
Appeal Decision

Site visit made on 5 May 2015

by Anne Napier-Derere BA(Hons) MRTPI AIEMA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 June 2015

Appeal Ref: APP/U2615/W/15/3004472

33 Nelson Road, Gorleston, Great Yarmouth, Norfolk NR31 6AY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Mark Foxhall against the decision of Great Yarmouth Borough Council.
 - The application Ref 06/14/0780/F, dated 2 December 2014, was refused by notice dated 28 January 2015.
 - The development proposed is demolition of existing garage and erection of proposed new dwelling using existing access from Royal Albert Court.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing garage and erection of proposed new dwelling using existing access from Royal Albert Court at 33 Nelson Road, Gorleston, Great Yarmouth, Norfolk NR31 6AY, in accordance with the terms of the application, Ref 06/14/0780/F, dated 2 December 2014, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) Other than as required in this decision and the conditions below, the development hereby permitted shall be carried out in accordance with the following approved plans: location plan and 1451-004/A.
 - 3) No occupation of the dwelling hereby permitted shall take place until details of bin storage and bicycle parking within the site have been submitted to and approved in writing by the local planning authority and these facilities have been installed and made available for use in accordance with the details as approved and they shall be retained as such thereafter.

Application for costs

2. An application for costs was made by the appellant against the Council. This application is the subject of a separate Decision.

Main Issues

3. The main issues in this appeal are the effect of the proposal on:
 - The character and appearance of the area; and