

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/10/0001/F**

Submitted :- 24th December 2009

**Development at :-**

Alpha Centre  
Alpha Road  
Gorleston  
Great Yarmouth NR31 0LG

**For :-**

Demolition of existing  
building. Construction of two  
storey care facility with  
office space

**Agent :-**

PURE architecture ltd  
PURE Design Studio  
138 Bells Road  
Gorleston  
Great Yarmouth

**Applicant :-**

Great Yarmouth & Waveney Conta  
Alpha Centre  
Alpha 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. The development shall be carried out in accordance with the revised drawing no. 1020-103 rev A received by the Local Planning Authority on 18th June 2010 and drawing no's. 1020-104, 1020-105 and 1020-106 received on 4th January 2010.

The reason for the condition is :-

For the avoidance of doubt.

3. No work shall commence until the exact types and colours of the external materials 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 the materials have not been submitted.

4. The building hereby approved shall not be brought into use until the disabled parking space and drop-off area shown on drawing 1020-103 rev A have been provided and surfaced in accordance with details to be submitted to and agreed by the Local Planning Authority. The parking space and drop-off area shall be retained thereafter available for those specific uses.

The reason for the condition is:-

To ensure the permanent availability of the parking space and drop-off area.

5. The building hereby approved shall not be brought into use until the vehicular access/egress has been laid out in the position shown on the approved plan. Additionally from the property boundary to the near channel edge of the carriageway the construction specification shall be in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

The reason for the condition is:-

To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

6. The building shall not be brought into use until suitable permanent warning notices detailing the nature of the flood risk and the flood plan for this site have been displayed on or within the building. The current and any subsequent owners shall be responsible for keeping all signs legible, clear of obstruction and up-to-date if flood risk information changes.

The reason for the condition is :-

To ensure that the owners and visitors of the site are aware that the land is at risk of flooding.

7. A scheme for the provision and implementation of flood proofing 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 constructed and completed in accordance with the approved plans and in line with the Communities and Local Government document 'Improving the Flood Performance of New Buildings - Flood Resilient Construction'.

The reason for the condition is :-

To minimise the damage to the development in the event of flooding and enable a faster recovery once floodwaters have subsided as is set out in PPS25 paragraph G8.

8. Demolition and construction work shall not take place outside the following hours:-

07:30 to 18:00 Monday to Friday

08:00 to 13:00 Saturday

and no work shall take place on Sundays or Bank Holidays.

(These hours shall only apply to work generating noise that is audible at the boundary of the nearest noise sensitive property)

The reason for the condition is :-

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

9. The existing trees on the site shown as being retained in the Arboricultural Implications Assessment submitted with the application, shall not be felled or damaged in any way without the prior consent in writing of the Local Planning Authority. The trees shall be protected during demolition and construction work using the methods described in Appendix 5 of the Assessment.

The reason for the condition is:-

The existing trees represent an important visual amenity which the Local Planning Authority consider should be substantially maintained.

10. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy BNV16 of the Great Yarmouth Borough-Wide Local Plan.

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

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

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Control Group. Please contact Mr Paul Leared on 01493 846393.

If required, street furniture will need to be repositioned at the applicant's expense.

Date: 24th June 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 :- **06/10/0227/F**

Submitted :- 15th April 2010

**Development at :-**

173 King Street  
Great Yarmouth  
Norfolk  
NR30 2NY

**For :-**

New shop front and  
installation of two air  
conditioning heat pump units  
on rear wall

**Agent :-**

Mr P Blathwayt  
Hemera Workplace Solutions Ltd  
Rose Lane Business Centre  
51-59 Rose Lane  
Norwich

**Applicant :-**

Subway Reality Limited  
Chaston House  
Mill Court Hinton Way  
Great Shelford  
Cambridge

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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 the amended plans and details submitted on 21 June 2010 (Gy-GF-10).

The reason for the condition is :-

For the avoidance of doubt.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and in particular policies SHP8 & BNV18.

Date: 21st June 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 :- **06/10/0238/F**

Submitted :- 20th April 2010

**Development at :-**

3 Rollesby Road  
Fleggburgh  
Great Yarmouth  
NR29 3AN

**For :-**

Ground and first floor  
extension. New car shelter

**Agent :-**

John Ellis Archl Design  
Old Bank House  
The Street  
Acle  
Norwich

**Applicant :-**

Mr & Mrs B Payne  
3 Rollesby Road  
Fleggburgh  
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. Notwithstanding the information given in the application and the notes on Drawing Nos. 851/01 and 851/A3.04, no development shall take place until precise details of the manufacturer and types and colours of the facing bricks and roof tiles to be used in the construction of the ground and first floor extension and car shelter hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed in writing at a later date with the Local Planning Authority.

The reason for the condition is :-

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

continued on next page :-

3. The existing car parking area shown on Drawing No. 851/A4.03 shall be retained for that purpose and free from any impediment to such use at all times.

The reason for the condition is :-

To ensure on-site parking provision in the interests of highway safety.

4. The car shelter hereby permitted shall only be used for private domestic use in connection with the dwelling to which it relates.

The reason for this condition is:-

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

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 25th June 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 :- **06/10/0256/F**

Submitted :- 27th April 2010

#### Development at :-

Former 'Hales House' Site  
King Street  
Winterton on Sea  
Great Yarmouth NR29 4AT

#### For :-

Provide externally sited air  
source heat pumps to each of  
the 7 number approved  
dwellings - re-submission

#### Agent :-

Mr C Burton  
Paul Robinson Partnership (UK)  
The Old Vicarage  
Church Plain  
Great Yarmouth

#### Applicant :-

Mr P Hammond  
Bulb Farm  
West Caister  
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. Notwithstanding the details provided in the 'Design and Access Statement (Rev A)', the type and size of air source heat pump to be installed for each dwelling shall be in accordance with the description of the proposed plant in the noise assessment report undertaken by Adrian James Acoustics Limited and dated 21st April 2010.

The reason for the condition is :-

For the avoidance of doubt.

3. The air source heat pumps hereby permitted shall not be sited otherwise than in accordance with Drawing Nos. 6584/300 and 6500/D22 Rev C.

The reason for the condition is :-

To ensure the siting of the air source heat pumps is consistent with the findings of the report referred to in condition No. 2 of this permission.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal provides for an energy efficient and environmentally friendly water and space heating facility which, it is considered, would not have a significant impact on the character and appearance of the Winterton Conservation Area.

Date: 21st June 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 :- **06/10/0263/F**

Submitted :- 30th April 2010

**Development at :-**

Southerley  
97A Yarmouth Road  
Ormesby St Margaret  
Great Yarmouth NR29 3QF

**For :-**

Demolition of existing kitchen  
and lobby and erection of  
single storey kitchen  
extension

**Agent :-**

Mr C Botha  
Southerley  
97A Yarmouth Road  
Ormesby St Margaret  
Great Yarmouth

**Applicant :-**

Mr C Botha  
Southerley  
97A Yarmouth Road  
Ormesby St Margaret  
Great Yarmouth

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### Part 2 - Particulars of Decision

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

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. 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: 23rd June 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 :- **06/10/0275/F**

Submitted :- 4th May 2010

**Development at :-**

16 Hawthorn Crescent  
Bradwell  
Great Yarmouth  
NR31 8PX

**For :-**

Proposed rear/side extension  
and detached garage

**Agent :-**

Mr G Parrott  
11A Swallow Close  
Bradwell  
Great Yarmouth

**Applicant :-**

Mr R Perry  
2 Sorrel Road  
Bradwell  
Great Yarmouth

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### Part 2 - Particulars of Decision

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

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application forms received by the Local Planning Authority on 5th May 2010 and the amended elevational drawing 101-002 received by the Local Planning Authority on 3rd June 2010.

The reason for the condition is :-

For the avoidance of doubt an in the interests of the amenities of the occupiers of 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: 25th June 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 :- **06/10/0297/F**

Submitted :- 17th May 2010

**Development at :-**

9 Arnott Avenue  
Gorleston  
Great Yarmouth  
NR31 6HS

**For :-**

Side extension and  
conservatory

**Agent :-**

Mr G Hogg  
5 Cromwell Close  
Beccles  
Suffolk

**Applicant :-**

Mr C Reynolds  
9 Arnott Avenue  
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: 23rd June 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 :- **06/10/0302/F**

Submitted :- 18th May 2010

**Development at :-**

Melrose  
St Johns Road  
Belton  
Great Yarmouth

**For :-**

Rear two-storey extension

**Agent :-**

Mr G Parrott  
11A Swallow Close  
Bradwell  
Great Yarmouth

**Applicant :-**

Mr D Harrison  
Melrose  
St Johns Road  
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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. Policy HOU18 of the Great Yarmouth Borough-Wide Local Plan states that extensions and alterations to dwellings will be permitted where the amenity of neighbours is adequately safeguarded and the character of the area is not adversely affected. The extension or alteration must :-(i) Be in keeping with the design of the existing dwelling and the character of the area; (ii) Not prejudice the amenities of a neighbouring dwelling and (iii) Not result in over-development of the site's curtilage.

The proposal is contrary to the objectives of Policy HOU18 in that, the addition of a two-storey extension on the boundary with the adjoining property would be an unneighbourly form of development by reason of overshadowing and loss of visual amenity, contrary to criteria (ii) of the Policy.

Date: 23rd June 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 :- **06/10/0303/F**

Submitted :- 24th May 2010

**Development at :-**

1 Forest Mount  
New Road  
Fritton  
Great Yarmouth

**For :-**

Proposed extension to rear of  
existing bungalow

**Agent :-**

Mr C Beckett  
23 Blackbird Close  
Bradwell  
Great Yarmouth

**Applicant :-**

Mr P Patel  
1 Forest Mount  
New Road  
Fritton  
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 entirely in accordance with the application forms and drawings received by the Local Planning Authority on 25th May 2010.

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: 25th June 2010

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