

Reference: 06/18/0563/F

Parish: Rollesby
Officer: Mrs G Manthorpe
Expiry Date: 05-04-19

Applicant: Mr J Doyle

Proposal: Proposed self-build detached dwelling and garage

Site: Folly Court Cottages, Court Road, Rollesby

REPORT

1. Background / History:-

- 1.1 The site comprises 2025 square metres of land which fronts Court Road. The land is described within the application form as vacant land.
- 1.2 There has been a previous application on the site in recent years which was refused and subject to a dismissed appeal, the reference and description is as follows:
 - 06/11/0271/F - Change of use for temporary storage of personal touring caravan & retention of shed, erection of brick electricity unit to house existing electric supply to former building.

The reasons for refusal is as follows:

Policy NNV2 of the adopted Great Yarmouth Borough-Wide Local Plan states that in areas identified on the Proposal Map as 'Landscape Important to the Broadland Scene' the Council will only permit development that would not 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.

The proposed use of the site for storage of a touring caravan with the associated hardstanding, storage shed and the brick building to house an electricity supply is considered to be domestication of an area of agricultural land, which is out of

keeping with the character of the surrounding area and further compounds the unauthorised development that has already occurred at the site.

The proposal, adjacent to residential property and outside any village development limit, represents the spread of structures and uses usually associated with domestic curtilage, into open countryside. For these reasons the proposal is considered to be contrary to Policy NNV2.

1.3 Since the above application and appeal have been dismissed policy NNV2 is no longer part of the adopted Local Plan having been superseded by the Core Strategy policies. Policy CS2 – Achieving sustainable growth, Policy CS9 – Encouraging well designed distinctive places, Policy CS11 – Enhancing the natural environment.

2 Consultations:- All consultation responses received are available online or at the Town Hall during opening hours.

2.1 Parish Council – The Parish Council objects and comments on the application as follows:

The proposed site is still designated as agricultural land. Previous building on the land had a retrospective application refused and the structure was removed. The site is outside of the development limit for Rollesby. The road is very narrow and not suitable for further development.

2.2 Neighbours – There have been three objections to the application, they are summarised as follows:

- It is an agricultural area outside of the village development limits.
- Services are very limited.
- There is no mains drainage and the road is subject to flooding.
- Previous development has been refused and enforcement action taken.
- Development such as this is more appropriate nearer the centre of the village.
- Inappropriate use of agricultural land.
- There are traffic problems on the road.
- A previous appeal was dismissed.

2.3 Highways – No objection to the application subject to conditions.

2.4 Broads Authority - No comments received at the time of writing, these shall be verbally reported if they are received before the application is heard.

- 2.5 Building Control – Request an escape window and noted that the building was to be fully clad. The applicant's agent came back stating that there is an escape window proposed and the cladding proposed is hardiplank which is compliant. No further comments were received from building control following the additional information.
- 2.6 Strategic Planning – No objection to the application.
- 2.7 Assistant Grounds Manager and Arboricultural Officer – No comments received at the time of writing, these shall be verbally reported if they are received before the application is heard.
- 2.8 Natural England – No comments have been received at the time of writing.

3 National Policy:- National Planning Policy Framework (NPPF), July 2018

- 3.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 3.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.
- 3.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current

and future needs and support communities' health, social and cultural well-being;
and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 3.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 3.5 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- 3.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

- 3.7 Paragraph 59. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.8 Paragraph 76. To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start.
- 3.9 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.10 Paragraph 177. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

4 Core Strategy – Adopted 21st December 2015

- 4.1 Policy CS2 – Achieving sustainable growth: This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations.

a) Ensure that new residential development is distributed according to the following settlement hierarchy, with a greater proportion of development in the larger and more sustainable settlements (extract only):

- Approximately 5% of new development will take place in the Secondary and Tertiary Villages named in the settlement hierarchy

- 4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to (*extract only*):

c) Encourage the development of self-build housing schemes and support the reuse and conversion of redundant buildings into housing where appropriate and in accordance with other policies in the Local Plan

- 4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.
- 4.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.
- 4.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)
- e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5 Local Policy :-

5.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

5.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

5.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

5.4 HOU10: Permission for new dwellings in the countryside will only be given in connection with agriculture, forestry, organised recreation, or the expansion of settlements.

5.5 HOU16: A high standard of layout and design will be required for all housing proposal. A site survey and landscaping scheme will be required will all detailed applications for more than 10 dwellings. These should include measures to retain and safeguard significant existing landscape features and give details of, existing and proposed site levels planting and aftercare arrangements.

6 Emerging policy – Local Plan Part 2:-

- 6.1 Rollesby is a relatively well serviced secondary village comprising two separate but socially linked hamlets by footpath. The north-western hamlet has the most historic character centred around the village church, school and a collection of historic farmsteads. To the south-east, the other hamlet consists of a handful of dwellings strung along Low Road. Rollesby services and facilities include a primary/nursery school, restaurant/takeaway, rural business park, a hair salon, and a village hall. The settlement also benefits from bus services along the main road providing connections to larger settlements including Great Yarmouth.

To the east of Rollesby lies the Broads Authority area which is recognised both nationally and internationally as being a critically important site to wildlife, designated as the Broads Special Area of Conservation. In association with these wetland areas, there are some areas at higher risk of flooding (Flood Zones 2 and 3) in the south and east areas of the settlement.

Development limits are defined on the Policies Map for the settlement, including some sites recently granted planning permission for residential development. Development proposals will generally be permitted within development limits where they are in accordance with policies of the Local Plan. Policy G1-dp (the second part of this policy in particular) addresses development proposals outside of development limits, where this lies within the Great Yarmouth plan area, which will be treated as the countryside or areas where new development will be more restricted, subject to the consideration of other relevant policies of the Local Plan.

6.2 Policy G1-dp Development limits

Development will be permitted within the development limits of settlements shown on the Policies Map, provided it is in accordance with the other policies in the Local Plan. The areas outside development limits (excepting specific allocations for development) will be treated as countryside or other areas where new development will be more restricted, and development will be limited to that identified as suitable in such areas by other policies of the Local Plan, including:

- domestic extensions and outbuildings within existing residential curtilages,
- under Policy H8-dp;
- replacement dwellings, under Policy H4-dp;
- small scale employment, under Policy B1-dp;
- community facilities, under Policy C1-dp;
- farm diversification, under Policies R4-dp, L3-dp & L4-dp;
- rural workers' housing, under Policy H1-dp; and
- development relocated from a Coastal Change Management Area, under

- Policy E2-dp.

7 Habitat Regulations Assessment considerations:

- 7.1 Paragraph 177 of the National Planning Policy Frame: The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 7.2 “European” or “Natura 2000” sites are those that are designated for their wildlife interest(s) through the Conservation of Habitats and Species Regulations 2017 and constitute the most important wildlife and habitat sites within the European Union. The Council has an adopted policy approach, the Habitats Monitoring and Mitigation Strategy, prepared alongside the Part 1 Local Plan (and most recently updated at the Policy & Resources Committee meeting on 5th February 2019).
- 7.2 Guidance for applicants is available on Great Yarmouth Borough Council’s website identifying when bespoke shadow Habitat Regulation Assessments (HRA) are required to be prepared by the applicant and submitted to the Council. In this case, in accordance with the guidance issued, a bespoke shadow HRA has been required and submitted. The bespoke shadow HRA found that the in-combination effects of the development cannot rule out an effect on protected sites.
- 7.3 The application, informed by a bespoke HRA has been assessed by the Competent Authority as likely to have significant indirect effects on one or more Natura 2000 sites (but no significant direct effects). As such, permission may only be granted if an Appropriate Assessment demonstrates that, taking into account relevant mitigation measures, the application will not adversely affect the integrity of any Natura 2000 site(s). Mitigation for in-combination effects through the £110 per-dwelling contribution to more general monitoring and mitigation is therefore required. It is therefore the assessment of the Council, as Competent Authority, that the application, if approved, would not adversely affect the integrity of Natura 2000 sites, provided that the mitigation sought is secured.

8 Local finance considerations:-

- 8.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. The proposed development is

for a single dwelling and as such the financial considerations are not assessed as so great as to consider a decisive factor.

9 Assessment

- 9.1 The proposal seeks approval for one 'chalet' style detached dwelling and garage. Through discussions with the applicants' agent the application has been amended to bring the proposed dwelling forward within the site towards Court Road. The Broads Authority area is contiguous to the southern boundary of the plot, however by locating the proposed dwelling and garage towards the northern end of the plot, adjacent to the Court Road and broadly parallel with the existing building line established by the adjoining ribbon development the applicant is seeking to mitigate the adverse impact on the character of the Broads. The southern boundary also comprises mature planting and trees helping to screen views of the Broads as well as those obtained within.
- 9.2 There are two mature oak trees located at the frontage of the site, these are being assessed for Tree Preservation Orders at the time of writing although no confirmation of the decision has been made. The application does not seek to remove any of the existing trees on site and the removal of the oaks would have a detrimental impact on the street scene and adverse impact on the character of the area.
- 9.3 When assessing the current application account must be taken of the previous planning decision and appeal decision. Since the previous appeal planning policy has changed and the application is now assessed against current Local and National policy. The National Planning Framework (NPPF) was introduced in 2012 and has been revised in 2018 and amended in 2019. The NPPF was not in place at the time of the previous decision and the application was not for a permanent residential dwelling which is currently being applied for. The differences in the type of application and the change in planning policy require a fresh assessment of the merits to be made taking into account and applying appropriate weight to the existing material considerations.
- 9.4 Although there are no comments currently received from the Broads Authority, as noted above the dwelling has been sited at a position to reduce the impact on the setting of the Broads and will continue an existing ribbon development. The development as proposed will not, in policy terms, create an isolated dwelling in the countryside but will instead add an existing dwelling to the cluster that are in existence.
- 9.5 Concern may be raised that development such as this may create precedent however all applications must be decided on merit according to material considerations. A material consideration is local policy however if a Local Planning

Authority cannot show that they have a five-year housing land supply, their policies with regards to residential development will be considered to be "out of date". There is currently a housing land supply of 2.6 years (2018/19),

- 9.6 The assessment of this application against current policy is taken noting that Great Yarmouth Borough Council cannot demonstrate a 5 year housing land supply, while this does not mean housing at any cost and acknowledging that this development will only provide a very minor contribution being a single dwelling the development, by virtue of being located within an existing ribbon, can be assessed as a sustainable location and therefore the tilted balance in favour of development should be applied.
- 9.7 The emerging Local Plan Part 2 is referenced above and is a material consideration, taking into account 9.6 above. The application, according to the details submitted, is for a self-build property which can have different policy considerations applied. The applicants agent has stated that they are willing to enter into a s106 agreement to ensure that the property is a self-build development. In order to secure the development as a self-build it would have to meet the criteria for planning obligations within the NPPF although as willingness has been asserted without request this can be undertaken as a s106 obligation following discussion with the applicant as to their understanding of the legislation. The agent states that great weight should be applied to this offer of a s106 agreement and while some weight can be applied it needs to be weighed as to whether it is necessary to approve the development. If it is not assessed as necessary it should not be required although can be secured if offered willingly.
- 9.8 The design of the dwelling is for a chalet style dwelling which is not exciting in appearance although will not cause a significant detriment to the character of the area or the street scene. The foot print of the dwelling is larger than those immediately adjacent although the character of the area is signified by individual dwellings with groupings of those in a similar appearance before reaching the more built up sections of Rollesby which have more unity and groupings of design. The dwelling has been designed to minimise overlooking with consideration given to the first floor windows and as such this is not deemed significantly adverse to the occupiers of the adjoining dwellings. The design of the dwelling is assessed as acceptable in this location.
- 9.9 In order to prevent urbanisation of the curtilage to the detriment of the Broads it is recommended that the permitted development rights are removed from the curtilage of the dwelling which is outlined in red (the application site). It is noted that the applicant owns further land outlined in blue however this will not benefit from planning permission as it is excluded from the application.

9.10 The Parish Council, within their objection and comments on the application, note the width of the Court Road. There are no objections received from the Highway Authority to the application and, in accordance with the NPPF at paragraph 109 there are no reasons for the application to be refused on highway grounds.

9.11 When assessed on balance the application in the revised form can be supported with appropriate conditions restricting permitted development rights and those required by the Highways Authority. Should it be the case that the trees at the frontage of the property are not protected at the time of an approval, if granted, a condition for their retention for a period to allow the protection to be in place should be placed upon any grant of planning permission. The development should also offer ecological gains in the form of bat and bird boxes and the mitigation as outlined within the ecology report should be conditioned with specific reference lighting and the time of year that works can be carried out.

10 RECOMMENDATION: -

10.1 Approve – subject to the conditions requested by Highways, and those required to ensure a satisfactory form of development. The £110 Habitat Monitoring and Mitigation Strategy contribution has been paid.

10.2 The proposal complies with the aims of Policies CS2, CS3, CS9 CS11 and CS14 of the Great Yarmouth Local Plan and the National Planning Policy Framework.

5

Application Ref	06/18/0563/F		
Proposal	Proposed self build detached dwelling and garage		
Location	Folly Court Cottages, Court Road, Rollesby		
Case Officer	Mrs G Manthorpe	Policy Officer	Mr K Balls
Date Received	31/10/2018	Date Completed	13/12/2018

Strategic Planning Comments

The proposal seeks approval for one 'chalet' style detached dwelling and garage.

The site is outside of the current village development limits of Rollesby which were 'saved' as part of the former 2001 Borough-Wide Local Plan. The proposal site adjoins a small line of ribbon development of about 6 dwellings, but is otherwise relatively distant from the main built up area of Rollesby located approximately 1km to the north.

The Broads Authority area is contiguous to the southern boundary of the plot, however the location of the proposed dwelling and garage is situated towards the northern end of the plot, adjacent to the main road and broadly parallel with the existing building line established by the adjoining ribbon development. The southern boundary also comprises mature planting and trees helping to screen views of the Broads as well as those obtained within.

Policy CS2 of the Core Strategy indicates that in the countryside, development will be limited to conversion/replacement dwellings and schemes that help to meet rural needs. The site which closely adjoins existing ribbon development in the area would not be considered as contributing towards the development of 'isolated' homes in the context of RNPPF78.

The broader context in which the application should be judged against includes:

- The current lack of a five year housing land supply in the borough
- National planning policy aims to 'boost' significantly the supply of housing
- Providing new housing to meet the rural need, but which is not considered isolated or to have a significant urbanising affect upon the local area or setting of the Broads.

Strategic Planning does not object to the proposal; however I am sure you will have other consideration to weigh in making your decision. If you have any questions regarding these comments, please contact me.

S.

George Bolan

From: Rollesby Parish Clerk <rollesbypc@outlook.com>
Sent: 21 November 2018 09:39
To: plan
Subject: Planning application 06/18/0563/F

Good morning,

Rollesby Parish Council wishes to submit the following comments and objections to planning application 06/18/0563/F:

The proposed site is still designated as agricultural land. Previous building on the land had a retrospective application refused and the structure was removed.
The site is outside the development limit of the village of Rollesby.
The road is very narrow and not suitable for further development.

Kind regards,

Claudia

Mrs Claudia Dickson
Rollesby Parish Clerk
07769 972902

RECEIVED
13 NOV 2018
VIA INTERNAL MAIL

Planning Services
Development Control
Town Hall, Hall Plain
Great Yarmouth
Norfolk, NR30 2QF

Great Yarmouth
Borough Council
12 NOV 2018
Planning
Department

1 Folly Cottage
Court Road
Rollesby
Great Yarmouth
Norfolk, NR29 5HQ

Mob. [REDACTED]
Tel. [REDACTED]

8th November 2018

Attn : Dean Minns, Planning Manager
Sub : Planning Application 06/18/0563/F, Court Road, Rollesby

Dear Sir,

I understand that an application has been received by Great Yarmouth Borough Council, proposing to build on the land immediately adjacent to my home. I would like to notify you of my objection to the proposal, not only for the same reasons that I have laid out below as on previous occasions but also due to some inaccuracies in the application document.

The area in which we live consists of agricultural land and lies outside Rollesby's specified planning limits. The proposed dwelling would be on a piece of land historically specified and used for agricultural purposes, although a previously unauthorised development had to be dismantled as a result of council enforcement. The circumstances from previous applications have not changed, beyond the recent government drive for increased rural land for housing. However, this would be an isolated development not enhancing the community and I do not feel the land is suitable for building.

None of the properties at Narrowgate Corner are on mains drainage and other services are constrained, as opposed to the village where local amenities and service infrastructure are already in place. The access via Court Road is restricted due to the narrowness of the lane and the proximity of the large oak trees. The road there, being at a low point, is regularly flooded and is in frequent use as a rat-run and construction traffic would seriously impact local use.

In conclusion, I believe the application should not be granted due to the site unsuitability.

Yours sincerely


David Parsons

Great Yarmouth Borough Council
12 NOV 2018
Customer Services



Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Gemma Manthorpe
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Your Ref: 06/18/0563/F
Date: 29 October 2018

My Ref: 9/6/18/0563
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Rollsby: Proposed self build detached dwelling and garage
Folly Court Cottages Court Road Rollsby GREAT YARMOUTH NR29 5HQ**

Thank you for your recent consultation with respect to the above.

Whilst the site has a vehicle access, it would appear that any traffic movements are ancillary to the present use and it has not been demonstrated that any such traffic movements associated with the site would be akin to that of a residential unit. Clearly in terms of transport sustainability the site has limited access to public transport provision and it is unlikely that other sustainable mode of transport are unlikely to be primary considerations. Accordingly the development will be highly reliant on the private motor vehicle and based on TRICS data is likely to generate around six vehicle movements per day.

Clearly there are other residential properties adjacent and in terms of both transport sustainability and the development's impact on the highway networks, it is unlikely I could sustain an objection on these grounds for a development of this scale.

However, notwithstanding the statement with respect to access within the Design and Access Statement, whilst accepting the residual impact of the development in transport terms, if approved, will not be severe, the NPPF clearly states that in assessing sites development, it should be ensured that safe and suitable access to the site can be achieved for all users.

The Design and Access Statement also refers to Manual for Streets in terms of visibility, however, whilst acknowledging the wider applications of Manual for Streets, clearly the environment is not akin to a street and given the real location Manual for Streets is not the accepted design guidance in this case.

Continued/...

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SHC 20 Prior to the first occupation/use of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Design & Development Management Group. Please contact 0344 800 8020.

If required, street furniture will need to be repositioned at the Applicant's own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

Encl

F.A.O Dean Minns
Planning Services Development Control
Town Hall
Town Plain
Great Yarmouth
NR30 2QF

Great Yarmouth Borough Council

- 5 NOV 2018

Customer Services

2 Folly Cottages
Narrowgate Corner
Court Road
Rollesby
Great Yarmouth
NR29 5HQ

3rd November 2018

Dear Sir

Planning Application 06/18/0563/F
Proposed Self Build Detached Dwelling & Garage

We write in respect of the above application for a change of use on land immediately to the east of Folly Cottages.

We object to the application on the following grounds:

1. Changes proposed are not in keeping with the isolated nature of this rural locality and would be an inappropriate use of Agricultural land.
2. The land stands outside the Village Development Limit.
3. A previous application for development on the site was dismissed by the Planning Inspectorate on 29th November 2012.
The Inspector J.L.Cheesley outlined several reasons for the dismissal including...
 - A) The appeal site lies within the Countryside.
 - B) Buildings on the site will create domestication of the land contrary to the rural landscape of the area.
 - C) The development will have an adverse effect on the landscape character of the surrounding countryside.All these reasons are still applicable.
4. Traffic problems on Court Road continue to be a major problem. Sight lines from the land in question make departures hazardous.
5. We have no mains drainage on the narrow access road and the area is subject to flooding during inclement weather.

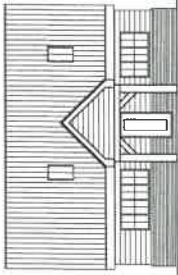
Perhaps you would be good enough to acknowledge receipt of this letter and register our objections to the Planning Application.

Yours sincerely
Mr G & Mrs J Harrop.

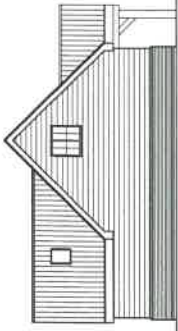
Great Yarmouth
Borough Council

05 NOV 2018

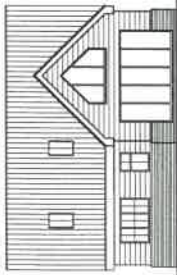
Planning
Department



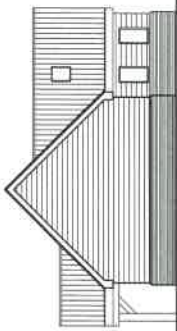
NORTH ELEVATION 1:100



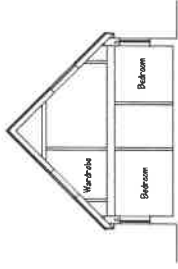
EAST ELEVATION 1:100



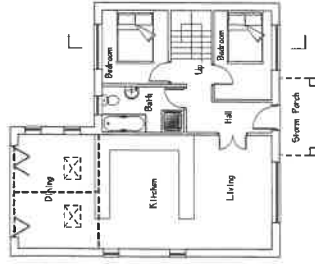
SOUTH ELEVATION 1:100



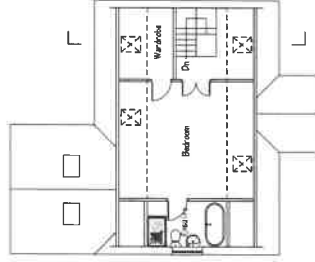
WEST ELEVATION 1:100



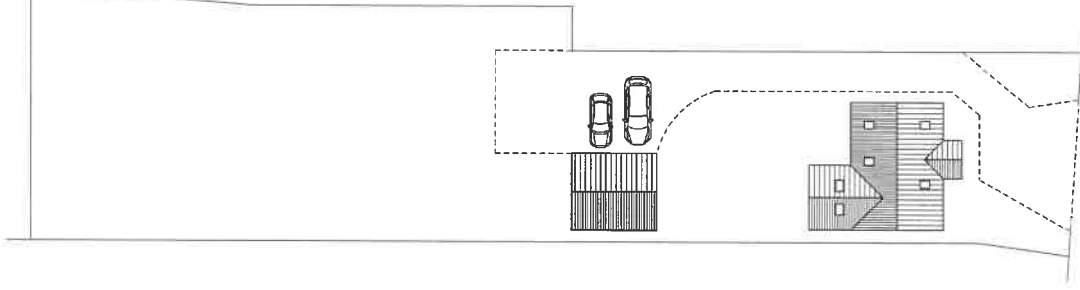
SECTION 1:100



GROUND FLOOR LAYOUT 1:100



FIRST FLOOR LAYOUT 1:100



SITE PLAN 1:200

DWELLING

SITE

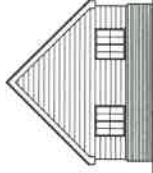
GARAGE



NORTH ELEVATION 1:100



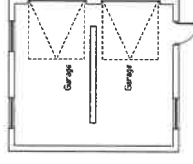
EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



FLOOR LAYOUT 1:100

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING AND BUILDING CONTROL			
2	REVISED TO REFLECT THE 17/10/18			

CLIENT	Mr & Mrs Doyle
CONTRACT	Proposed Dwelling and Garage, at Court Road Rollesby NR29 5HG
PROPOSED	Proposed Details
GP Architectural Services.	18 Clarence Road, Gorleston-on-Sea Tel M 07920 820432 Gorleston-on-Sea, Norfolk, NR31 6DT E-Mail glenn.parrott@yahoo.co.uk
Scale	1:100/1:200 (at A1)
Date	September 2018
Project Number	1851-001
Sheet	B

03/09/2018

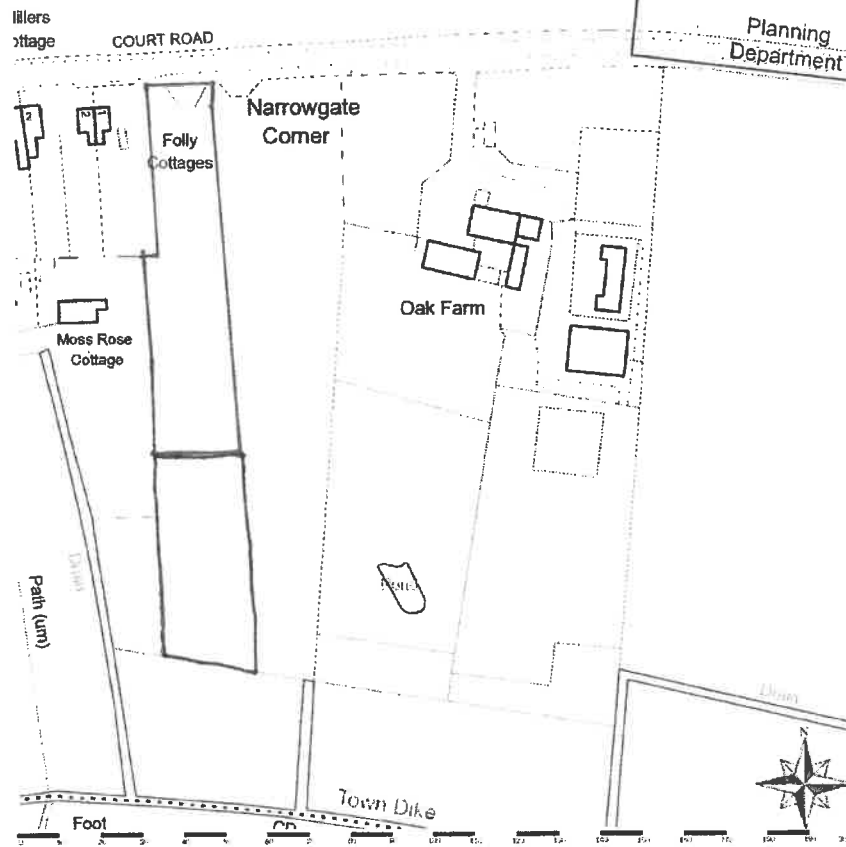
06/18/0563/F 1

1851

CAVALIER LODGE KENNELS, OAK FARM, COURT ROAD, ROLLESBY, NR29 5HQ



Great Yarmouth
Borough Council
16 OCT 2018
Planning
Department



Scale: 1:1250 | Area 4Ha | Grid Reference: 644841.315125 | Paper Size: A4



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