

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/04/1020/F**

Submitted :- 25th October 2004

Development at :-

Suffolk Road
Gorleston
Great Yarmouth

For :-

New vehicular access to
highway

Agent :-

Anglian Water Services Ltd
Thorpe Wood House
Thorpe Wood
Peterborough
PE3 6WT

Applicant :-

Anglian Water Services Ltd
Thorpe Wood House
Thorpe Wood
Peterborough
PE3 6WT

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal complies with the requirements of Policy TCM13 of the Borough-Wide Local Plan.

Date: 6th January 2005

Borough Planning and Development Officer
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 :- **06/04/1042/F**

Submitted :- 27th October 2004

Development at :-

13 Humberstone Road
Gorleston
Great Yarmouth

For :-

Extension to garage

Agent :-

Mr M Webster
13 Humberstone Road
Gorleston
Great Yarmouth

Applicant :-

Mr M Webster
13 Humberstone Road
Gorleston
Great Yarmouth

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 4th January 2005

Borough Planning and Development Officer
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 :- **06/04/1065/F**

Submitted :- 8th November 2004

Development at :-

43 Albion Road
Aquarius Res Care Home/Day Service
Great Yarmouth

For :-

Variation of condition 2 of
planning permission no
06/98/0127/CU to provide day
care facilities

Agent :-

Mrs D Bryant
c/o Genesis Res Care Home Ltd
44 Albion Road
Great Yarmouth
NR30 2JD

Applicant :-

Mrs D Bryant
c/o Genesis Res Care Home Ltd
44 Albion Road
Great Yarmouth
NR30 2JD

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. Notwithstanding the provisions of the Toawn and Country Planning (Use Classes Order 1987 or any order revoking or re-enacting that Order the premises shall only be used as a residential care home or day care facilites for a maximum of four adults and the premises shall not be used for any other purpose falling within Class C2 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 the use of the premises in the interests of the residential amenities of the occupiers of adjacent dwellings.

3. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 5th January 2005

Borough Planning and Development Officer
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 :- **06/04/1083/F**

Submitted :- 9th November 2004

Development at :-

152 Nelson Road Central
Great Yarmouth

For :-

Conversion of ground floor
shop to self-contained flat

Agent :-

Mr A Irvine
Lilac Tree Cottage
Rectory Lane
Mulbarton
Norwich NR14 8AG

Applicant :-

Right Locations Ltd
c/o Mr A Irvine
Lilac Tree Cottage
Rectory Lane Mulbarton
Norwich NR14 8AG

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

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

The reason for the condition is :-

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

3. The flat 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.

4. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development set out in Policy HOU15 of the adopted Great Yarmouth Borough-wide Local Plan

5. NOTES - Please read the following notes carefully:-
6. The applicant's attention is drawn to the following comments from the Council's Environmental Health Department and the need to comply fully with their requirements:-
- 1) Provide mechanical extract ventilation, discharging to the external air, to the bathroom/wc.
 - 2) Ensure window in bedroom is of sufficient openable size to allow means of escape.
 - 3) Ensure ceiling is upgraded to provide a minimum of 30 minutes fire resistance.
 - 4) Provide a refuse storage area readily accessible to the tenants.
 - 5) I recommend the provision of an inter-linked smoke detector system to cover both flats.

Date: 7th January 2005

Borough Planning and Development Officer
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 :- **06/04/1088/F**

Submitted :- 15th November 2004

Development at :-

Thrigby Hall Wildlife Gardens
Thrigby
Great Yarmouth

For :-

Extension to swamp house and
new covered meeting area (open
sided)

Agent :-

Mr J E Harris
Henniker House
Low Road
Norton Sub Course
Norwich NR14 6SA

Applicant :-

Thrigby Hall Wildlife Gardens
Thrigby
Great Yarmouth
NR29 3DA

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

The application meets the requirements for extensions to existing tourist facilities set out in Policy TR8 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 5th January 2005

Borough Planning and Development Officer
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 :- **06/04/1089/O**

Submitted :- 15th November 2004

Development at :-

3 Mede Court (Plot adj)
Low Road
Repps
Great Yarmouth

For :-

One detached bungalow with
private single garage

Agent :-

Aldreds
Old Bank House
The Street
Acle
Norwich NR13 3DY

Applicant :-

Mr P and Mrs C Pearce
c/o Aldreds
Old Bank House
The Street Acle
Norwich NR13 3DY

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 unmade private track is unsuitable to cater for any additional development whatsoever by reason of the restricted levels of visibility at its junction with the U69482 - Low Road. Consequently, if permitted, the proposal would be likely to result in hazard and danger to road users and would, therefore, prejudice highway safety contrary to Policies HOU8/HOU7(criterion C) and TCM13 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 7th January 2005

Borough Planning and Development Officer
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 :- **06/04/1092/F**

Submitted :- 15th November 2004

Development at :-

New Bungalow
Drift Road
Caister
Great Yarmouth

For :-

Proposed Playroom

Agent :-

Art-Tech Design Services Ltd
Concept Studio
Main Cross Road
Great Yarmouth
NR30 3NZ

Applicant :-

Mr and Mrs A Jones
New Bungalow
Drift Road
Caister
Great Yarmouth

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 5th January 2005

Borough Planning and Development Officer
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 :- **06/04/1104/F**

Submitted :- 15th November 2004

Development at :-

9 Russell Avenue
Gorleston
Great Yarmouth

For :-

White upvc lean-to
conservatory with brick dwarf
wall

Agent :-

E G Wardrop Ltd
Longs Industrial Estate
Englands Lane
Gorleston
Great Yarmouth NR31 6BE

Applicant :-

Mrs Arnold
9 Russell Avenue
Gorleston
Great Yarmouth
NR31 7QZ

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 6th January 2005

Borough Planning and Development Officer
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 :- **06/04/1108/CU**

Submitted :- 16th November 2004

Development at :-

147 King Street (rear of)
Great Yarmouth

For :-

Change of use to form
laundrette and new shutters
to existing shop front

Agent :-

SSC Project Management Ltd
c/o Mr S S Chana
445 High Street North
Manor Park
London E12 6TJ

Applicant :-

Mr J Thileepan
147 King Street
Great Yarmouth
NR30 2PA

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 use of the premises as a laundrette is considered to be contrary to Policy EMP1 of the Great Yarmouth Borough-Wide Local Plan in that the proposed use of the premises would be likely to give rise to noise and disturbance to the occupiers of the recently approved units of residential accommodation within the premises. Moreover no details of the venting arrangements for the proposed installations within and on the building have been submitted in order that an assessment of any impact can be made on the appearance of the building and any impact on the residential amenities of the occupiers of the recently approved units of accommodation.
2. The proposed installation of roller shutters over the shop windows on the building which occupies a prominent location within Conservation Area No.4 is considered contrary to Policy BNV10 of the Adopted version of the Great Yarmouth Borough-Wide Local Plan in that the proposed installation would detract from the character and setting of the nearby Listed Buildings which includes the Grade 1, St. Georges Church. Moreover the proposed shop frontage to the laundrette is considered an inappropriate design which would detract from the appearance of the building and the setting of the nearby Listed Building.

Date: 4th January 2005

Borough Planning and Development Officer
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 :- **06/04/1117/F**

Submitted :- 22nd November 2004

Development at :-

68 Pegasus Close
Mountbatten Way
Caister
Great Yarmouth

For :-

Garage to east side

Agent :-

Mr J Gray
68 Pegasus Close
Mountbatten Way
Caister
Great Yarmouth

Applicant :-

Mr J Gray
68 Pegasus Close
Mountbatten Way
Caister
Great Yarmouth

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

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

The reason for this condition is:-

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

3. Prior to the garage hereby permitted first being brought into use a a dropped kerb in the highway footway shall be formed in accordance with the requirements of the Highway Authority.

The reason for the condition is :-

To ensure the provision of a satisfactory highway approach.

4. 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: 5th January 2005

Borough Planning and Development Officer
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 :- **06/04/1122/F**

Submitted :- 22nd November 2004

Development at :-

Windmill Poultry Farm (former)
River Way
Belton
Great Yarmouth

For :-

Demolish existing poultry farm
and erect five bungalows with
new access

Agent :-

Middleton and George
c/o Mr R Middleton
7 Queen Street
Great Yarmouth
NR30 2QP

Applicant :-

Mr and Mrs S Leighton
Windmill View
River Way
Belton
Great Yarmouth

Part 2 - Particulars of Decision

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

1. The application site is outside any area defined in the adopted Great Yarmouth Borough-Wide Local Plan where residential development might be permitted. Outside these defined areas Policy HOU10 of the Plan only permits the erection of a new dwellings if they are required in connection with either agriculture, forestry, organised recreation or the expansion of an existing institution. In such cases it must be demonstrated that the new dwellings are essential in the interests of agriculture or good management and the proposal must have the support of a suitably qualified independent appraisor. No evidence has been put forward in support of the application to satisfy the requirements of the policy the objective of which is to prevent unjustified development in the countryside.
2. The application site is within an area identified on the South West Area Proposals Map of the Borough-Wide Local Plan as being "landscape important to the Broadland Scene" being close to the Broads Authority Executive Area - which has National Park status. Policy NNV2 of the Local Plan seeks to protect such areas from development that would have a significant adverse impact on the landscape character and traditional built form of the area, or destroy or damage features of landscape importance which contribute to the character of the area. In this instance the erection of dwellings on the application site would constitute a significant encroachment of residential development and urban form into the rural area between Belton and the unspoilt Broads marshes to the detriment of the landscape character of the area.

Date: 6th January 2005

Borough Planning and Development Officer
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 :- **06/04/1125/O**

Submitted :- 23rd November 2004

Development at :-

1 Poplar Avenue (adjoining)
Gorleston
Great Yarmouth

For :-

Renewal of planning permission
no 06/01/0879/O for one
detached house

Agent :-

Dr D E and Mrs J Adams
1 Poplar Avenue
Gorleston
Great Yarmouth
NR31 7PW

Applicant :-

Dr D E and Mrs J Adams
1 Poplar Avenue
Gorleston
Great Yarmouth
NR31 7PW

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. 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 whichever is the later of the following dates:- a) the expiration of five years from the date of this permission; or b) 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:-

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. No development whatsoever shall take place until full details of the design, external appearance and landscaping of the development 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.

3. The siting of the house together with the positioning of the driveway shall be carried out in accordance with the revised drawing received by the Local Planning Authority on 7th January 2002.

The reason for the condition is:-

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

4. The section of common access drive serving both the house and bungalow shall be constructed such that it could accommodate a fire appliance.

The reason for the condition is:-

To ensure the provision of a satisfactory access for emergency vehicles.

6. The existing trees on the site shown on the amended drawing, received by the Local Planning Authority on 7th January 2002, to be retained shall not be felled or damaged in any way without the prior consent in writing of the Local Planning Authority.

The reason for the condition is:-

The existing trees represent an important visual amenity which the Local Planning Authority consider should be substantially maintained.

7. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development set out in Policies HOU7, HOU15 and HOU17 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 6th January 2005

Borough Planning and Development Officer
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 :- **06/04/1126/F**

Submitted :- 23rd November 2004

Development at :-

5 Meadow Close
Hemsby
Great Yarmouth

For :-

Kitchen extension to bungalow

Agent :-

Mr A C Lawrence
5 Meadow Close
Hemsby
Great Yarmouth
NR29 4HD

Applicant :-

Mr A C Lawrence
5 Meadow Close
Hemsby
Great Yarmouth
NR29 4HD

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

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

2. REASON FOR APPROVAL OF THE APPLICATION :-

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

Date: 5th January 2005

Borough Planning and Development Officer
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth