

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/05/0776/O**

Submitted :- 4th October 2005

**Development at :-**

Lucas Road  
Cobholm  
Great Yarmouth, Norfolk

**For :-**

Residential development  
comprising of 10 townhouses  
with integral garages.

**Agent :-**

Mr B Cutts  
Briarfield  
Blundeston Road  
Corton, Lowestoft  
Suffolk NR32 5DD

**Applicant :-**

Mr J Taylor  
33 North River Road  
Runham  
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. No development whatsoever shall take place until full details of the siting, design, external appearance and landscaping of the development (herein after referred to as the reserved matters) have been submitted to and approved by the Local Planning Authority and the development shall be carried out strictly in accordance with such approved details.

The reason for the condition is:-

Such details have not been submitted as part of this application.

2. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for this condition:-

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

3. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 28th August 2007.

The reason for the condition is :-

For the avoidance of doubt.

4. No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

The reason for the condition is :-

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

5. No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

The reason for the condition is :-

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.

6. Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to Binder Course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The reason for the condition is :-

To ensure satisfactory development of the site.

7. If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the LPA for a Method Statement detailing how this unexpected contamination shall be dealt with.

The reason for the condition is :-

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

8. The development shall be constructed with finished floor levels of 0.95m AOD.

The reason for the condition is :-

To minimise the risk to life and damage to property in the event of a flood in accordance with the recommendations of the submitted Flood Risk Assessment.

9. Prior to the commencement of any development, a scheme for the provision and implementation of flood proofing measures/techniques shall be submitted to, and agreed in writing with the Local Planning Authority. These measures shall be incorporated into the development to a level of at least 1.15m AOD. The works shall be constructed and completed in accordance with ODPM guidance "Preparing for floods".

The reason for the condition is :-

To minimise the damage to the development in the event of flooding, in accordance with the recommendations of the Flood Risk Assessment.

10. All habitable accommodation shall be situated above 3.23m AOD.

The reason for the condition is :-

To minimise the risk to life in the event of flooding in accordance with the recommendations of the Flood Risk Assessment.

11. All main services shall be located at first floor level.

The reason for the condition is :-

To minimise the impacts of flooding on the development in accordance with the recommendations of the Flood Risk Assessment.

12. Prior to the commencement of development, details of construction methodology together with supporting calculations shall be submitted to and agreed in writing with the Local Planning Authority. The submitted calculations shall be sufficient to prove that the buildings will be constructed to withstand hydrostatic pressures associated with a breach in the defence adjacent to the dwellings. The works shall be constructed and completed in accordance with the approved plans.

The reason for the condition is :-

To maintain the structural integrity of the dwellings in the event of a failure in accordance with the recommendations of the Flood Risk Assessment.

13. Prior to the commencement of any development, a flood response plan shall be submitted to and agreed in writing with the Local Planning Authority. This flood response plan should be made available to future occupiers of the site by means of a fixed notice within the dwellings prior to habitation.

The reason for the condition is :-

To minimise the risk to the occupants in the event of flooding in accordance with the recommendations of the Flood Risk Assessment.

14. 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: 20th September 2007

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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 :- **06/07/0220/F**

Submitted :- 2nd March 2007

**Development at :-**

12A Saw Mill Lane  
Cobholm  
Great Yarmouth  
Norfolk

**For :-**

Proposed change of use from  
workshop to first floor  
residential flat

**Agent :-**

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

**Applicant :-**

Mr P Bonham  
27-30 North River 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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The application site is within an area which has been identified by the Environment Agency as being at risk from flooding. Planning Policy Statement 25 states that those proposing development within such areas are responsible for providing an assessment of whether the proposed development is likely to be affected by flooding, whether it will increase flood risk elsewhere and of measures proposed to deal with these effects and risks. The application does not include a 'Flood Risk Assessment' to ascertain the flood risk associated with this development and is therefore contrary to the above mentioned guidance.

Date: 20th September 2007

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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 :- **06/07/0589/F**

Submitted :- 5th July 2007

**Development at :-**

27-30 North River Road  
Great Yarmouth  
Norfolk  
NR30 1SH

**For :-**

Installation of: two vertical  
strip UPVC windows; one  
horizontal strip UPVC window;  
block doorway & insert window

**Agent :-**

Tyson Bonham  
27-30 North River Road  
Great Yarmouth  
Norfolk, NR30 1SH

**Applicant :-**

Tyson Bonham  
27-30 North River Road  
Great Yarmouth  
Norfolk, NR30 1SH

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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 window to be installed in the northern elevation of the premises shall be located in the wall with no part lower than 1.8 metres from the existing floor level of the office, unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

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

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy BNV18 of the Great Yarmouth Borough-Wide Local Plan in respect of alterations to buildings.

Date: 18th September 2007

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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 :- **06/07/0601/O**

Submitted :- 6th July 2007

**Development at :-**

23-26 Bells Road  
Gorleston  
Great Yarmouth  
Norfolk, NR31 6BB

**For :-**

Erection of four terraced  
houses on land to the rear

**Agent :-**

Michael Cant  
Cherry Trees  
4 Tuckswood Lane  
Norwich, NR4 6BD

**Applicant :-**

Roy Seaman  
County Norfolk Ltd  
Franchise House  
56 Surrey Street  
Norwich, NR1 3FD

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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 Local Planning Authority considers that the proposed erection of two-storey dwellings on this site would have a significant adverse impact upon the residential amenity and quiet enjoyment of the existing dwellings in Drudge Rd and Bells Rd by virtue of the height and close proximity of the dwellings resulting in overlooking, loss of privacy and light to those adjacent properties. In addition, development of the rear gardens in the manner proposed would significantly and adversely alter the character of the area and local environment.

The proposal is therefore considered to be contrary to Policies HOU17, HOU15 and Criteria (A) and (E) of Policy HOU7 of the Great Yarmouth Borough Wide Local 2001 which seeks to prohibit such development.

Date: 20th September 2007

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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 :- **06/07/0609/F**

Submitted :- 10th July 2007

**Development at :-**

Merryways  
Royden Way  
Fleggburgh  
Great Yarmouth NR29 3AZ

**For :-**

Ext to lounge & form front porch; bedroom, living room/ kitchenette & porch to rear; two first floor bedrooms

**Agent :-**

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

**Applicant :-**

Mr & Mrs Packer  
Merryways  
Royden Way  
Fleggburgh  
Great Yarmouth NR29 3AZ

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### Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. The development hereby permitted shall be carried out in accordance with Drawing Nos. 07/30/1 and 07/30/2A.

The reason for the condition is :-

To ensure the permission relates to the correct documents.

3. No development shall take place until details of the external facing materials to be used in the construction of the dormer-heads and cheeks have been agreed in writing with the Local Planning Authority.

The reason for the condition is :-

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

4. The rear extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Merryways, Royden Way, Fleggburgh.

The reason for the condition is :-

The relationship of the extension to the existing dwelling is such that the former is not considered suitable for use as an entirely separate unit of living accommodation.

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: 18th September 2007

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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 :- **06/07/0613/F**

Submitted :- 11th July 2007

**Development at :-**

Perenco UK Ltd  
Thamesfield Way  
Great Yarmouth  
Norfolk, NR31 0DW

**For :-**

Installation of a temporary  
second storey portakabin sited  
on top of an existing  
portakabin

**Agent :-**

Portakabin Total Solutions  
Portakabin Ltd  
The Drove  
Bridgewater, TA6 4AG

**Applicant :-**

Perenco UK Ltd  
Thamesfield Way  
Great Yarmouth  
Norfolk, NR31 0DW

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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 5th November 2008 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 portakabin shall be removed from the site.

The reason for the condition is:-

In order to retain control over the building which is constructed of short lived materials and in the interests of the visual amenities of the locality.

2. Prior to the commencement of any development, a flood response plan shall be submitted to and agreed in writing with the Local Planning Authority. This flood response plan shall be made available to future occupants of the site by means of a fixed notice within the building prior to habitation.

The reason for the condition is :-

To ensure the appropriate protection to the occupants of the development.

3. Prior to the commencement of development, a scheme detailing the anchorage of the temporary building in the area delineated in the Environment Agency's Flood Map shall be submitted to and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification prior to the occupation of the buildings.

The reason for the condition is :-

To safeguard and protect the development and occupants of the buildings from any potential hazardous situation.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the requirements of Policy EMP15 of the Great Yarmouth Borough-Wide Local Plan.

Date: 18th September 2007

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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 :- **06/07/0636/F**

Submitted :- 19th July 2007

**Development at :-**

18 Lower Esplanade  
Gorleston  
Great Yarmouth  
Norfolk

**For :-**

Cut in doorway to side build  
in new window on front

**Agent :-**

Mr S Lawrence  
17-18 Lower Esplanade  
Gorleston  
Great Yarmouth  
Norfolk

**Applicant :-**

Mr S Lawrence  
17-18 Lower Esplanade  
Gorleston  
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 alterations and extensions to buildings set out in Policy BNV18 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 18th September 2007

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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 :- **06/07/0638/F**

Submitted :- 19th July 2007

**Development at :-**

4 Sussex Road  
Gorleston  
Great Yarmouth  
Norfolk NR31 6PF

**For :-**

Extension of existing kitchen

**Agent :-**

Mr and Mrs R Barnes  
4 Sussex Road  
Gorleston  
Great Yarmouth  
NR31 6PF

**Applicant :-**

Mr and Mrs R Barnes  
4 Sussex Road  
Gorleston  
Great Yarmouth  
NR31 6PF

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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: 17th September 2007

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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 :- **06/07/0646/F**

Submitted :- 19th July 2007

**Development at :-**

236 Brasenose Avenue  
Gorleston  
Great Yarmouth  
NR31 7EB

**For :-**

First floor extension over  
existing garage, kitchen &  
utility; sections of flat roof  
replaced with pitched roof

**Agent :-**

Mr A Crosswell  
236 Brasenose Avenue  
Gorleston  
Great Yarmouth  
NR31 7EB

**Applicant :-**

Mr A Crosswell  
236 Brasenose Avenue  
Gorleston  
Great Yarmouth  
NR31 7EB

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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 the order) no windows or other openings (other than those shown on the approved plan) shall be inserted into the walls or roof of the building without the prior consent of the Local Planning Authority.

The reason for the condition is:-

In the interests of the residential amenities of the occupiers of the 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: 19th September 2007

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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 :- **06/07/0657/F**

Submitted :- 25th July 2007

**Development at :-**

58 Regent Road  
Great Yarmouth  
Norfolk  
NR30 2AL

**For :-**

Conversion of upper floors to  
three flats

**Agent :-**

David Phillips Architectural  
Beacon Innovation Centre  
Beacon Park Gorleston  
Great Yarmouth  
NR31 7RA

**Applicant :-**

Mr and Mrs G Georgiou  
58 Regent Road  
Great Yarmouth  
Norfolk  
NR30 2AL

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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 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.

3. The area of roof adjacent to the bin storage area at the rear of the site shall be removed prior to the accommodation hereby permitted first being occupied.

The reason for the condition is :-

In order to ensure that an adequate bin storage area is provided in the interests of the residential amenities of the occupiers of the premises.

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

The applicants attention is drawn to the attached comments of the Fire Service, Norfolk Police and the Head of Community Services and the need to comply fully with these recommendations and observations.

The applicants attention is drawn to fact that this permission relates only to the change of use of the premises and does not purport to convey any consent for the windows installed at first and second floor level on the frontage of the building.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for new accommodation set out in Policy HOU22 & HOU23 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 21st September 2007

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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 :- **06/07/0662/O**

Submitted :- 27th July 2007

**Development at :-**

Land to the east of Beechcroft  
(off Station Road)  
Ormesby St Margaret  
Great Yarmouth, Norfolk NR29 3PU

**For :-**

Erection of six detached  
two-storey dwellings and  
garages

**Agent :-**

Mark Duffield  
Aldreds  
17 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HJ

**Applicant :-**

Denis Troy Esq  
Beechcroft, 74 Station Road  
Ormesby St Margaret  
Great Yarmouth  
Norfolk NR29 3NH

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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. Approval of the details of the appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

The reason for the condition is :-

Such details have not been submitted as part of this application.

2. Application for approval of reserved matters shall be made not later than the expiration of three years beginning with the date of this permission and the development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

The reason for the condition is :-

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

continued on next page :-

3. The details to be submitted in respect of condition No. 1 of this permission shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings hereby permitted are first occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

In the interests of the residential amenities of both the occupiers of adjacent property and the future occupants of the dwellings hereby permitted, and in the interests of the visual amenities of the locality.

4. Notwithstanding the details indicated on the site layout plan, Ref. No. 2144.02, the existing private drive shall, prior to the first occupation of the dwellings hereby permitted, be widened to a minimum width of 5 metres for the first 10 metres measured into the site from the near edge of the existing highway carriageway.

The reason for the condition is :-

In the interests of highway safety.

5. Prior to the first occupation of the dwellings hereby permitted the existing vehicular access to Station Road shall, subject to the requirements of condition No. 4 of this permission, be upgraded in accordance with Norfolk County Council's residential access construction specification for the first 4.5 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.

6. Prior to the first occupation of the dwellings hereby permitted any access gates shall be hung to open inwards and shall be set back a minimum distance of 4.5 metres from the near edge of the existing highway carriageway. Any side walls or fences adjacent to the access shall be splayed at an angle of 45 degrees from each gatepost. Such walls or fences shall not exceed 1.05 metres above highway carriageway level, except where required to be varied by condition No. 9 of this permission.

The reason for the condition is :-

In the interests of highway safety.

7. Prior to the first occupation of the dwellings hereby permitted the existing driveway, proposed private road and turning head indicated on the site layout plan, Ref. No. 2144.02 (as varied by condition No. 4 of this permission), shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To ensure satisfactory development of the site and a satisfactory standard of road construction.

continued on next page :-

8. Prior to the first occupation of the dwellings hereby permitted the driveway/parking area to which a dwelling relates, shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and shall be retained thereafter free from any impediment to that specific use.

The reason for the condition is :-

To ensure off-road parking provision.

9. Prior to the first occupation of the dwellings hereby permitted all planting/obstructions (excluding the existing lime tree) along the site's roadside frontage within 2 metres of the near edge of the existing highway carriageway shall be lowered to a height not exceeding 0.6 metres above highway carriageway level, and shall thereafter be so maintained.

The reason for the condition is :-

In the interests of highway safety.

10. The garages shall only be used for private domestic use in connection with the dwelling to which they relate.

The reason for the condition is :-

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

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

12. 1. Attention is drawn to the attached "Advice Note" in respect of the protection of trees on development sites. This advice is particularly relevant in this instance as there are trees on this site which are the subject of Tree Preservation Orders.

13. 2. Any necessary relocation of street furniture would have to be carried out at the expense of the applicant/developer(s).

14. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria of Policy HOU7 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 21st September 2007

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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 :- **06/07/0663/F**

Submitted :- 27th July 2007

**Development at :-**

9 Beaconsfield Road  
Great Yarmouth  
Norfolk

**For :-**

Demolition of dwelling and  
redevelopment to four two  
bedroom apartments and  
associated works

**Agent :-**

Paul Robinson Partnership  
The Old Vicarage  
Church Plain  
Great Yarmouth  
Norfolk NR30 1NE

**Applicant :-**

Mr T M C Fenn  
193 Lowestoft Road  
Gorleston  
Great Yarmouth  
Norfolk, NR31 6SX

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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. 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.

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

Date: 21st September 2007

# THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

## PLANNING PERMISSION

### Part 1 - Particulars of Application

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Reference No :- **06/07/0668/F**

Submitted :- 31st July 2007

**Development at :-**

9-11 Yarmouth Road  
Caister  
Great Yarmouth  
Norfolk NR30 5DL

**For :-**

Installation of new external  
ATM unit

**Agent :-**

Simons Design  
Mr I Butler  
991 Doddington Road  
Lincoln  
LN6 3AA

**Applicant :-**

The Bank of Ireland  
c/o EC Hrris  
2nd Floor The Pavillion  
Sunrise Parkway, Linford Wood  
Milton Keynes, MK14 6LS

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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 provides an additional facility within the shopping area which meets the aims of Policy SHP6 of the Great Yarmouth Borough-Wide Local Plan.

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

The applicant's attention is drawn to the attached comments of Norfolk Police with regard to the recommendations made with regard to the installation.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for extensions to shops contained in Policy SHP8 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 21st September 2007

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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 :- **06/07/0669/F**

Submitted :- 31st July 2007

#### Development at :-

Great Yarmouth Caravan Club  
Jellicoe Road  
Great Yarmouth  
Norfolk NR30 4AU

#### For :-

Redev toilets, disabled access  
to hospitality suite, screen  
to site reception office,  
provide bulk LPG tank compound

#### Agent :-

Owl Architects  
Reliant House, Angel Lane  
Fore Street, Ipswich  
Suffolk  
IP4 1JX

#### Applicant :-

The Caravan Club  
East Grinstead House  
London Road  
East Grinstead  
West Sussex RH19 1UA

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### Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 14th September 2007.

The reason for the condition is :-

For the avoidance of doubt.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for the improvement of holiday facilities as set out in Policy HOU15 of the adopted Great Yarmouth Borough-wide Local Plan.

4. 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.

5. 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: 21st September 2007

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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 :- **06/07/0676/F**

Submitted :- 31st July 2007

**Development at :-**

Chandon  
Links Road Gorleston  
Great Yarmouth  
Norfolk NR31 6RJ

**For :-**

Proposed two storey rear and  
first floor side extension

**Agent :-**

Mr P Smith  
10 Caledonian Way  
Belton  
Great Yarmouth  
NR31 9PQ

**Applicant :-**

Mr & Mrs J Plaskett  
Chandon  
Links Road Gorleston  
Great Yarmouth  
NR31 6RJ

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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: 19th September 2007

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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 :- **06/07/0683/F**

Submitted :- 1st August 2007

**Development at :-**

23 Poplar Drive  
Filby  
Great Yarmouth  
Norfolk, NR29 3HU

**For :-**

Single storey extension at  
side of dwelling and internal  
alterations

**Agent :-**

Mr N B Woods  
23A Hawk Crescent  
Frenze Hall Lane  
Diss, Norfolk, IP22 4PQ

**Applicant :-**

Mr & Mrs S Shimmon  
c/o 23 Poplar Drive  
Filby  
Great Yarmouth  
Norfolk, NR29 3HU

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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.

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

4. If it transpires that any part of the proposed extension/pitched roof, including rainwater goods, would encroach upon or overhang the adjoining property, the consent of the owner(s) of that property must first be obtained.

Date: 19th September 2007

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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 :- **06/07/0698/F**

Submitted :- 6th August 2007

**Development at :-**

3 Leicester Road  
Gorleston  
Great Yarmouth  
Norfolk, NR31 6SL

**For :-**

Proposed extension  
(annexe for aged relative)

**Agent :-**

Mrs J Kempster  
3 Leicester Road  
Gorleston  
Great Yarmouth  
Norfolk, NR31 6SL

**Applicant :-**

Mrs J Kempster  
3 Leicester Road  
Gorleston  
Great Yarmouth  
Norfolk, NR31 6SL

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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 annexe hereby permitted shall only be used by the occupiers of the adjoining dwelling, or their dependents, and shall not be used as a separate dwelling or let separately for holiday purposes.

The reason for the condition is :-

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

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: 19th September 2007

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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 :- **06/07/0747/F**

Submitted :- 22nd August 2007

**Development at :-**

79 Yarmouth Road  
Ormesby St Margaret  
Great Yarmouth  
NR29 3QF

**For :-**

Erection of conservatory

**Agent :-**

John R Morgan Partnership  
1 Kipling Close  
Caister on Sea  
Great Yarmouth  
NR30 5RJ

**Applicant :-**

P J Thompson  
79 Yarmouth Road  
Ormesby St Margaret  
Great Yarmouth  
NR29 3QF

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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.

**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.

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

Date: 19th September 2007