

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/07/0324/F**

Submitted :- 3rd April 2007

Development at :-

2 Marine Parade
Great Yarmouth
Norfolk

For :-

Demolish two residential flats
and erect eleven residential
flats over existing
restaurant

Agent :-

Chris Beckett Arch Consultancy
23 Blackbird Close
Bradwell
Great Yarmouth
Norfolk NR31 8RT

Applicant :-

Mr P Ioannou
C/o Las Palmas Restaurant
2 Marine Parade
Great Yarmouth
Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposed extension of the building at the frontage of the site to form additional units of residential accommodation together with the addition of a substantial building to the rear of the site is considered by the Local Planning Authority to represent an overdevelopment of this restricted site by virtue of its scale and design resulting in an unneighbourly form of development which would have an adverse impact on residential amenities, light and outlook of the occupiers of neighbouring properties together with the setting and character of the Conservation Area and adjacent Listed Buildings. The residential units created would not provide an adequate standard of residential accommodation in terms of the outlook and the amenity of the occupiers given their location adjacent to the service entrance to the existing restaurant on the the site. Overall the proposal is considered contrary to the aims of Policy HOU7, HOU15, HOU17, BNV10 and BNV16 of the Great Yarmouth Borough-Wide Local Plan.
2. Planning Policy Statement 25 requires those proposing development are responsible for providing a Flood Risk Assessment assess the risks to all forms of flooding to and from the development taking climate change into account The submitted Flood Riask Assessment contains inadequate infomation to demonstrate that the development and users will be safe for the lifetime of the development and information has not been submitted to support the application of the Sequential Test in respect of wider sustainable benefits that outweigh the flood risk implications of developing the site.

Date: 10th August 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 :- **06/07/0439/O**

Submitted :- 14th May 2007

Development at :-

Richard Peters Car Sales
Acle New Road
Great Yarmouth
Norfolk

For :-

Three and a half storey
apartment building (fourteen
units) with associated access
and off-street parking

Agent :-

Middleton & George Limited
The Northwest Tower
North Quay
Great Yarmouth
Norfolk NR30 1PU

Applicant :-

David Leighton
c/o Middleton & George Ltd
The Northwest Tower
North Quay
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. Planning Policy Statement 25 requires those proposing development are responsible for providing a Flood Risk Assessment to assess the risks to all forms of flooding to and from the development taking climate change into account. The submitted Flood Risk Assessment contains inadequate information to demonstrate that the development and its users will be safe for the lifetime of the development.
2. Planning Policy Statement 23 requires those proposing development are responsible for providing a site investigation into contamination of the site due to previous commercial uses of the land and may have the potential to cause cotamination of controlled waters, no such survey has been submitted and the proposal is therefore contrary to Planning Policy Statement 23.
3. The proposal is considered unacceptable from a highway aspect due to the lack of information provided in respect traffic generation as distribution figures for the traffic associated with the proposed development of this site have not been provided. Furthermore inadequate details of the vehicular access have been provided on the submitted plan to assess the suitability of the proposal and is considered therefore to be contrary to policy TCM 13 of the Greay Yarmouth Borough-Wide Local Plan.
4. The Design and Access Statement does not adequately address the question of how crime prevention measures are to be dealt with in connection with the proposal.

Date: 6th August 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 :- **06/07/0440/O**

Submitted :- 14th May 2007

Development at :-

Former Filling Station
Acle New Road
Great Yarmouth
Norfolk

For :-

12 Houses with integral garage
together with associated
access and off street parking

Agent :-

Middleton & George Limited
The Northwest Tower
North Quay
Great Yarmouth
Norfolk NR30 1PU

Applicant :-

Abbeville RCH Ltd
c/o Middleton & George Ltd
The Northwest Tower
North Quay
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposal is considered unacceptable from a highway aspect due to the lack of information provided in respect traffic generation as distribution figures for the traffic associated with the proposed development of this site have not been provided. Furthermore inadequate details of the vehicular access have been provided on the submitted plan to assess the suitability of the proposal and is considered therefore to be contrary to policy TCM 13 of the Great Yarmouth Borough-Wide Local Plan.
2. Planning Policy Statement 25 requires those proposing development are responsible for providing a Flood Risk Assessment to assess the risks to all forms of flooding to and from the development taking climate change into account. The submitted Flood Risk Assessment contains inadequate information to demonstrate that the development and its users will be safe for the lifetime of the development.
3. Planning Policy Statement 23 requires those proposing development are responsible for providing a site investigation into contamination of the site due to previous commercial uses of the land and may have the potential to cause cotamination of controlled waters, no such survey has been submitted and the proposal is therefore contrary to Planning Policy Statement 23.
4. The Design and Access Statement does not adequately address the question of how crime prevention measures are to be dealt with in connection with the proposal.

5. The proposed development of a terrace of twelve three and a half storey houses in close proximity to the residential care home to the north east of the application site is considered to be an unneighbourly form of development likely to introduce an unacceptable degree of overlooking and loss of visual amenity to the occupiers of the home contrary to the provision of Policy HOU15 of the Great Yarmouth Borough-Wide Local Plan. Furthermore it is considered that the Design and Access Statement does not adequately address how proposed development will be in keeping with the surrounding development given the proximity of the proposal to the single storey residential care home.

Date: 6th August 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 :- **06/07/0498/F**

Submitted :- 4th June 2007

Development at :-

Caister Community Centre
Beach Road, Caister-on-Sea
Great Yarmouth
Norfolk, NR30 5ER

For :-

Outside smoke shelter

Agent :-

Mr C Ball
c/o Caister Community Centre
Caister-on-Sea
Great Yarmouth
Norfolk, NR30 5ER

Applicant :-

Caister Community Centre
Beach Road
Caister-on-Sea
Great Yarmouth
Norfolk, NR30 5ER

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 alterations and extensions to buildings set out in Policy BNV18 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 8th August 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 :- **06/07/0549/F**

Submitted :- 25th June 2007

Development at :-

12 School Road
Martham
Great Yarmouth
Norfolk NR29 4PX

For :-

Alterations and extensions

Agent :-

John Ellis Archl Design
Old Bank House
The Street
Acle
Norwich NR13 3DY

Applicant :-

Miss C & Mr S Wort
12 School Road
Martham
Great Yarmouth
Norfolk NR29 4PX

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 car port shall only be used for private domestic use in connection with the dwelling to which it relates.

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: 7th August 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 :- **06/07/0552/F**

Submitted :- 25th June 2007

Development at :-

5 Coronation Road
Cobholm
Great Yarmouth
Norfolk, NR31 0BW

For :-

New Porch

Agent :-

Zenith Staybrite
2 Caley Close
Sweet Briar Road
Norwich
Norfolk NR3 2BW

Applicant :-

Mrs Gunns
5 Coronation Road
Cobholm
Great Yarmouth
Norfolk, NR31 0BW

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: 9th August 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 :- **06/07/0554/F**

Submitted :- 25th June 2007

Development at :-

29 & 30 Beresford Road
Great Yarmouth
Norfolk
NR30 4AB

For :-

First floor rear extension and
two storey rear extension

Agent :-

Miss H Esherwood
29 & 30 Beresford Road
Great Yarmouth
Norfolk, NR30 4AB

Applicant :-

Miss H Esherwood
29 & 30 Beresford Road
Great Yarmouth
Norfolk, NR30 4AB

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: 7th August 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 :- **06/07/0559/F**

Submitted :- 26th June 2007

Development at :-

Oaklea, Sidegate Road
Hopton
Great Yarmouth
NR31 9AL

For :-

Side extension to bungalow
rear conservatory garage
extension

Agent :-

Steve Robertson
2 Chestnut Avenue
Bradwell
Great Yarmouth
NR31 8PN

Applicant :-

Mr R Lindsey
Oaklea
Sidegate Road, Hopton
Great Yarmouth
NR31 9AL

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.

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

The applicant's attention is drawn to the fact that this planning permission does not purport to convey any consent for the front boundary wall which is 1.4 metres high and exceeds the height permitted for means of enclosure abutting a highway under the terms of the Town and Country Planning (General Permitted Development) Order 1995. In order to attempt to regularise the situation it will be necessary to submit a further planning application.

Date: 8th August 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 :- **06/07/0569/F**

Submitted :- 29th June 2007

Development at :-

The Kings Arms
229 Northgate Street
Great Yarmouth
Norfolk, NR30 1BG

For :-

Variation of condition 3 of PP
06/82/80/F to allow the use of
loud speakers and other
amplification equip. until 9pm

Agent :-

Mr Michael J Pywell and
Mrs Lisa M Pywell
229 Northgate Street
Great Yarmouth
Norfolk, NR30 1G

Applicant :-

Mr Michael J Pywell and
Mrs Lisa M Pywell
229 Northgate Street
Great Yarmouth
Norfolk, NR30 1G

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 to relax the requirements of condition no.3 of planning permission 06/82/809/F is not considered acceptable by the Local Planning Authority in that the use of loud speakers and other amplification equipment on twelve occasions in any year will introduce additional noise and disturbance to the occupiers of the nearby properties and create conditions significantly detrimental to the residential amenities of the occupiers of the nearby dwellings which is considered to be contrary to the aim of the condition on the above mentioned planning permission.

Date: 6th August 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 :- **06/07/0571/F**

Submitted :- 2nd July 2007

Development at :-

Breydon View
Bussey's Loke
Bradwell, Great Yarmouth
Norfolk, NR31 8HG

For :-

Bungalow to replace existing

Agent :-

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

Applicant :-

Herringfleet Developments Ltd
89 Rosedale Gardens
Belton
Great Yarmouth
Norfolk, NR31 9PL

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 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.

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 shall be built or windows inserted into the walls or roof of the building(s).

The reason for the condition is:-

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

4. The existing bungalow shall be demolished and the waste materials removed from the site before work on the dwelling hereby permitted is commenced.

The reason for the condition is :-

To ensure the development progresses in any orderly manner and in the interests of the appearance of the site.

5. The garage shown on the drawing shall be used solely for the parking of vehicles and shall not be converted to living accommodation or altered in any way without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

To ensure the garage is retained for the purpose intended and in the interests of the residential amenities of the occupiers of adjacent property.

6. 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: 6th August 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 :- **06/07/0576/F**

Submitted :- 2nd July 2007

Development at :-

Rosemary Cottage
The Street, Runham
Great Yarmouth
Norfolk, NR29 3AH

For :-

Demolish exist. utility room &
erect two storey extn. to rear
to provide utility/shower room
& first floor study & bedroom

Agent :-

Rodney Palmer Ltd
Architectural Services
Medlar Tree House
The Street, Catfield
Norfolk, NR29 5AZ

Applicant :-

Mr & Mrs McNelly
Rosemary Cottage
The Street, Runham
Great Yarmouth
Norfolk, NR29 3AH

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: 10th August 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 :- **06/07/0599/F**

Submitted :- 6th July 2007

Development at :-

22 The Cobbleways
Winterton
Great Yarmouth
Norfolk NR29 4AG

For :-

Demolition of conservatory and
erection of extension to form
additional bedrooms & bathroom

Agent :-

Mrs J Hemsley
22 The Cobbleways
Winterton
Great Yarmouth
NR29 4AG

Applicant :-

Mrs J Hemsley
22 The Cobbleways
Winterton
Great Yarmouth
NR29 4AG

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: 10th August 2007

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