
Consultants Ltd  
17 Hall Quay  
Great Yarmouth NR30 1HJ

**Applicant :-**

Mrs B A Rawnsley  
c/o Aldreds Property  
Consultants Ltd  
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. Construction work shall not begin on the dwelling hereby permitted 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 with 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 :-

Insufficient information has been included in the application for consideration of these details.

continued on next page :-

3. No development shall take place until there has been submitted to approved in writing by the Local Planning Authority a scheme for the planting and/or retention of hedges, where existing, on the boundaries of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, species and spacing of plants and arrangements for their protection and maintenance. It shall be completed within the first planting season following the first occupation of the dwelling hereby permitted and shall make provision for re-planting where failures or damage occur within a period of five years from the date of planting.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

4. Prior to the first occupation of the dwelling hereby permitted a parking area comprising 2 no. car parking spaces shall be provided within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and that area shall thereafter be kept free of any impediment to that specific use.

The reason for the condition is :-

To ensure on-site parking provision.

5. The dwelling hereby permitted shall be occupied only by the owner(s) or a person within the employment of the owner(s) of Scratby Hall Caravan Park and the immediate family of that person.

The reason for the condition is :-

The site of the proposal lies outside any area identified in the Great Yarmouth Borough-Wide Local Plan where residential development would normally be permitted and the dwelling has been accepted by the Local Planning Authority only in connection with the running of the Caravan Park.

6. The permission hereby granted is, in respect of the proposed proprietor's cottage, intended to be an alternative to the permission granted under Reference No :- 06/05/0738/F and shall not be carried out in addition to that permission.

The reason for the condition is :-

To accord with the applicant's preference with regard to the revised siting of the previously approved dwelling.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the above conditions, the proposal is consistent with Policies HOU10, NNV3, NNV5, TR2 and TR16 of the adopted Great Yarmouth Borough-Wide Local Plan.

continued on next page :-

8. INFORMATIVE NOTE :- ATTENTION IS DRAWN TO THE FACT THAT THE PERMISSION HEREBY GRANTED IS SUBJECT TO THE TERMS OF AGREEMENTS DATED 13TH AUGUST 2007 AND 12TH JANUARY 2010 PREPARED UNDER THE PROVISIONS OF SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990. THESE RELATE TO THE NEED FOR THE COMPLETION OF PART OF THE SITE WORKS APPROVED UNDER PLANNING PERMISSION REFERENCE NO :- 06/05/0738/F ("PHASE 1" - EDGED IN GREEN ON THE PLAN ATTACHED TO THE AGREEMENT DATED 13TH AUGUST 2007) PRIOR TO THE OCCUPATION OF THE PROPOSED PROPRIETOR'S COTTAGE.

Date: 15th January 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 :- **06/09/0401/F**

Submitted :- 17th June 2009

**Development at :-**

The Concrete Company Ltd  
Great Yarmouth Plant  
Outer Harbour South Denes Road  
Great Yarmouth

**For :-**

Storage and distribution of  
aggregates and cement for  
delivery into Great Yarmouth  
and the surrounding areas

**Agent :-**

The Concrete Company Ltd  
Station Road  
Thorney  
Peterborough  
Cambs

**Applicant :-**

The Concrete Company Ltd  
Station Road  
Thorney  
Peterborough  
Cambs

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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 :-

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

2. All traffic associated with the development will comply with the Traffic Management Plan dated 12 December 2009 and detail therein and use only the Access Route and no other local roads unless approved in writing with the Local Planning Authority in consultation with the Highway Authority

The reason for the condition is :-In the interests of maintaining highway efficiency and safety.

3. The development shall be carried out in accordance the details set out on the application form and drawings submitted to the local planning authority and dated 23 July 2009.

The reason for the condition is :-For the avoidance of doubt and in accordance with the submitted application.

4. The Reason for the Approval.

The proposal subject to the above conditions is considered by the Local Planning Authority to be compliant with Policy EMP27 of the Great Yarmouth Borough Wide Local Plan 2001.

Date: 11th January 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

## REFUSAL OF PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/09/0711/F**

Submitted :- 5th November 2009

**Development at :-**

1-3 Exmouth Road  
Great Yarmouth  
Norfolk  
NR30 3DN

**For :-**

Demolish part of factory/  
warehouse and erect  
four residential units

**Agent :-**

Mr S A C Harrison  
E & P Building Design  
The Gables Field Walk  
Bury St Edmunds  
Suffolk

**Applicant :-**

Mr Y Cheung  
46 Kingsway  
Mildenhall  
Bury St Edmunds  
Suffolk

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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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. It is the opinion of the Local Planning Authority that the design concerns stated in the refusal of application 06/08/0646/F have not been sufficiently addressed. The overall circulation of the living space appears awkward and there is no direct access into the garage from the properties, which would lead to difficult and unacceptable conditions for future occupiers. It is also considered that the proposed design is not commensurate with properties in the immediate area as there are no balconies or similar features in the immediate area and the properties, if allowed, would constitute an incongruous feature within the surrounding area, which is characterised by a mix of late 19th/early 20th Century two-storey terraced dwellings and commercial workshops.

In addition to the above it is considered that by virtue of the provision of garage doors adjacent to the pavement on Exmouth Road Back and the consequent lack of visibility generated by these doors it may result in conditions that are hazardous to the safety of all highway users.

Given the above it is therefore considered that the proposal is contrary to the provisions of the Great Yarmouth Borough Wide Local Plan and in particular, policies HOU15, BNV16 and BNV18.

2. The site has been identified by the Environment Agency as being in Flood Zone 3 and therefore Planning Policy Statement 25 requires those proposing development are responsible for providing a Flood Risk Assessment to assess the risks of all forms of flooding to and from the development taking climate change into account. The submitted Flood Risk Assessment has demonstrated that safe, unaided access/egress from the development will be unavailable to occupants and visitors during the 1 in 200 year flood event including climate change, therefore the safety requirements for a new development of this nature within Flood Zone 3 have not been met.

3. Notwithstanding the above it has not been sufficiently demonstrated that there are no other sites reasonably available which have a lesser flood risk on which the development could proceed instead. Paragraph D5 of PPS25 requires new development to be steered towards areas at the lowest probability of flooding. It is considered that other sites within the district, within Flood Zone 1, as identified by the Environment Agency, allocated for residential purposes would be more appropriate for this form of development and therefore this proposal fails to meet the sequential test in the above mentioned PPS.

Date: 12th January 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 :- **06/09/0712/O**

Submitted :- 6th November 2009

**Development at :-**

Garden land part of Mulberry Tree House  
Main Road  
Filby  
Great Yarmouth NR29 3HS

**For :-**

Renewal of Planning Permission  
No: 06/03/1165/O for two  
residential dwellings on plots  
10 & 11

**Agent :-**

Mr & Mrs G Spooner  
Mulberry Tree House  
Main Road  
Filby  
Great Yarmouth

**Applicant :-**

Mr & Mrs G Spooner  
Mulberry Tree House  
Main Road  
Filby  
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. No development whatsoever shall take place until full details of the layout, scale and appearance of the development together with access to it (herein after referred to as the reserved matters) have been submitted to and approved by the Local Planning Authority and the development shall be carried out strictly in accordance with such approved details.

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 must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for this condition:-

The time limit condition is imposed in order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The dwelling on plot 10 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 residential properties.

4. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 11th January 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 :- **06/09/0719/F**

Submitted :- 11th November 2009

**Development at :-**

Golden Jubilee Pavilion  
Bradwell Bowling Green  
Green Lane  
Bradwell Great Yarmouth

**For :-**

Annexe for changing room W.C  
and store room for pavilion

**Agent :-**

Mr M Coleman  
6 Busseys Loke  
Bradwell  
Great Yarmouth

**Applicant :-**

Bradwell Parish Council  
c/o Leo Coles Pavilion  
Green Lane  
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. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 21 December 2009.

The reason for the condition is :-

For the avoidance of doubt.

3. The windows on the north elevation of the building as shown on the revised plan shall be obscure glazed prior to the building first being brought into use and thereafter be maintained in this condition.

The reason for the condition is :-

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

4. The level of the building shall be in accordance with the section shown on the east elevation shown on the amended drawing received by the Local Planning Authority on 21st December 2009 and the existing hedge on the boundary shall be retained and any excavation carried out adjacent to the bank shall be carried out so as not to damage the roots of the hedge.

The reason for the condition is :-

To ensure that the boundary hedge is retained in the interests of the visual amenities of the locality.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy EDC5 of the Great Yarmouth Borough-Wide Local Plan in terms of providing improvements to existing community facilities.

Date: 11th January 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 :- **06/09/0727/F**

Submitted :- 16th November 2009

#### Development at :-

The Cottage  
The Street  
Hemsby  
Great Yarmouth NR29 4EU

#### For :-

Demo of 2 extg flat rf garages  
& erect single storey extn.  
Demo of extg cons & erect sun  
room.Extn to extg Boundary Rd

#### Agent :-

John R Morgan Partnership  
1 Kipling Close  
Caister on Sea  
Great Yarmouth

#### Applicant :-

Mr R Chandler  
The Cottage  
The Street  
Hemsby  
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 development hereby permitted shall be carried out in accordance with Drawing Nos. 1509:1A and 1509:2 (except where varied by condition Nos. 3 and 4 of this permission).

The reason for the condition is :-

For the avoidance of doubt.

3. Notwithstanding the information given in the application and the notes on Drawing Nos. 1509:1A and 1509:2, no development shall take place until precise details of manufacturer and types and colours of the facing bricks and roof tiles to be used in the construction (where appropriate) of the single storey extension, sun room and extension to the boundary wall hereby permitted have been submitted to and agreed in writing by 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 details indicated on Drawing Nos. 1509:1A and 1509:2, no development shall take place until (a) the design of the doors and windows of the sun room hereby permitted and the materials to be used in their construction, and (b) the materials to be used in the construction of all external doors and windows of the single storey extension hereby permitted have been agreed in writing by the Local Planning Authority.

The reason for the condition is :-

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

5. The extension to the existing boundary wall hereby permitted shall be positioned on the line of the existing fence only, clear of the adjacent junction visibility splay, and shall not encroach on any part of the highway boundary.

The reason for the condition is :-

To prevent encroachment onto the public highway in the interests of highway safety.

6. 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 and, subject to the conditions of this permission, satisfies the requirements of Policies BNV10 and BNV18 of the Local Plan.

Date: 12th January 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 :- **06/09/0732/F**

Submitted :- 19th November 2009

**Development at :-**

Highmead  
Marsh Lane (Off Sandy Lane)  
Belton  
Great Yarmouth

**For :-**

Single storey side extension  
and detached double garage

**Agent :-**

Mr B Willimott  
Architectural Draughting  
17 Hall Quay  
Great Yarmouth

**Applicant :-**

Mr P J Wilkinson  
Highmead  
Marsh Lane (Off 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: 11th January 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 :- **06/09/0741/F**

Submitted :- 24th November 2009

**Development at :-**

Shangri La  
Harfreys Road  
Gorleston  
Great Yarmouth

**For :-**

Single storey side extension

**Agent :-**

Steve Robertson  
2 Chestnut Avenue  
Bradwell  
Great Yarmouth  
Norfolk

**Applicant :-**

Mr A Manley  
Spring View  
Harfreys Road  
Gorleston  
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: 12th January 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 :- **06/09/0742/F**

Submitted :- 24th November 2009

**Development at :-**

35 Nelson Road North  
Former ELEphant & Castle PH  
Great Yarmouth  
NR30 1EN

**For :-**

Form two additional units of  
residential accommodation to  
former PH & converting back to  
three terraced houses

**Agent :-**

Reedling Consultants Ltd  
The Northwest Tower  
North Quay  
Great Yarmouth  
Norfolk

**Applicant :-**

Mr I Peters  
Peters Property Partnership  
c/o The Northwest Tower  
North Quay  
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 materials to be used in the external surfaces of the building and any repairs required as a consequence of the renovation of the building shall match those used on the existing surfaces.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

3. The amenity areas shown on the submitted drawings shall not be used for the parking of vehicles unless otherwise submitted to and agreed in writing with the local planning authority.

The reason for the condition is :-

To ensure there is sufficient amenity space available for the enjoyment of the dwelling by its occupants.

4. No development of the porch on the eastern elevation of the development hereby permitted shall be commenced until full details of materials and precise design have been submitted to and approved in writing by the local planning authority.

The reason for the condition is :-

To ensure the satisfactory appearance of the development

5. No occupancy of the properties hereby permitted shall occur until all boundary details, including materials, design and height have been submitted to and agrred in writing with the local planning authority.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies HOU7, HOU15 and BNV18.

Date: 14th January 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

## REFUSAL OF PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/09/0744/F**

Submitted :- 26th November 2009

**Development at :-**

43 Beach Drive  
Scratby  
Great Yarmouth  
NR29 3NP

**For :-**

Ground and first floor  
extensions

**Agent :-**

John Ellis Archl Design  
Old Bank House  
The Street  
Acle  
Norwich

**Applicant :-**

Mr & Mrs R Shreeve  
16 The Close  
Hemsby  
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 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 one and a half storey extension would not harmonise with the existing bungalow and would, as a consequence, be out of character with existing development in Beach Drive, which is predominantly single storey.

Furthermore, the proposal, which involves a virtual duplication of the existing living accommodation, 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 41 Beach Drive, 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.

Also in respect of criterion (ii), the creation of first floor rooms with consequent windows would introduce a degree of overlooking of private garden areas that is currently absent, resulting in a further unacceptable element of unneighbourliness.

continued on next page :-

Date: 12th January 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 :- **06/09/0751/F**

Submitted :- 30th November 2009

**Development at :-**

39 Seafield Road North  
Caister on Sea  
Great Yarmouth  
NR30 5LG

**For :-**

Extension to kitchen on front  
elevation

**Agent :-**

Mr A Manning  
39 Seafield Road North  
Caister on Sea  
Great Yarmouth  
Norfolk

**Applicant :-**

Mr A Manning  
39 Seafield Road North  
Caister on Sea  
Great Yarmouth  
Norfolk

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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 development shall be carried out entirely in accordance with the application forms and plans received by the Local Planning Authority on 2nd December 2009.

The reason for the condition is :-

For the avoidance of doubt.

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: 14th January 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

## REFUSAL OF PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/09/0763/F**

Submitted :- 8th December 2009

**Development at :-**

33 Mill Lane  
Bradwell  
Great Yarmouth  
NR31 8HH

**For :-**

Proposed front & rear dormers  
and single storey conservatory

**Agent :-**

Mr P Smith  
10 Caledonian Way  
Belton  
Great Yarmouth  
Norfolk

**Applicant :-**

Mrs J Hopper  
33 Mill Lane  
Bradwell  
Great Yarmouth  
Norfolk

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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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposed alteration and extensions to the roof of the bungalow are considered to be a unacceptable form of development as the raising of the flat roofed dormer structures, creating an almost entirely flat roofed two storey dwelling, would constitute an overdominant feature creating a visual intrusion in the surroundings that would be out of character with the surrounding area.

The form of the roof, which bears no relationship with the original modest design of the bungalow, would also introduce an element of overlooking from the application property that currently does not exist which would result in a loss of privacy that would affect the amenities of the neighbouring properties.

Therefore, for the reasons given above, the proposed development is considered to be contrary to the provisions of Policy BNV18 and criteria (a) and (b) of Policy HOU18 of the Great Yarmouth Borough-Wide Local Plan.

Date: 11th January 2010

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