

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/09/0342/F**

Submitted :- 22nd May 2009

#### Development at :-

The Elms  
34 Elmgrove Road  
Gorleston  
Great Yarmouth

#### For :-

Enlarge dining room on grd flr  
add.common rm on 1st flr in  
main hse.Demo.common rm,office  
& shwr rm.Add 4 brm,bthrms,etc

#### Agent :-

Mr C Lambert  
Lambert Bardsley Reeve  
1 High Bungay Road  
Loddon Norfolk

#### Applicant :-

Mr P Godfrey  
3 Reubens Road  
Hutton  
Brentwood  
Essex

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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 plan 6.163 (P)30 rev B, elevational treatment received by the Local Planning Authority on 12th November 2009 and ground floor plan 6.163 (P) 20F rev A together with roof plan 6.163 (P)21R rev A received by the Local Planning Authority on 16th October 2009.

The reason for the condition is :-

For the avoidance of doubt.

3. Prior to any part of the premises as extended first being brought into use the parking area shown on the extract of drawing 6.613 (P)12, shall be formed in accordance with the submitted details and include the provision of measures to prevent the discharge of surface water onto the highway, received by the Local Planning Authority on 10th July 2009. The area shall thereafter be kept available for the parking of staff and visitors cars.

The reason for the condition is :-

To ensure the provision of parking to serve the proposed development.

4. Prior to any work commencing on the development hereby permitted details of all materials to be used in the construction of the external surfaces of the building works hereby permitted shall be submitted for the approval of the Local Planning Authority and all works carried out in accordance with such details as may be agreed.

The reason for the condition is :-

Precise details have not been submitted as a part of the application.

5. The glazing to the first floor office window in the western elevation shall be obscure glazed and thereafter maintained in this condition.

The reason for the condition is :-

In the interests of the residential amenity of the occupiers of nearby property

6. Prior to any part of the extension first being brought into use the amenity area/patio shall be laid out in accordance with the details shown on the amended ground floor plan.

The reason for the condition is :-

In order to ensure the provision of an adequate amenity area to serve the proposed development.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy HOU21 of the Great Yarmouth Borough-Wide Local Plan with regard to the improvements proposed to the Care Home

Date: 2nd December 2009

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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 :- **06/09/0653/F**

Submitted :- 8th October 2009

**Development at :-**

Lower Wood Farm  
Mautby  
Great Yarmouth  
NR29 3JQ

**For :-**

New fully accessible holiday  
cottage and new games room and  
guests sitting/meeting room

**Agent :-**

Mr Michael Haslam  
Woodcote  
Cargate Lane  
Norwich  
Norfolk

**Applicant :-**

Ms J Nicholls  
Lower Wood Farm  
Mautby  
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 holiday cottage hereby approved shall be used for holiday purposes only.

The reason for the condition is :-

To ensure the cottage is not used as permanent residential accommodation.

3. The holiday cottage hereby approved shall not be occupied as a person's sole or main place of residence.

The reason for the condition is :-

To ensure the cottage is not used as permanent residential accommodation.

4. The owner of the site shall maintain an up-to-date register of the names and home addresses of all of the occupiers of the holiday cottage and shall make this available at all reasonable times for inspection by the Local Planning Authority.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the use of the cottage.

5. The development hereby permitted shall not be commenced until such time as a scheme for surface water disposal has been submitted to, and approved in writing by, the Local Planning Authority.

The reason for the condition is :-

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

6. Before the development is commenced a scheme of planting and landscaping shall be submitted for the approval of the Local Planning Authority and the planting of trees and shrubs shall be carried out in accordance with the scheme as approved within one year of the approval. Any trees and shrubs so planted which die within 3 years shall be replaced within one year by the applicant or her successors in title.

The reason for the condition is:-

To enhance the visual amenities of the locality.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policies TR1, TR2 and TR10 of the Great Yarmouth Borough-Wide Local Plan.

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

9. The applicant's attention is drawn to the attached letter from the Environment Agency and the need to comply fully with their requirements.

Date: 2nd December 2009

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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 :- **06/09/0656/CU**

Submitted :- 8th October 2009

**Development at :-**

33 Thurne Rise  
Martham  
Great Yarmouth  
NR29 4PU

**For :-**

C of u - to allow part of  
garage to be used to store  
garden bird seed in connection  
with home delivery business

**Agent :-**

Mr P Riley  
33 Thurne Rise  
Martham  
Great Yarmouth  
Norfolk

**Applicant :-**

Mr P Riley  
33 Thurne Rise  
Martham  
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. This permission expires on 3rd December 2010 and unless on or before this date application has been made for an extension to the period of permission and such application is approved by the Local Planning Authority the use shall be discontinued.

The reason for the condition is :-

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

2. The use hereby permitted shall be carried on only by Mr P Riley.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the use of the premises by ensuring the permission enures only for the named person.

3. The number of deliveries of garden bird seed taken at the premises shall not exceed six within the period of this permission.

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

4. No deliveries of garden bird seed shall be taken or dispatched from the premises outside the hours of 08.00 to 18.00, nor at any time on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

5. The storage of garden bird seed shall not occupy an area in excess of one third of the floorspace of the garage.

The reason for the condition is :-

To ensure there is no intensification of the use of the premises beyond that stated in applicant's submission and in the interests of the amenities of adjoining residents.

6. NOTE :- The applicant's attention is drawn to the attached memorandum from the Borough Council's Environmental Health Department and the need to follow the advice contained therein.

7. REASON FOR APPROVAL OF THE APPLICATION :-

On the basis of the information provided, the Borough Council considers that the proposal would not significantly impact on the amenities of adjoining residents and, as such, is consistent with Policy EMP19 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 3rd December 2009

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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 :- **06/09/0658/F**

Submitted :- 9th October 2009

**Development at :-**

41 Blake Road  
Great Yarmouth  
Norfolk  
NR30 4LT

**For :-**

White pvcu conservatory with  
600mm dwarf wall glazed frames  
and glass roof

**Agent :-**

Mr G Arbon  
Prostar Windows  
156A Burgh Road  
Gorleston  
Great Yarmouth

**Applicant :-**

Mr J Vale  
41 Blake Road  
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. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 3rd December 2009

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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 :- **06/09/0659/F**

Submitted :- 12th October 2009

**Development at :-**

Regent Bowl  
92 Regent Road  
Great Yarmouth  
NR30 2AH

**For :-**

Proposed roof terrace accessed  
from bar area

**Agent :-**

Glenn Parrott  
11A Swallow Close  
Bradwell  
Great Yarmouth  
Norfolk

**Applicant :-**

Miss C Melton  
c/o Pex Properties Ltd  
92 Regent Road  
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 hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details submitted or provided by the applicant as amended by letter and drawing (Ref: 926-002) submitted on 13th November 2009.

The reason for the condition is :-

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.

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

The reason for the condition is :-

In the interests of the amenities of adjacent residents and avoid undue noise levels in a residential area.

4. The roof terrace hereby permitted shall not be utilised as an additional seating area and no tables and chairs are to be placed on the roof.

The reason for the condition is :-

To maintain the amenities of adjacent occupiers and avoid undue noise levels in a residential area.

5. The roof terrace hereby permitted shall not be used after 22:00 hours.

The reason for the condition is :-

In order to maintain the amenities of the nearby residential area.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policy BNV18, as it relates to an alteration to an existing leisure facility.

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

It is advised that in order to maintain the amenities of adjacent residential occupiers that a notice be posted requesting users of the terrace to respect the proximity of the adjacent dwelling and keep noise to a minimum. In addition no glasses or bottles should be allowed to be taken onto the roof.

Date: 2nd December 2009

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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 :- **06/09/0660/CU**

Submitted :- 9th October 2009

**Development at :-**

Unit 1 Memorial Green  
Ormesby St Margaret  
Great Yarmouth  
NR29 3JY

**For :-**

Proposed change of use of  
commercial bakery to hot food  
indian take-away

**Agent :-**

Graham Brown Architectural Ser  
Baltimore  
Main Road  
Filby  
Great Yarmouth

**Applicant :-**

Mr S Rackham  
Rackhams Butchers  
2 Wapping  
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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposal would, by virtue of the likely consequence of noise, general disturbance and smell or fumes, have a significant adverse effect on the occupiers of adjacent and nearby dwellings. In particular, activity outside the front of the premises is likely to disturb neighbours, especially in the evenings when vehicles are arriving, parking and departing outside or near to the premises. It is considered, therefore, that the proposal would run contrary to the objectives of criterion (b) of Policy SHP15 of the Borough-Wide Local Plan (adopted by the Borough Council on 23rd February 2001) which seeks, in relation to the provision of hot food outlets, to safeguard the amenities of the area.
2. The premises are located within the Ormesby St Margaret Conservation Area wherein there is an obligation to preserve its character and appearance. In the light of the conflict that would arise with the adjacent and nearby dwellings, the proposed takeaway would not, in view of its setting, succeed in preserving the character of the Conservation Area.

Date: 3rd December 2009

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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 :- **06/09/0661/F**

Submitted :- 12th October 2009

**Development at :-**

Manships Farm Barn  
Main Road  
Ormesby St Michael  
Great Yarmouth NR29 3LN

**For :-**

Retention of building and  
change of use of land and  
building B for storage of  
builders materials

**Agent :-**

Mr M Haslam  
Woodcote  
Cargate Lane  
Norwich  
Norfolk

**Applicant :-**

Mr D Tyson  
Barn 4, Manor Farm Barns  
Back Lane  
Martham  
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. This permission expires on 4th December 2011 and unless on or before this date application has been made for an extension to the period of permission and such application is approved by the Local Planning Authority the 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 interest of the amenities of the locality.

2. The use hereby permitted shall be carried on only by Mr D Tyson.

The reason for this condition is :-

To enable the Local Planning Authority to retain control over the use of the premises by ensuring the permission enures only for the named person.

3. Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded in accordance with the Norfolk County Council's industrial access construction specification for the first 5 metres into the site as measured back from the near edge of the adjacent highway carriageway.

The reason for the condition is :-

To ensure satisfactory access into the site.

4. Prior to commencement of the use hereby permitted 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 adjacent highway carriageway. Any side walls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the gateposts to the front boundary of the site.

The reason for the condition is :-

In the interests of highway safety.

5. Prior to the commencement of the use hereby permitted 2.4 metre x site extremity visibility splays shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained free from all planting/obstructions exceeding 0.6 metres above ground level.

The reason for the condition is :-

In the interests of highway safety.

6. Prior to the commencement of the use hereby permitted the proposed private drive and on-site parking/turning area shall be laid out in accordance with drawing no. MFB\_03 and retained thereafter free from any impediment to that specific use.

The reason for the condition is :-

To ensure the permanent availability of the parking/manoeuvring area in the interests of highway safety.

7. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in accordance with a programme agreed with the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

8. Details in relation to condition 7 shall include means of enclosure, all boundary treatment and hard surfacing materials. Soft landscape works shall include planting plans, an implementation programme and details of arrangements for the replacement of any tree or shrub which between the implementation of the planting programme and the expiration of this permission dies, fails to be established, becomes seriously damaged or diseased or for any reason is removed.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

9. Building "C" and the remains of the barn shown on drawing no. MFB\_03 shall be demolished and the waste materials removed from the site within three months of the date of this permission.

The reason for the condition is :-

To ensure the development progresses in an orderly manner and in the interests of the visual amenities of the locality.

10. Building "B" on drawing no. MFB\_03 shall not be used for any purpose other than the storage of builder's materials.

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

11. No external storage/stacking/depositing of any materials shall at any time take place outside buildings "A" and "B" on the application site except within the "hard surfaced yard" shown on drawing no. MFB\_03.

The reason for the condition is :-

In the interests of visual amenity.

12. At no time shall any materials stored, stacked or deposited on the "hard surfaced yard" exceed 1.8 metres in height above ground level.

The reason for the condition is :-

In the interests of visual amenity.

13. At no time shall any powered machinery be operated within the site and no deliveries shall be taken or dispatched from the site outside the hours of 07.30 to 18.00 on Mondays to Fridays or 08.00 to 13.00 on Saturdays, nor at any time on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

In the interests of the amenities of adjoining residents.

14. No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) provided have first been submitted to and agreed in writing with the Local Planning Authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

The reason for the condition is :-

In the interests of the amenities of local residents and to minimise light pollution.

15. No more than three people shall be employed on the site at any one time.

The reason for the condition is :-

To ensure the level of activity is kept to a minimum in the interests of the amenities of adjoining residents.

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

17. 1. The development involves works within the public highway that may be carried out by Norfolk County Council as Highway Authority. A quotation for the works to be carried out within the highway can be sent to the applicant in due course. It is an offence to carry out works within the public highway, which includes a public right of way, without the permission of the Highway Authority.

Advice on this matter can be obtained from the County Council's Highway Development Control Group.

18. 2. Any necessary relocation of street furniture would have to be carried out at the expense of the applicant.

19. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the conditions of this permission, the proposal is consistent with Policies EMP17, NNV2 and TCM13 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 4th December 2009

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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 :- **06/09/0669/F**

Submitted :- 16th October 2009

**Development at :-**

Prior Diesel Ltd  
Gapton Hall Road  
Gapton Hall Industrial Estate  
Great Yarmouth NR31 0NL

**For :-**

Erection of single storey  
unheated workshop extension

**Agent :-**

Mr K Ghovanlou  
Riddell Construction Ltd  
44 Alexandra Road  
Lowestoft  
Suffolk

**Applicant :-**

Prior Diesel Ltd  
Gapton Hall Road  
Gapton Hall Industrial Estate  
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 external materials to be used in the construction of the extension hereby permitted shall match those used in the existing building, unless otherwise agreed in writing with the local planning authority.

The reason for the condition is :-

To ensure the satisfactory appearance of the development.

3. Prior to the first occupation of the industrial unit hereby approved the proposed on-site parking area, comprising 15 car parking and 17 cycle parking spaces, 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.

4. Any noxious fluids used on the site shall be contained within the building and disposed of in the appropriate manner and not allowed to drain or enter into nearby water courses and ditches.

The reason for the condition is :-

To ensure that there is no contamination of nearby water courses.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies, EMP7, EMP8 and NNV2.

Date: 3rd December 2009

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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 :- **06/09/0676/F**

Submitted :- 22nd October 2009

**Development at :-**

2 Lacons Corner  
Mautby  
Great Yarmouth  
NR29 3JB

**For :-**

Proposed two-storey side  
extension with new timber  
garage to the front of site

**Agent :-**

Mr C Callingham  
Callingham Associates Limited  
1 Church Street  
Warwick  
Warwickshire

**Applicant :-**

Mr J Pawson & Miss S Thompson  
2 Lacons Corner  
Maultby  
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 in accordance with the revised plan no. 484.02B 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: 4th December 2009

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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 :- **06/09/0678/CU**

Submitted :- 21st October 2009

**Development at :-**

97 Salisbury Road  
Great Yarmouth  
Norfolk  
NR30 4LS

**For :-**

Renewal of Planning Permission  
06/04/0961/CU for change of  
use of outbuilding to cycle  
repair business

**Agent :-**

Williams Avis  
Yarbike  
97 Salisbury Road  
Great Yarmouth  
Norfolk

**Applicant :-**

Williams Avis  
Yarbike  
97 Salisbury Road  
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 use hereby permitted shall be carried on only by Mr W Avis and the consent shall not enure for the benefit of the land nor any other person for the time being having an interest therein.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over any future development of the site in the interests of the amenities of the neighbouring residential properties.

2. The use hereby permitted shall only take place in the former garage and no cycles or parts shall be stored outside and works shall only be carried out on unpowered cycles.

The reason for the condition is :-

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

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of policy EMP19 of the adopted Great Yarmouth Borough wide Local Plan.

Date: 3rd December 2009

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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 :- **06/09/0689/F**

Submitted :- 28th October 2009

**Development at :-**

3 Burtons Buildings  
St Peters Road  
Great Yarmouth  
NR30 3AY

**For :-**

Four bedroom town house

**Agent :-**

Mr J Scott  
1 Hobland Barn  
Hobland Road  
Bradwell  
Great Yarmouth

**Applicant :-**

Mr J Scott  
1 Hobland Barn  
Hobland 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 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 proposed dwelling does not accord with the provisions of the Great Yarmouth Borough Wide Local Plan as, by virtue of the scale, appearance and relationship to other buildings and boundaries, it would not enhance the form and character of the settlement.
2. The site is located within a built up area within the town where space is at a premium. the erection of a dwelling of the scale and design proposed would constitute a significant overdevelopment which would be detrimental to the overall amenities of the area.
3. Notwithstanding the above the erection of a dwelling in this location would have an unacceptable impact on the amenities and current living conditions of adjacent occupiers, by virtue of overshadowing, loss of light and visual dominance of the building, which would have an enclosing effect on the surrounding dwellings. Moreover, the proposed dwelling being built in close proximity to neighbouring properties is considered to give rise to an adverse impact on the residential amenities of any future occupiers by virtue of loss of light and provision of minimal outlook contrary to the aims of Policy HOU15.
4. Therefore for the reasons given above the proposed dwelling is considered to be contrary to the provisions of the Great Yarmouth Borough Wide Local Plan and, in particular, policies HOU7, HOU8, HOU15, HOU17 and BNV18.

Date: 3rd December 2009

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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 :- **06/09/0694/F**

Submitted :- 29th October 2009

**Development at :-**

4 Allendale Road  
Caister-on-Sea  
Great Yarmouth  
Norfolk

**For :-**

Roof conversion to form two  
en-suite bedrooms

**Agent :-**

Mr C Beckett  
23 Blackbird Close  
Bradwell  
Great Yarmouth

**Applicant :-**

Mr N Fenn  
4 Allendale Road  
Caister-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:-

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: 2nd December 2009

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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 :- **06/09/0695/F**

Submitted :- 29th October 2009

**Development at :-**

Tiptree  
New Road  
Fritton  
Great Yarmouth

**For :-**

Extension to existing  
outbuilding to be used for  
storage of garden equipment

**Agent :-**

Mr D Beddows  
Tiptree  
New Road  
Fritton  
Great Yarmouth

**Applicant :-**

Mr D Beddows  
Tiptree  
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 details shown on the drawing and application forms received by the Local Planning Authority on 30th October 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: 2nd December 2009

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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 :- **06/09/0701/F**

Submitted :- 2nd November 2009

#### Development at :-

Kindlecroft  
Mill Lane  
Bradwell  
Great Yarmouth

#### For :-

Demolish garage and erect two-storey extension to form playroom and bedrooms

#### Agent :-

Mr D Phillips  
David Phillips Architectural  
Beacon Innovation Centre  
Beacon Park  
Gorleston Great Yarmouth

#### Applicant :-

Mr D Patterson  
Kindlecroft  
Mill 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. 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 windows or other openings shall be constructed in the extension hereby permitted (other than those specified on the approved drawing) without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of adjacent 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: 4th December 2009

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