

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0840/F**

Submitted :- 2nd October 2006

Development at :-

43 Victoria Street
Caister on Sea
Great Yarmouth
Norfolk NR30 5HA

For :-

Change of use of vacant
property from light machine/
repair shop to 1 No ground
floor & 1 No first floor flats

Agent :-

Mr John Kelly
327 Raglan Street
Lowestoft
Suffolk
NR32 2LD

Applicant :-

Mr & Mrs Harley
43 Victoria Street
Caister on Sea
Great Yarmouth
Norfolk NR30 5HA

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 14th December 2006.

The reason for the condition is :-

For the avoidance of doubt.

3. No additional windows, vents or flues shall be installed in the roof or walls of the building other than those windows shown on the approved drawing without the prior approval of the Local Planning Authority.

The reason for the condition is :-

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

- Precise details of position of the outlets for the flues to the extractors in the kitchens and bathrooms indicated on the layout plans shall be submitted for the approval of the Local Planning Authority and all works shall be carried out in accordance with such details as approved prior to the accommodation hereby permitted first being brought into use and thereafter maintained in the approved condition.

The reason for the condition is :-

For the avoidance of doubt.

- The premises shall not be occupied until the conversion work has been carried out entirely in accordance with the approved plans

The reason for the condition is:-

In order to ensure a satisfactory standard of accommodation.

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

The reason for the condition is :-

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

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development and conversions set out in Policies HOU7, HOU22 and HOU23 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 8th January 2007

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0914/F**

Submitted :- 27th October 2006

Development at :-

5 St Hilda Road
Caister on Sea
Great Yarmouth
Norfolk NR30 5LH

For :-

Extension to existing rooms in
roof space to form new dormer
at rear of bungalow

Agent :-

Mr Jim Nutman
3 Gunton Avenue
Lowestoft
Suffolk

Applicant :-

Mr P Brannan
5 St Hilda Road
Caister on Sea
Great Yarmouth
Norfolk NR30 5LH

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. 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: 9th January 2007

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0965/F**

Submitted :- 16th November 2006

Development at :-

Tiernaur/Tandarra
Butt Lane
Burgh Castle
Great Yarmouth NR31 9PU

For :-

Removal of Tiernaur & boundary
changes to Tandarra & erection
of five new bungalows

Agent :-

Mr P C Wale
101 Middleton Road
Gorleston
Great Yarmouth
NR31 7PU

Applicant :-

Mr C Crafton & Mr H Lewis
Tiernaur/Tandarra
Butt Lane
Burgh Castle
Great Yarmouth NR31 9PU

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 density of development proposed for the application site is considerably higher than exists in the immediate vicinity. The proposals would thereby constitute overdevelopment, the dwellings on plots 2,3,4 and 5 appearing cramped and out of character with the adjoining development. The close proximity of the buildings on these plots to the site boundaries with adjoining residential properties would detract significantly from the residential amenities of adjoining occupiers. The proposals would therefore be contrary to the requirements of Policies HOU15, HOU17 and HOU8 criteria A and E of the adopted Great Yarmouth Borough-wide Local Plan.
2. Inadequate visibility splays are provided at the junction of the access with the County highway. This would cause danger and inconvenience to users of the adjoining public highway contrary to Policy TCM 13 and criterion C of Policy HOU8 of the adopted Local Plan.

Date: 8th January 2007

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/0966/F**

Submitted :- 20th November 2006

Development at :-

10 Bullocks Loke
Caister
Great Yarmouth

For :-

Kitchen/porch extension

Agent :-

Mr A Middleton
1 Clarence Road
Gorleston
Great Yarmouth
NR31 6DT

Applicant :-

Mr and Mrs Blake
10 Bullocks Loke
Caister
Great Yarmouth

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. The floor level in the extension shall be set no lower than the floor level of the existing dwelling and any flood proofing measures that are appropriate are incorporated where necessary.

The reason for the condition is :-

In order to minimise any impact on the development in the event of flooding.

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: 12th January 2007

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/1008/F**

Submitted :- 4th December 2006

Development at :-

13 Addison Road
Gorleston
Great Yarmouth

For :-

New conservatory to rear

Agent :-

Mr J Nutman
3 Gunton Avenue
Lowestoft
Suffolk
NR32 5DA

Applicant :-

Mr B Knappett
13 Addison Road
Gorleston
Great Yarmouth
NR31 0PA

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 2007

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/1009/CU**

Submitted :- 4th December 2006

Development at :-

22 Beccles Road
Bradwell
Great Yarmouth

For :-

Change of use to car sales and
vehicle repairs

Agent :-

Middleton and George
c/o Mr R Middleton
The North West Tower
North Quay
Great Yarmouth NR30 1PU

Applicant :-

Middleton and George Ltd
The North West Tower
North Quay
Great Yarmouth
NR30 1PU

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. Prior to the use hereby approved being commenced, the external car sales area and the staff and customers parking areas all as shown on the submitted plan shall be laid out, levelled, surfaced and drained and the staff and customers parking areas shall be retained thereafter available for that specific use.

The reason for the condition is :-

To ensure that the site is satisfactorily completed and that adequate on-site parking and turning facilities are provided.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for small scale business within existing settlements as set out in Policy EMP18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 8th January 2007

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/1012/F**

Submitted :- 4th December 2006

Development at :-

15 Kennel Loke
Gorleston
Great Yarmouth
(Hopton Parish)

For :-

New garage and utility room

Agent :-

Mr A Jackson
15 Kennel Loke
Gorleston
Great Yarmouth
NR31 6JU

Applicant :-

Mr A Jackson
15 Kennel Loke
Gorleston
Great Yarmouth
NR31 6JU

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 garage shall only be used for private domestic use in connection with adjoining dwelling.

The reason for this 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: 10th January 2007

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/06/1018/F**

Submitted :- 4th December 2006

Development at :-

Cley Road
Bradwell
Great Yarmouth

For :-

20m telecommunications tower
incorp 6 antennae/2 equipment
cabinets located within 6m x
6m timber post compound

Agent :-

C R Barnes Ltd
c/o Mr A Hamilton
The Grange
20 Market Street Swavesey
Cambridge CB4 5QG

Applicant :-

O2 (UK) Ltd
Reynoldstone Close
Northampton
NN4 7BX

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 application site is at a high point in an open agricultural landscape close to the Broads Authority Area and has no relationship with any natural features that would afford an element of screening. The telecommunications mast would appear as an unduly conspicuous feature in this open landscape and its erection would negate the substantial environmental improvements achieved in the area following the removal of the former 132kv overhead lines. The proposal would therefore be contrary to criterion C of Policy INF6 of the adopted Great Yarmouth Borough-wide Local Plan which seeks to protect landscape from telecommunications equipment that would have adverse impact and Policies NNV5 and NNV2 of the Local plan which seek to protect landscape important to the setting of settlements and to the Broadland scene from developments which would detract from the character of the area.
2. The proposed installation would be in close proximity to residential properties a number of which are occupied by retired residents. The telecommunications mast would be detrimental to the amenities of the adjoining occupiers by reason of the adverse impact it would have on the outlook from their properties and the perceived harm it could cause to their health. The proposal would thereby be contrary to criterion D of Policy INF6.

Date: 10th January 2007

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