

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE	06/21/0766/CU
PARISH	Bradwell N 1
PROPOSAL	A plot of land on Blackbird Close adjacent to my property Copperfield Mill Lane Bradwell had been left vacant
SITE	Land on Blackbird Close adjacent to Copperfield, Mill Lane B Blackbird Close Bradwell NR31 8HT
APPLICANT	Mr K Barron
DECISION	APPROVE
REFERENCE	06/21/0536/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed demolition of existing dwelling and erection of no.2 three storey detached executive dwellings
SITE	60 Marine Parade Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr A Pembroke
DECISION	APPROVE
REFERENCE	06/21/0237/F
PARISH	Great Yarmouth 14
PROPOSAL	Demolition of existing dwelling. Construction of 6No. self-contained flats.
SITE	3 Burtons Buildings St Peters Road (rear of 13-14 St Peter's Road) GREAT YARMOUTH Norfolk
APPLICANT	Ms G Andrus
DECISION	REFUSED
REFERENCE	06/20/0156/O
PARISH	Ormesby St.Marg 16
PROPOSAL	Res Dev of 33 dwellings comprising 17 detached, 10 semi-detached & 6 affordable houses with access/open space
SITE	Foster Close (land off) Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr D Troy
DECISION	APPROVE
REFERENCE	06/21/0771/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Erection of a timber single storey granny annex for ancillary use to the main dwelling
SITE	20 Conifer Close Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr and Mrs Wintle
DECISION	APPROVE

* * * * End of Report * * * *

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS

REFERENCE	06/21/0028/F
PARISH	Belton & Browston 10
PROPOSAL	The retention of a Single Storey Building to provide associated Reception/Retail area in connection with
SITE	Swallow Park Glamping Site Beccles Road
APPLICANT	Belton GREAT YARMOUTH
DECISION	Mr & Ms S & C Sampson & Colby APPROVE

REFERENCE	06/21/0697/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed first floor rear extension and associated works
SITE	26 Broome Gardens Belton
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr & Mrs Lesslie APPROVE

REFERENCE	06/21/0755/F
PARISH	Belton & Browston 10
PROPOSAL	Proposed new leisure annex incorporating a swimming pool
SITE	Pipistrelle Barn Hall Farm Beccles Road
APPLICANT	Belton GREAT YARMOUTH
DECISION	Rattler Properties Ltd REFUSED

REFERENCE	06/21/0889/TRE
PARISH	Belton & Browston 10
PROPOSAL	Take tree canapes down leaving a pole for habitat wildlife
SITE	Ashmar House Farman Close
APPLICANT	Belton GREAT YARMOUTH
DECISION	Wilds Tree Surgeons APPROVE

REFERENCE	06/21/0298/F
PARISH	Bradwell N 1
PROPOSAL	Proposed two storey front and side extension, demolition of garage
SITE	59 Willow Avenue Bradwell
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr T Pembroke APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE	06/21/0735/TRE
PARISH	Bradwell N 1
PROPOSAL	T1 Cherry - Prune roots to give a minimum 1m clearance of driveway and rear garden; Reduce canopy by 1m
SITE	Adjacent 1-5 Laurel Drive Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr David Riddles
DECISION	APPROVE

REFERENCE	06/21/0852/F
PARISH	Bradwell N 1
PROPOSAL	Full Planning Applications for Proposed Workshop and Offices
SITE	Applied Accoustic Engineering Ltd Marine House Marine Park Gapton Hall Road Bradwell GREAT YARMOUTH
APPLICANT	Mr Darling
DECISION	APPROVE

REFERENCE	06/21/0855/F
PARISH	Bradwell N 1
PROPOSAL	Conversion of garage to annex ancillary to main dwelling.
SITE	Breydon View Busseys Loke Bradwell GREAT YARMOUTH
APPLICANT	Ms L Popay-Blyth
DECISION	APPROVE

REFERENCE	06/21/0460/NMA
PARISH	Bradwell S 2
PROPOSAL	Non-material amendment for pp. 06/20/0412/F - Minor revision to design - Raising the window sill level in the
SITE	Ravensbourne Beccles Road Bradwell GREAT YARMOUTH
APPLICANT	Mr & Mrs T George
DECISION	Accept Amend Notice

REFERENCE	06/21/0885/F
PARISH	Bradwell S 2
PROPOSAL	Conversion of agricultural building to dwellinghouse, including garden area and associated external works
SITE	Sidegate Farm Sidegate Road Hopton GREAT YARMOUTH
APPLICANT	Mr K Hodgkin
DECISION	REFUSED

REFERENCE	06/21/0908/F
PARISH	Bradwell S 2
PROPOSAL	Internal alterations and construction of porch
SITE	6 Church Lane Bradwell
APPLICANT	Mr B & Mrs E Priftaj
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE	06/21/0915/F
PARISH	Bradwell S 2
PROPOSAL	Proposed Alterations
SITE	61 Chestnut Avenue Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr P Nicholls
DECISION	APPROVE

REFERENCE	06/21/0938/F
PARISH	Bradwell S 2
PROPOSAL	Proposed two storey extension to side of house
SITE	18 White Clover Road Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr M Beckett
DECISION	APPROVE

REFERENCE	06/21/0976/TRE
PARISH	Bradwell S 2
PROPOSAL	Removal of 6 conifers
SITE	Hopton House Hall Road Hopton-on-sea GREAT YARMOUTH
APPLICANT	Mr A Wood
DECISION	APPROVE

REFERENCE	06/21/1011/NMA
PARISH	Bradwell S 2
PROPOSAL	Remove 3No. dormers to rear extension and replace with 3No. roof windows; and associated internal
SITE	Ravensbourne Beccles Road Bradwell GREAT YARMOUTH
APPLICANT	Mr T George
DECISION	REFUSED

REFERENCE	06/21/0981/NMA
PARISH	Burgh Castle 10
PROPOSAL	Plots 2 and 3 ground floor addition for utility room.
SITE	Hilldrop Farmhouse, Holiday Chalets Butt Lane Burg Castle GREAT YARMOUTH
APPLICANT	Mr A Brown
DECISION	APPROVE

REFERENCE	06/21/0916/F
PARISH	Caister On Sea 3
PROPOSAL	6ft fence constructed around the perimeter of the property
SITE	2 Waterland Close Caister-on-sea GREAT YARMOUTH Norfolk
APPLICANT	Mr W Smethurst
DECISION	REFUSED

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE	06/21/0969/PDE
PARISH	Caister On Sea 3
PROPOSAL	Rear conservatory/garden room
SITE	16 Glenmore Avenue Caister on sea Great Yarmouth
APPLICANT	Mr G Billingham
DECISION	PERMITTED DEV.

REFERENCE	06/21/0847/PDE
PARISH	Caister On Sea 4
PROPOSAL	Single storey rear extension.
SITE	27 Lacon Road Caister on sea GREAT YARMOUTH
APPLICANT	Mr S and Mrs B Greenwood
DECISION	REFUSED

REFERENCE	06/21/0562/TRE
PARISH	Filby 6
PROPOSAL	Ash Tree - reduce the growth back to previous pruning points
SITE	The Snug Church Lane Filby GREAT YARMOUTH
APPLICANT	Mr D Snuggs
DECISION	APPROVE

REFERENCE	06/21/0878/TRE
PARISH	Filby 6
PROPOSAL	T1, T2, T3 and T4 Oak Trees - Reduce long laterals by 1-2 metres, crown raise by 1 metre and dead wood T5, Ash -
SITE	4 York Villa Close Filby GREAT YARMOUTH Norfolk
APPLICANT	Mr J C Dejean
DECISION	APPROVE

REFERENCE	06/21/0949/F
PARISH	Filby 6
PROPOSAL	Proposed two storey extension/alterations
SITE	6 Ormesby Lane Filby GREAT YARMOUTH Norfolk
APPLICANT	Ms E Lopez and Mrs P Garner
DECISION	APPROVE

REFERENCE	06/21/0695/CU
PARISH	Fleggburgh 6
PROPOSAL	Proposed change of use from outbuilding used a storage to a two bedroom holiday let
SITE	Lilac Cottage (Outbuilding adj to) Main Road A1064 Billockby Fleggburgh
APPLICANT	Mrs H Timms
DECISION	REFUSED

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE **06/21/0859/TRE**
PARISH Fleggburgh 6
PROPOSAL Sycamore Trees - Needs removing

SITE 6 Trust Close Fleggburgh
GREAT YARMOUTH Norfolk
APPLICANT Mr J Cockbain
DECISION **APPROVE**

REFERENCE **06/21/0929/PDE**
PARISH Great Yarmouth 5
PROPOSAL CONSERVATORY

SITE 11 Ivy Green Gorleston
GREAT YARMOUTH Norfolk
APPLICANT Mr G Mitchell
DECISION **REFUSED**

REFERENCE **06/21/0955/F**
PARISH Great Yarmouth 5
PROPOSAL The proposal is to replace all rosewood double-glazed
timber windows with double glazed rosewood PVCu windows.
SITE St Augustines Place Addison Road
Gorleston Great Yarmouth
APPLICANT J Fellows
DECISION **APPROVE**

REFERENCE **06/21/0983/PAD**
PARISH Great Yarmouth 5
PROPOSAL Proposed single storey extension

SITE 51 Shrublands Way Gorleston
GREAT YARMOUTH Norfolk
APPLICANT Mr and Mrs Pope
DECISION **REFUSED**

REFERENCE **06/21/0475/F**
PARISH Great Yarmouth 7
PROPOSAL Second-floor extension to the front of the hotel,
comprising of 12 new rooms. Borough of Great Yarmouth:
SITE The Cliff Hotel Cliff Hill
Gorleston On Sea GREAT YARMOUTH
APPLICANT Mr G Walker
DECISION **APPROVE**

REFERENCE **06/21/0866/F**
PARISH Great Yarmouth 7
PROPOSAL The erection of a single storey extension to the rear
of the property, with internal reconfiguration to
SITE 36 and 37 Cliff Hill Gorleston
GREAT YARMOUTH
APPLICANT Mr D Allen
DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE	06/21/0867/LB
PARISH	Great Yarmouth 7
PROPOSAL	The erection of a single storey extension to the rear of the property, with internal reconfiguration to
SITE	36 and 37 Cliff Hill Gorleston GREAT YARMOUTH
APPLICANT	Mr D Allen
DECISION	LIST.BLD.APP

REFERENCE	06/21/0877/F
PARISH	Great Yarmouth 7
PROPOSAL	Proposed extension and alterations
SITE	31 Brett Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr and Mrs W Lodge
DECISION	APPROVE

REFERENCE	06/21/0894/CD
PARISH	Great Yarmouth 7
PROPOSAL	Change to condition 2 of pp. 06/21/0334/F - Change colour of brick to berwich multi brick and the mortar to grey
SITE	74 Marine Parade Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mrs L Muskett
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/21/0945/F
PARISH	Great Yarmouth 7
PROPOSAL	Construction of detached garage including demolition of existing garage.
SITE	2 Clarence Road Gorleston GREAT YARMOUTH
APPLICANT	Mr M McEvoy
DECISION	APPROVE

REFERENCE	06/21/0272/F
PARISH	Great Yarmouth 9
PROPOSAL	Removal of existing outbuilding and construction of new dwelling within the rear garden of 36 Southtown
SITE	36 Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	C Jarvis
DECISION	REFUSED

REFERENCE	06/21/0931/CU
PARISH	Great Yarmouth 9
PROPOSAL	Construction of building to provide vehicle servicing and repairs garage with MOT Testing Centre, with
SITE	Site off Thamesfield Way GREAT YARMOUTH Norfolk
APPLICANT	Mr A Ebbage
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE	06/21/0964/F
PARISH	Great Yarmouth 9
PROPOSAL	Renovation of existing workshop/garage and conversion to hair salon
SITE	Building Adj 1A High Mill Road Cobholm GREAT YARMOUTH
APPLICANT	Mr England
DECISION	APPROVE

REFERENCE	06/21/0860/LB
PARISH	Great Yarmouth 11
PROPOSAL	Removal of partition wall to create open plan kitchen/dining room
SITE	19 Elmgrove Road Tudor Cottage Gorleston GREAT YARMOUTH
APPLICANT	Mr M Wheeler
DECISION	LIST.BLD.APP

REFERENCE	06/21/0869/F
PARISH	Great Yarmouth 11
PROPOSAL	Erection of a new storage building
SITE	Lydia Eva Court Peterhouse Avenue Gorleston GREAT YARMOUTH
APPLICANT	Norse Care
DECISION	APPROVE

REFERENCE	06/21/0893/F
PARISH	Great Yarmouth 11
PROPOSAL	Proposed single storey rear extension
SITE	5 Kent Avenue Gorleston GREAT YARMOUTH
APPLICANT	Mrs T Richardson
DECISION	APPROVE

REFERENCE	06/21/0932/F
PARISH	Great Yarmouth 11
PROPOSAL	Two storey extension to give more space; New enclosed entrance hall; Bi-fold doors to be added into the kitchwn
SITE	9 Wedgewood Court Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr I Sutherland
DECISION	APPROVE

REFERENCE	06/21/0831/F
PARISH	Great Yarmouth 14
PROPOSAL	Proposed barriers to become semi permanent from 1st March to 1st November
SITE	54 Marine Parade GREAT YARMOUTH Norfolk
APPLICANT	Mr J Docwra
DECISION	APPROVE

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE **06/21/0837/F**
 PARISH Great Yarmouth 14
 PROPOSAL Proposed extension and alterations

SITE 12 Trafalgar Road GREAT YARMOUTH
 Norfolk

APPLICANT Mr P Hawkes
 DECISION **APPROVE**

REFERENCE **06/21/0858/F**
 PARISH Great Yarmouth 14
 PROPOSAL Proposed change of use from house in multiple occupation
 to four self contained apartment

SITE 35 Victoria Road GREAT YARMOUTH
 Norfolk

APPLICANT Mr G Chug
 DECISION **APPROVE**

REFERENCE **06/21/0950/F**
 PARISH Great Yarmouth 14
 PROPOSAL Warehouse store building

SITE Site adjacent to 45 Exmouth road
 GREAT YARMOUTH Norfolk

APPLICANT Mr R Thompson
 DECISION **APPROVE**

REFERENCE **06/21/1026/NMA**
 PARISH Great Yarmouth 14
 PROPOSAL Revised general arrangement drawing revisions
 incorporating previously agreed Condition 8 amendments

SITE Marina Centre Marine Parade
 GREAT YARMOUTH

APPLICANT Great Yarmouth Borough Council
 DECISION **Accept Amend Notice**

REFERENCE **06/21/0411/F**
 PARISH Great Yarmouth 15
 PROPOSAL Single & 2-storey exts to enlarge amenity space; det
 single storey staff facility bldg; increase park provision

SITE Mildred Stone House Lawn Avenue
 GREAT YARMOUTH NR30 1QS

APPLICANT Leaf Care Services
 DECISION **APPROVE**

REFERENCE **06/21/0854/F**
 PARISH Great Yarmouth 15
 PROPOSAL alterations including forming opening for garage door and
 store door into an existing space

SITE 74-75 Pub On The Prom Marine Parade
 GREAT YARMOUTH Norfolk

APPLICANT I Scott
 DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE	06/21/0883/F
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from betting shop (sui generis) to adult gaming centre (sui generis) 06/20/0303/CU Conditions(s) 3
SITE	3 Regent Road GREAT YARMOUTH Norfolk
APPLICANT	Cashino Gaming Ltd
DECISION	APPROVE

REFERENCE	06/21/0906/F
PARISH	Great Yarmouth 15
PROPOSAL	Replacement of existing iron railings and gates along St Nicholas Road. Replacement with Heras TR100 Tango
SITE	St Nicholas Priory Junior School St Nicholas Road GREAT YARMOUTH
APPLICANT	St Nicholas Priory Junior School
DECISION	APPROVE

REFERENCE	06/21/0954/NMA
PARISH	Great Yarmouth 15
PROPOSAL	We are seeking to make a non-material amendment (NMA) to planning permission ref. 06/20/0650/F under Section
SITE	Sainsbury's St Nicholas Road GREAT YARMOUTH Norfolk
APPLICANT	n/a
DECISION	Accept Amend Notice

REFERENCE	06/21/0971/CD
PARISH	Great Yarmouth 15
PROPOSAL	Proposed replacement windows and horizontal boarding to south elevation 06/21/0446/F Conditions(s) 4
SITE	4, 10, 11, and 12 Church Court Priory Plain GREAT YARMOUTH Norfolk
APPLICANT	Mr S Brister
DECISION	APPROVE (CONDITIONS)

REFERENCE	06/20/0507/F
PARISH	Great Yarmouth 19
PROPOSAL	Railings to be added to flat roof to form balcony area
SITE	42A Pavilion Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Ms S Ward
DECISION	APPROVE

REFERENCE	06/21/0029/EU
PARISH	Great Yarmouth 19
PROPOSAL	Lawful Development Certificate for an existing use - Change of use from tea shop to residential
SITE	195 High Street Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Ms C Rulton
DECISION	EST/LAW USE CER.

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE	06/21/0875/F
PARISH	Great Yarmouth 19
PROPOSAL	Proposed conversion of existing shop into 3 no starter shop units with new shopfront. Demolition of
SITE	35-37 Lower Cliff Road Gorleston
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	East Point Properties Ltd APPROVE

REFERENCE	06/21/0075/TRE
PARISH	Great Yarmouth 21
PROPOSAL	T1-Horse chestnut reduce to a pollard 50% of the canopy to try and stimulate fresh growth and reduce loading.
SITE	1A Crosstead GREAT YARMOUTH
APPLICANT	Ruth Langslow
DECISION	APPROVE

REFERENCE	06/21/0850/F
PARISH	Great Yarmouth 21
PROPOSAL	First floor front extension
SITE	58 North Drive GREAT YARMOUTH
APPLICANT	Norfolk Mr P Thompson
DECISION	APPROVE

REFERENCE	06/21/0806/CU
PARISH	Hemsby 8
PROPOSAL	Change of use of existing building constructed under permitted development rules
SITE	Alderly 31 Ormesby Road Hemsby GREAT YARMOUTH
APPLICANT	Mr and Mrs Dyble
DECISION	APPROVE

REFERENCE	06/21/0947/A
PARISH	Hemsby 8
PROPOSAL	See Application Form
SITE	Beach Road Hemsby GREAT YARMOUTH Norfolk
APPLICANT	Richardsons Leisure Ltd
DECISION	ADV. CONSENT

REFERENCE	06/21/0948/NMA
PARISH	Hemsby 8
PROPOSAL	Minor alteration to car park layout
SITE	Hemsby Beach Holiday Park (Seacroft) Beach Road Hemsby GREAT YARMOUTH
APPLICANT	Richardsons Leisure Ltd
DECISION	Accept Amend Notice

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE	06/21/0828/F
PARISH	Hopton On Sea 2
PROPOSAL	Erection of detached agricultural building (Grain Store)
SITE	Farmhouse Home Farm Lowestoft Road
APPLICANT	Hopton GREAT YARMOUTH
DECISION	Suffolk CC - Corporate Service APPROVE
<hr/>	
REFERENCE	06/21/0871/CD
PARISH	Hopton On Sea 2
PROPOSAL	Approval of remaining reserved matters (appearance, landscaping, layout & scale) for 18 dwellings, open space
SITE	Lowestoft Road (Land adj) Hopton
APPLICANT	GREAT YARMOUTH
DECISION	Mr M Newbury APPROVE (CONDITIONS)
<hr/>	
REFERENCE	06/21/0727/CU
PARISH	Martham 13
PROPOSAL	Proposed change of use from agricultural land to a secure dog exercise park
SITE	Land adj Grange Farm Repps Road
APPLICANT	Martham GREAT YARMOUTH
DECISION	WR & PJ Tann APPROVE
<hr/>	
REFERENCE	06/21/0804/D
PARISH	Martham 13
PROPOSAL	Revised footprint to dwelling including reduction in gabled frontage and removal of 1 car park space (whilst
SITE	10 Playing Field Lane Martham
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mr S Sampson APP. DETAILS
<hr/>	
REFERENCE	06/21/0823/F
PARISH	Martham 13
PROPOSAL	Erection of dwelling and associated works
SITE	10 Playing Field Lane Martham
APPLICANT	GREAT YARMOUTH Norfolk
DECISION	Mrs S Sampson APPROVE
<hr/>	
REFERENCE	06/21/0897/F
PARISH	Martham 13
PROPOSAL	Proposed two storey side extension and porch (rear extension Permitted Development)
SITE	2 Blenheim Avenue Martham
APPLICANT	GREAT YARMOUTH
DECISION	Mr P Punchard APPROVE
<hr/>	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS**

REFERENCE	06/21/0388/TRE
PARISH	Ormesby St.Marg 16
PROPOSAL	Horse Chestnut T1/T2 - to reduce height by 2.0-2.5m and reduce sides by up to 1.7m
SITE	Kraftalm 72 Station Road Ormesby St Ormesby Norfolk
APPLICANT	Mr M Kruber
DECISION	APPROVE

REFERENCE	06/21/0832/TCA
PARISH	Ormesby St.Marg 16
PROPOSAL	t1 - t11 - Re-pollard al eleven trees on southern boundary. Previous re-pollard back in 2011 your reference
SITE	5 Station Road Ormesby St Margaret GREAT YARMOUTH Norfolk
APPLICANT	Mr J Fairs
DECISION	APPROVE

REFERENCE	06/21/0840/F
PARISH	Ormesby St.Marg 16
PROPOSAL	Conversion of garage into annexe and studio
SITE	13 Yarmouth Road Ormesby St Margaret GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Tooley
DECISION	APPROVE

REFERENCE	06/21/0516/CU
PARISH	Rollesby 13
PROPOSAL	Change of use agric'al field to use as rehab centre for injured wildlife; cabins to accomm animals; parking
SITE	The Croft (adj) Martham Road Rollesby GREAT YARMOUTH
APPLICANT	Ms K Wolmer
DECISION	APPROVE

REFERENCE	06/21/0928/PDE
PARISH	Rollesby 13
PROPOSAL	CONSERVATORY
SITE	1 Allies Cottages Martham Road Rollesby GREAT YARMOUTH
APPLICANT	Mr G Short
DECISION	REFUSED

REFERENCE	06/21/0861/TCA
PARISH	Somerton 8
PROPOSAL	Silver Birch - Crown lift approximately 20% of the crown
SITE	White House Farm The Street West Somerton GREAT YARMOUTH
APPLICANT	Mrs D Lowe
DECISION	APPROVE

PLANNING APPLICATIONS CLEARED BETWEEN 01-DEC-21 AND 25-JAN-22 FOLLOWING
DETERMINATION BY THE HEAD OF PLANNING UNDER DELEGATED POWERS

REFERENCE	06/21/0911/F
PARISH	Winterton 8
PROPOSAL	Proposed pool house, summer house and 3-bay cart shed
SITE	22 Bulmer Lane Winterton on Sea
	GREAT YARMOUTH Norfolk
APPLICANT	Mr J Clarke
DECISION	APPROVE
-----	-----

* * * * End of Report * * * *

APPLICATION APPEALS DETERMINED BETWEEN 01-DEC-21 AND 25-JAN-22

Reference : **06/21/0606/F**

Unique No.

1178

Appellant : Mr & Mrs Hibbert

Site :

Stones Throw Cottage
North Market Road
Winterton
GREAT YARMOUTH

Proposal :

Single storey front extension.

Decision : DIS

Reference : **06/19/0409/F**

Unique No.

1169

Appellant : Mr G Miller

Site :

Strawlands (land to west of)
Mill Road
Burgh Castle
GREAT YARMOUTH

Proposal :

Proposed residential bungalow with garage

Decision : DIS

***** END OF REPORT *****

Appeal Decision

Site visit made on 12 January 2022

by J Bell-Williamson MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25TH January 2022

Appeal Ref: APP/U2615/D/21/3285491

Stones Throw Cottage, North Market Road, Winterton-On-Sea NR29 4BH

- 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 & Mrs Hibbert against the decision of Great Yarmouth Borough Council.
 - The application Ref 06/21/0606/F, dated 8 July 2021, was refused by notice dated 11 October 2021.
 - The development proposed is single storey front extension.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. Two drawings showing different designs for the front extension have been provided and the appellants request that both are considered in this appeal. However, the Council indicates that at the time of its consideration of the application, the appellants wished the application to be determined on the basis of the original drawing (ref 2149-001A) and that was the basis for its decision. For this reason and because it is unclear whether other parties were consulted on the alternative design, I have considered the proposed extension on the basis of the original drawing and have not had regard to the alternative design (ref 2149-001B).

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Winterton Conservation Area, in which the appeal property is located.

Reasons

4. The Winterton Conservation Area comprises two distinct parts; the appeal property is located adjacent to the northern boundary of the larger part, which covers predominantly residential properties as well as the nearby seafront. The appeal property is a two storey cottage in the middle of a short terrace of three cottages. This terrace is perpendicular to North Market Road and, together with other neighbouring dwellings, forms a small and distinct group of attractive cottages that appear largely to have retained their original historic
-

- character and appearance. As such, the appeal property and neighbouring cottages make a positive contribution to the conservation area.
5. The adjoining property to the south-west has a small porch and a single storey element to the front close to the road, although this is also of limited size. The property to the other side, Endcot, has a more substantive single storey element to the front that appears to be of similar depth to the appeal proposal. As such, single storey development to the front of the cottages is not an uncharacteristic feature of this part of the conservation area.
 6. However, the proposed extension appears to be of greater width than the existing features on the terrace and, consequently, it would obscure more of the original frontage than is the case for the two adjoining dwellings. Moreover, unlike the features on the neighbouring dwellings, it would result in a visually awkward relationship with the upper floor windows. The cut-away of the mono-pitch roof to accommodate these windows represents an incongruous design in this setting where no such features exist and would contrast unfavourably with the simple and original frontage of the cottage.
 7. Both the size and alien roof profile of the extension would draw attention to it as an uncharacteristic form of development in this setting. The fact that there does not appear to be a conservation area appraisal in place does not alter these findings, particularly as I must have regard to the statutory requirement that in exercising planning functions in conservation areas special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area¹.
 8. Despite the hedge to the front, the extended dwelling would be visible from the public realm and neighbouring dwellings. While the harmful effects of development in a conservation area are not dependent on such views being available, these effects would nonetheless be readily apparent from the surrounding area.
 9. Therefore, for the reasons given, I find that the proposed extension would fail to preserve the character and appearance of the Winterton Conservation Area. The National Planning Policy Framework (the Framework) advises that when considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation². Based on the above findings, I consider the harm to be less than substantial in this instance, but nevertheless of considerable importance and weight.
 10. Under such circumstances, the Framework advises that this harm should be weighed against the public benefits of the proposal³. I acknowledge that it is not possible to extend the property to the rear and that the extension is intended to create more living space for full-time occupation rather than use as a holiday home. However, these matters relate to occupation and use of the appeal property as a private residence and, as such, there are no public benefits that would overcome the harm that has been found with regard to the proposal.

¹ Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

² Paragraph 199.

³ Paragraph 202.

11. Therefore, for the reasons given, I conclude that the proposed extension would not preserve the character or appearance of the Winterton Conservation Area. Consequently, it is contrary to Policy CS10 of the Great Yarmouth Local Plan Core Strategy 2013-2030, concerning safeguarding local heritage assets; and to Policy HOU18 of the Great Yarmouth Borough-Wide Local Plan (2001), which requires residential extensions to be in keeping with the character of the area. Reference is also made to Policy H5 of the emerging Local Plan, although this apparently concerns rural worker dwellings and, therefore, is not relevant. The proposal is also contrary to section 16 of the Framework.

Conclusion

12. For the reasons given above it is concluded that the appeal should not succeed.

J Bell-Williamson

INSPECTOR



Appeal Decision

Site visit made on 22 November 2021

by Philip Mileham BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: Tuesday 07 December 2021

Appeal Ref: APP/U2615/W/21/3270189

Land west of 'Strawlands' Mill Road, Burgh Castle, Great Yarmouth NR31 9QW.

- 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 G MILLER against the decision of Great Yarmouth Borough Council.
 - The application Ref 06/19/0409/F, dated 12 July 2019, was refused by notice dated 10 November 2020.
 - The development proposed is a residential bungalow with garage.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The description of development taken from the application form does not accurately describe the development applied for. As such, I have taken the description from the Council's decision notice which more accurately reflects what has been applied for to which there is no dispute between the parties.

Main Issues

3. The main issues are:
 - Whether the site is in a suitable location for a new dwelling; and
 - The effect of the proposed development on the character and appearance of the area.

Reasons

Suitable location

4. The appeal site is a flat area of paddock land located to the rear of 'Strawlands' which is a detached single-storey dwelling with accompanying stables and outbuildings located on Mill Road.
5. Saved policy HOU10 of the Great Yarmouth Borough-Wide Local Plan (2001) (GYLP) sets out criteria for development in the countryside outside development boundaries allowing for agriculture, forestry, organised recreation or the expansion of existing institutions. There is no dispute between the parties that the proposed residential development would be outside of Burgh Castle's defined village development limits boundary. As such, it would be contrary to the provisions of policy HOU10. The saved policy pre-dates the

publication of the National Planning Policy Framework (NPPF), and as a result, does not fully reflect the NPPF's approach to rural housing which does not place the same limitations. In light of this, policy HOU10 is afforded moderate weight.

6. Policy CS1(e) of the adopted Great Yarmouth Core Strategy (2015) (GYCS) seeks to support new development that provides easy access to jobs, shops and community facilities by walking, cycling and public transport. Policy CS2 of the GYCS seeks to balance the delivery of new homes with jobs and service provision. There is no evidence before me to indicate that Burgh Castle has any existing shops, services or facilities that would support day-to-day living or any evidence of employment opportunities in the village. There is no footpath or streetlighting in this part of Mill Road, which would make it less attractive for journeys to be made by foot or cycle.
7. Therefore, journeys to access employment, services and facilities would likely be made by private vehicular transport to larger settlements such as Great Yarmouth. Cumulatively, over time, these would add up to a significant number of trips which would be at odds with policies CS1 and CS2 which seek to set out a strategy to provide access to jobs and services by modes of transport other than private vehicles and reduce the need to travel.
8. In light of the above, I consider the proposed development would not be in a suitable location for a new dwelling. As such, it would fail to accord with policy HOU10 of the GYLP and policies CS1(e) and CS2 of the GYCS for the reasons set out above.

Character and appearance

9. The area of Mill Road in the vicinity of the appeal site is characterised by a linear development of predominantly single storey dwellings along the road frontage. The linear development creates a regular rhythm to the dwellings and makes a positive contribution to the character of this part of the area.
10. The appeal site itself is a flat area of paddock land located to the rear of Strawlands and would be located behind an existing menage. There would be a considerable distance between the proposed dwelling and the rear of Strawlands that would result in the proposal disrupting the linear rhythm of residential development in this part of Mill Road. Although there are stables and outbuildings to the rear of Strawlands, from my observations on site, there are no other rearward dwellings apparent in the area. As such, the proposal would adversely affect the grain of development in the area and result in the extension of residential development into the countryside.
11. In light of the above, I consider that the proposed development would result in harm to the character and appearance of the area. It would therefore fail to accord with policies HOU7 and HOU17 of the GYLP which state that proposals should not be significantly detrimental to the form, character and setting of the settlement and the sub-division of plots will be resisted where it would be likely to lead to development out of character and scale with the surroundings.

Other matters

12. The appellant has drawn my attention to other proposals granted in the village albeit no precise details have been submitted into the appeal. As such, the

circumstances in those cases may be different from those before me, and as such, have not altered my conclusions in respect of the main issues.

13. The proposal would provide a benefit through the provision of an additional dwelling of a type which may be in short supply in the area. The proposal would provide economic benefits through its construction and in the accompanying supply of materials. There would also be some social benefit as a result of the contribution of future occupiers to nearby community facilities.
14. Concern has been raised by a third party in respect of the effect of the proposal on the living conditions of nearby occupiers. However, as I am dismissing the appeal for other reasons, it is not necessary for me to consider this matter in further detail.

Conclusion

15. Whilst the proposal would provide some benefits as set out above, as the proposal is for a single dwelling, I consider these would be limited and not sufficient to outweigh the harm identified or conflict with the development plan when read as a whole.
16. Therefore, for the reasons given above I conclude that the appeal is dismissed.

Philip Mileham

INSPECTOR

