

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Part 1 - Particulars of Application

Reference No :- **06/05/0385/D**

Submitted :- 16th May 2005

Development at :-

Mulberry Tree House
Main Road
Filby
Great Yarmouth

For :-

Development of seven houses

Agent :-

Reynolds Tury Architecture
c/o Alan Rose
14 Princes Street
Norwich
NR3 1AL

Applicant :-

G and C Homes Ltd
118 Corton Long Lane
Corton
Lowestoft
NR32 5DH

Particulars of planning permission reserving details for approval:- Application No.:- 06/03/1165/O
Development of eleven four bed-roomed houses

-----Particulars of
details submitted for approval:- Proposed erection of seven houses, 06/05/0385/D siting, design,
means of access and landscaping.

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 approval has been granted in respect of the details referred to in Part 1 hereof for the purpose of the conditions imposed on the grant of planning permission referred to above, subject to the following conditions:-

1. The development shall be carried out in accordance with the revised layout plan 2079-4h received by the Local Planning Authority on 30th April 2007 and drawings 2079-1b, 2079-2a, 2079-3c, 2079-6c, 2079-7c, 2079-8 and 2079-9 received by the local Planning Authority on 12th March 2007.

The reason for the condition is :-

For the avoidance of doubt and to ensure the development relates to the correct documents.

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 (other than those expressly authorised by this permission) shall be constructed in the roof or the western elevation of any dwelling hereby permitted 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. The windows indicated on the approved drawings as obscure glazed in the western elevation of the dwellings sited adjacent to the western boundary of the site shall be obscure glazed in accordance with the approved details prior any of these properties first being occupied and the glazing shall be retained as such thereafter.

The reason for the condition is :-

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) no extensions to the properties comprising plots 2 and 4 shall be erected without the prior consent of the local Planning Authority.

The reason for the condition is:-

To enable the Local Planning Authority to retain control over any future development of the site in order ensure no adverse impact on the nearby trees protected by a Tree Preservation Order.

5. Prior to the commencement of the development and to the satisfaction of the Head of Environmental Health, a site investigation shall be carried out to assess whether the land is contaminated. The investigation shall include details of known previous uses and possible contamination arising from those uses. If contamination is found or suspected to exist a scheme to remediate the site to a standard suitable for the proposed use shall be forwarded to and approved by the Head of Environmental health. Works to remediate the site shall be completed in accordance with the approved scheme prior to any construction work on the development hereby permitted commencing, unless otherwise agreed in writing with the Local Planning Authority

The reason for the condition is :-

To ensure any potential contamination of the site is removed.

6. 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.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The application site has outline planning consent for residential development and is allocated for development in the Great Yarmouth Borough-Wide Local Plan 2001. The Local Planning Authority considers that the details hereby approved comply with HOU7 and HOU15 of the Local Plan.

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

In some circumstances a full site survey may not be required under the Environmental Protection Act 1990 as required by condition no.6 of this permission. The applicant is therefore strongly advised to contact Community Services at an early stage.

The applicant is reminded of the need to ensure that the requirements of conditions 5, 6, 7, 8, 9, 11, 12, 14 & 15 of outline planning permission 06/03/1165/O are fully complied with in connection with the development of the site.

Date: 14th June 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 :- **06/06/0874/F**

Submitted :- 13th October 2006

Development at :-

Medical Centre (Land adjacent)
Hemsby Road
Martham
Great Yarmouth, Norfolk

For :-

Five detached dwellings,
garages and ancillary works

Agent :-

David Futter Associates Ltd
Arkitech House
35 Whiffler Road
Norwich
Norfolk NR3 2AW

Applicant :-

Premier Homes (Anglia) Ltd
Ascot House, Alkmaar Way
Norwich Int Business Park
Norwich, Norfolk NR6 6BF

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 (a) the details relating to drainage on the application form, (b) the amended plans, Drawing Nos. 5034/SL01B, 5034/PL01B, 5034/PL03B, 5034/PL04B, and 5034/PL07A, and (c) the revised Materials Schedule received by the Local Planning Authority on 12th June 2007. Precise details of the manufacturer(s) and types of roof tiles shall be submitted for the prior approval of the Local Planning Authority.

The reason for the condition is :-

For the avoidance of doubt and to ensure satisfactory development of the site.

3. No development shall take place until further detail of the scheme of landscaping shown on Drawing No. 5034/SL01B has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of size, species and spacing of trees hedges and shrubs, and arrangements for their protection and maintenance. It shall be carried out in the first planting and seeding seasons following the first occupation of the dwellings hereby permitted, or the completion of the development, whichever is the sooner, and shall make provision for :-

(a) the protection and maintenance of any existing trees and hedges which are to be retained on the site;

(b) re-seeding and re-planting where failures or damage occur within a period of five years from the date of planting; and

(c) the replacement of any damaged or dead trees with trees of similar size and species at the next appropriate season.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment, including that shown on Drawing No. 5034/SL01B, 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 :-

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

5. Prior to the first occupation of the dwellings hereby permitted the "turning head and private drive" shall be constructed in accordance with the details indicated on Drawing No. 5034/SL01B.

The reason for the condition is :-

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

6. Prior to the first occupation of the dwellings hereby permitted the "driveway" to which a dwelling relates shall be constructed in accordance with the details indicated on Drawing No. 5034/SL01B and retained thereafter free from any impediment to its use for access and the parking/manoeuvring of vehicles.

The reason for the condition is :-

To ensure the provision of adequate access and on-site parking/turning facilities for the development.

7. 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.

8. REASON FOR APPROVAL OF THE APPLICATION :-

The development of this site was agreed under Planning Permission Ref. No. 06/02/1004/O.

Date: 13th June 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 :- **06/07/0307/F**

Submitted :- 26th March 2007

Development at :-

Holly Cottage
8 Yarmouth Road
Ormesby St Margaret
Great Yarmouth, Norfolk

For :-

Conservatory to rear

Agent :-

Graham Brown Arch Services
Baltimore
Main Road
Filby
Great Yarmouth NR29 3HN

Applicant :-

Mr G S Watson
Holly Cottage
8 Yarmouth Road
Ormesby St Margaret
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 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 development shall take place until details of the exact type and colour of the facing bricks to be used in the construction of the conservatory hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality as precise details of the facing bricks have not been submitted.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal satisfies the requirements of Policies HOU18, BNV10 and BNV18 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 11th June 2007

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

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

APPROVAL OF RESERVED MATTERS

Part 1 - Particulars of Application

Reference No :- **06/07/0322/D**

Submitted :- 2nd April 2007

Development at :-

Plot 9
Mulberry Tree House
Main Road
Filby

For :-

Construction of one bungalow
with attached garage

Agent :-

T W Norton
80 Mill Road
Blofield Heath
Norwich
NR13 4QS

Applicant :-

G and C Homes
118 Corton Long Lane
Lowestoft
NR32 5HD

Particulars of planning permission reserving details for approval:- Application No.:- 06/03/1165/O
Development of site with eight houses and three bungalows

Particulars of details submitted for approval:- Erection of bungalow and garage at plot 9 Mulberry
Tree House, Main Road, Filby

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 approval has been granted in respect of the details referred to in Part 1 hereof for the purpose of the conditions imposed on the grant of planning permission referred to above, subject to the following conditions:-

1. No work shall commence until the exact type and colour of the facing bricks and roof tiles 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 these materials have not been submitted.

2. Prior to the commencement of the development and to the satisfaction of the Head of Community Services, a site investigation shall be carried out to assess whether land is contaminated. The investigation shall include details of known previous uses and possible contamination arising from these uses. If contamination is found or suspected to exist a scheme to remediate the site to a standard suitable for the proposed use shall be forwarded to and approved by the Head of Environmental Health. Works to remediate the site shall be completed in accordance with the approved scheme prior to any construction work on the development hereby permitted commencing, unless otherwise agreed in writing with the Local Planning Authority.

The reason for the condition is :-

To ensure any potential contamination of the site is removed.

3. The dwelling shall not be first occupied until details of the means of enclosure along the eastern boundary with the adjoining dwelling have been submitted for the approval of the Local planning Authority and the approved details have been implemented.

The reason for the condition is :-

In the interests of the amenities of occupiers of property adjoining the application site.

4. 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 (other than those expressly authorised by this permission) shall be constructed in the roof of the bungalow hereby permitted 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.

5. REASON FOR APPROVAL OF THE APPLICATION :-

The application site has outline planning consent for residential development and is allocated for development in the Great Yarmouth Borough-Wide Local Plan 2001. The Local planning Authority considers that the details hereby approved comply with Policy HOU7 and HOU15 of the Local Plan

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

In some circumstances a full site survey may not be required under the Environmental Protection Act 1990 as required by condition no.3 of this permission. The applicant is therefore strongly advised to contact Community Services at an early stage.

Date: 13th June 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 :- **06/07/0326/F**

Submitted :- 2nd April 2007

Development at :-

Whipstock House
South Quay
Great Yarmouth
Norfolk

For :-

Siting of fully transportable
catering trailer.
(245cm x 370cm)

Agent :-

Patrick Lynch
13 Ordnance Road
Great Yarmouth
Norfolk

Applicant :-

Patrick Lynch
13 Ordnance Road
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 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 30th June 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 use shall be discontinued and the catering trailer removed from the site.

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. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the need for a food outlet in the locality.

Date: 11th June 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 :- **06/07/0349/F**

Submitted :- 10th April 2007

Development at :-

1 Grove Farm Cottages
Black Street
Martham
Great Yarmouth Norfolk

For :-

Proposed Bungalow

Agent :-

ASD Architecture Ltd
16A Bridge Street
Halesworth
Suffolk
IP19 8AQ

Applicant :-

Mr R P Hines
The White House
Walcis Farm
Lenwade Norwich
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 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. 6101/01A and 6101/02.

The reason for the condition is :-

To ensure the permission relates to the correct documents.

3. No development shall take place until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in the construction of the dwelling hereby permitted have been submitted to approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of the visual amenities of the locality as details of these materials have not been submitted.

4. No development shall take place until details of the type of foundations to be used in the construction of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the results of an investigation and assessment identifying the measures to be taken to avoid damage to the sumach tree located within the adjoining property.

The reason for the condition is :-

The sumach tree represents an important visual amenity in the locality.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the design, materials and type of boundary treatment to be erected on the northern, southern and western boundaries of the site. The boundary treatment shall be completed before the dwelling hereby permitted is first occupied. 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 the adjoining property and the future occupants of the dwelling hereby permitted, and in the interests of the visual amenities of the locality.

6. Prior to the first occupation of the dwelling hereby permitted the proposed boundary treatment for the site frontage to Black Street shall be carried out in accordance with the details shown Drawing No. 6101/01A, and retained as such thereafter.

The reason for the condition is :-

In the interests of highway safety and in the interests of the visual amenities of the locality.

7. Prior to the first occupation of the dwelling hereby permitted the proposed on-site parking/turning area shown on Drawing No. 6101/01A shall be levelled, drained and surfaced, 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.

8. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no gates shall be erected across the existing vehicular access unless details have first been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of highway safety.

9. 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 development under Classes A, B, C, E and G of Part 1 of Schedule 2 to the Order shall be carried out without the prior consent in writing of the Local Planning Authority.

The reason for the condition is :-

In order to retain control over the development in view of the restricted nature of the site and in the interests of both the residential amenities of the occupiers of adjacent property and the visual amenities of the locality.

10. The garage 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.

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

12. 1. The relevant section of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, i.e. including those Classes referred to in condition No. 9 above, is attached for information.

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 Borough Council considers that, subject to the above conditions, the proposal meets the requirements of Policies HOU7, HOU15, HOU17 and TCM13 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 12th June 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 :- **06/07/0353/F**

Submitted :- 12th April 2007

Development at :-

Bracken Hill
Priory Road
St Olaves
Great Yarmouth, Norfolk

For :-

Alterations to existing
residential dwelling
ground and first floor

Agent :-

Crispin Lambert Architecture
1 High Bungay Road
Loddon
Norfolk

Applicant :-

Mr Watson & Mrs Barker
Bracken Hill
Priory Road
St Olaves
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 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 :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out strictly in accordance with the details on the application forms and approved Drawings No.(S) 10 D1,(P2)20F D1,(P2)21F, (P2)21R D1,(P2)32D1, (P2)50 D1 and the detail thereon received by the Local Planning Authority on 18 April 2007.

The reason for the condition is :-

For the avoidance doubt abd in accordance with the submitted details.

3. The Reason for the Approval.

The local planning authority considers tha subject to the above conditions the proposal complies with the aims of Poicy Hou 18 of the Great Yarmouth Borough Wide Local Plan 2001.

Date: 12th June 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 :- **06/07/0366/F**

Submitted :- 17th April 2007

Development at :-

Heathlands
West Road, West Caister
Great Yarmouth
Norfolk

For :-

Conservatory to rear of
dwelling

Agent :-

Mr Philip Fuery
Heathlands
West Road, West Caister
Great Yarmouth
Norfolk

Applicant :-

Mr Philip Fuery
Heathlands
West Road, West Caister
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 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 of the conservatory hereby approved shall be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

The reason for the condition is :-

To minimise flood risk to the development.

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 June 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 :- **06/07/0367/F**

Submitted :- 16th April 2007

Development at :-

Oaklea
Sidegate Road
Hopton on Sea
Great Yarmouth NR31 9AL

For :-

Extension & conservatory to
dwelling, garage extn with
wind turbine, erect barn with
wind turbine, wall to front

Agent :-

Steve Robertson
2 Chestnut Avenue
Bradwell
Great Yarmouth
NR31 8PN

Applicant :-

Mr R Lindsey
Oaklea Sidegate Road
Hopton on Sea
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 refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The proposed construction of a substantial wall and railings 2.3 metres in height to the frontage of the property to would have a significant adverse impact upon the landscape character of this area contrary to Policy NNV4 of the approved Great Yarmouth Borough-Wide Local Plan. The application site is within an area of landscape important to the Coastal Scene where the above policy applies, and is predominantly characterised by land enclosed by hedges. Moreover the proposed horse barn is considered to be inappropriate given its excessive height which would be unduly prominent in open countryside contrary to the above mentioned policy and also given the proposed design contrary to Policy BNV13 & BNV20 of the approved Great Yarmouth Borough-Wide Local Plan.

Date: 11th June 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 :- **06/07/0368/F**

Submitted :- 18th April 2007

Development at :-

Golden Sands
240 The Marrams
Hemsby
Great Yarmouth NR29 4JN

For :-

Porch to front

Agent :-

Ian Boyes
240 The Marrams
Hemsby
Great Yarmouth
NR29 4JN

Applicant :-

Ian Boyes
240 The Marrams
Hemsby
Great Yarmouth
NR29 4JN

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 contrary to Policy TR26 of the adopted Great Yarmouth Borough-Wide Local Plan which states that the Council will protect the Hemsby Marrams Management Area shown on the Proposals Map, within which the property is located, by not permitting replacement of, or extensions to, existing holiday bungalows, or other inappropriate development.

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

Date: 12th June 2007

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/07/0374/O**

Submitted :- 19th April 2007

Development at :-

Former Tea Rooms
Station Road
Hopton on Sea
Great Yarmouth Norfolk

For :-

Erection of a detached 4
bedroom house with garage

Agent :-

Ian Sinclair Limited
3 Hall Quay
Great Yarmouth
Norfolk
NR30 1HX

Applicant :-

Mr IB Brunning&Miss KJ Rodger
2 Coast Road
Hopton on Sea
Great Yarmouth
NR31 9BT

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 siting, appearance and scale of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority 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.

3. Notwithstanding the provisions of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking, amending or re-enacting that Order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

The reason for the condition is :-

In the interests of highway safety.

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

The reason for the condition is :-

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

5. The vehicular access to the site shall be position in accordance with the details shown on the submitted drawing.

The reason for the condition is :-

For the avoidance of doubt and in the interests of highway safety.

6. The details required by condition one above shall include details of a hardened and levelled turning area within the site which shall be brought into use when the property is first occupied and shall thereafter be kept available for the parking and turning of vehicles.

The reason for the condition is :-

To enable vehicles to and leave the site in a forward gear in the interests of highway safety.

7. No works shall commence on site until such time as details of the slab levels of the dwelling in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

The reason for the conditions is:-

In order to retain control over any significant changes in levels within the site in the interests of the residential amenities of the occupiers of nearby property.

8. The details of the dwelling required by condition No.1 shall not exceed a maximum of 138 square metres in floor area.

The reason for the condition is :-

To ensure a satisfactory form of development as described in the Design and Access Statement and in view of the restricted nature of the site.

9. 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: 13th June 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 :- **06/07/0375/F**

Submitted :- 19th April 2007

Development at :-

Land to rear of Midway, Jews Lane
Bradwell
Great Yarmouth
Norfolk NR31 8PU

For :-

Proposed new bungalow and
garage

Agent :-

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

Applicant :-

Mr A Wood
Midway Jews Lane
Bradwell
Great Yarmouth
Norfolk NR31 8PU

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 development is considered by the local planning authority to be a cramped form of backland development which, because of the size of the plot, its location and relationship to neighbouring dwellings will have an adverse impact upon the general living conditions of the occupants of the neighbouring dwellings on account of the loss of privacy, impact upon outlook and general noise and disturbance associated with a dwelling in this location; the proposal is therefore contrary to Policy HoU7 and HOU15 of the Great Yarmouth Borough Wide Local Plan 2001.

Date: 14th June 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 :- **06/07/0393/F**

Submitted :- 27th April 2007

Development at :-

Pier Gardens
Gorleston
Great Yarmouth, Norfolk

For :-

Temporary erection of smoking
shelter with cigarette
disposal units, signs & temp
use of area of outside seating

Agent :-

Terence Harvey
48 Marine Parade
Gorleston
Great Yarmouth
Norfolk NR31 6EX

Applicant :-

Ocean Rooms Limited
Pier Gardens
Gorleston
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 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 30th June 2009 and unless 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 structure 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. Floor levels within the proposed development will be set no lower than existing levels and, flood proofing of the proposed development has been incorporated where appropriate.

The reason for the condition is :-

To minimise flood risk to the development.

3. REASON FOR APPROVAL OF THE APPLICATION :-

In the interest of allowing the establishment to comply with forthcoming smoke free legislation.

Date: 11th June 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 :- **06/07/0402/F**

Submitted :- 27th April 2007

Development at :-

Westcroft
Rectory Close
Rollesby
Great Yarmouth NR29 5HW

For :-

New extension including
"Granny" annexe, alterations
to garage and replace existing
flat roof with pitched roof

Agent :-

Tim Warnes
Hill Cottage
West Caister
Great Yarmouth
NR30 5SY

Applicant :-

Mr & Mrs P J Brown
Westcroft
Rectory Close
Rollesby
Great Yarmouth NR29 5HW

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. NOTES - Please read the following notes carefully:-
3. 1. This permission does not purport to convey consent for the extension of the residential curtilage of Westcroft to include the agricultural land edged red on the attached plan.
4. 2. 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.

continued on next page :-

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: 11th June 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 :- **06/07/0408/F**

Submitted :- 30th April 2007

Development at :-

The Great Yarmouth Palace
Church Plain
Great Yarmouth
Norfolk

For :-

New smoking shelter to roof
top carpark; new set of double
doors adjacent main entrance
to ground floor level

Agent :-

Bignell Shacklady Ewing
95 Spencer Street
Birmingham
B18 6DA

Applicant :-

Palatial Leisure Ltd
London Palace Club
First Floor
Elephant & Castle
Shopping Centre, London

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 part of the ground floor structure shall over hang or impinge on the adjacent highway pavement.

The reason for the condition is :-

In the interests of highway safety.

3. 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: 13th June 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 :- **06/07/0428/F**

Submitted :- 8th May 2007

Development at :-

15 Repps Road
Martham
Great Yarmouth
Norfolk

For :-

Proposed two storey rear
extension and internal
alterations

Agent :-

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

Applicant :-

Mr I Bradford & Mrs B Bailey
15 Repps Road
Martham
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 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 new window to the en-suite shall be obscure glazed prior to the use of the extension, and retained as such thereafter.

The reason for the condition is :-

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

3. REASON FOR APPROVAL OF THE APPLICATION :-

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

continued on next page :-

Date: 14th June 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 :- **06/07/0438/F**

Submitted :- 11th May 2007

Development at :-

"Green Gables"
75-77 Hamilton Road
Great Yarmouth
Norfolk

For :-

Proposed alterations and
change of use of previous
Residential Care Home to
form 6 No Residential Flats

Agent :-

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

Applicant :-

Mr & Mrs D Sumoondur
1 Dodd Close
Caister-on-Sea
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 to change the use of the this large former residential care home into 6 residential flats constitutes an over-intense use of the site, which would lead to a form of development out of character with the surrounding properties and would be significantly detrimental to the occupiers of adjoining residential properties by reason of additional disturbance and is thereby considered contrary to policy HOU7 (A), HOU22 and HOU23 (B, C, E & F) of the adopted version of the Great yarmouth Borough-Wide Local Plan.

Date: 14th June 2007

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