



# Development Control Committee

**Date:** Wednesday, 10 November 2021

**Time:** 18:30

**Venue:** Assembly Room

**Address:** Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

## AGENDA

### CONTENTS OF THE COMMITTEE AGENDA PLANNING APPLICATIONS & CONDUCT OF THE MEETING

#### Agenda Contents

This agenda contains the Officers' reports which are to be placed before the Committee. The reports contain copies of written representations received in connection with each application. Correspondence and submissions received in time for the preparations of the agenda are included. However, it should be noted that agendas are prepared at least 10 Working Days before the meeting. Representations received after this date will either:-

- (i) be copied and distributed prior to or at the meeting – if the representations raise new issues or matters of substance or,
- (ii) be reported orally and presented in summary form by the Principal Officer of the Committee – especially where representations are similar to, or repeat, previous submissions already contained in the agenda papers.

There are occasions when the number of representations are similar in nature and repeat the objections of others. In these cases it is not always possible for these to be included within the agenda papers. These are either summarised in the report (in terms of numbers received) and the main points highlighted or reported orally at the meeting. All documents are available as 'background papers' for public inspection.

#### Conduct

Members of the Public should note that the conduct of the meeting and the procedures followed are controlled by the Chairman of the Committee or, if he/she so decides, the Vice Chairman. Any representations concerning Committee procedure or its conduct should be made in writing to either –

- (i) The Planning Group Manager, Town Hall, Great Yarmouth. NR30 2QF
- (ii) The Monitoring Officer, Town Hall, Great Yarmouth. NR30 2QF

## **DEVELOPMENT CONTROL COMMITTEE**

### **PUBLIC CONSULTATION PROCEDURE**

- (a) Thirty minutes only will be set aside at the beginning of each meeting to deal with applications where due notice has been given that the applicant, agent, supporters, objectors, and any interested party, Parish Council and other bodies (where appropriate) wish to speak.
- (b) Due notice of a request to speak shall be submitted in writing to the Planning Group Manager two days prior to the day of the Development Control Committee meeting.
- (c) In consultation with the Planning Group Manager, the Chairman will decide on which applications public speaking will be allowed.
- (d) Three minutes only (or five minutes on major applications at the discretion of the Chairman) will be allowed to (i) objectors together, (ii) an agent or applicant and (iii) supporters together, (iv) to a representative from the Parish Council and (v) Ward Councillors.
- (e) The order of presentation at Committee will be:-
  - (1) **Planning Officer presentation** with any technical questions from Members
  - (2) **Agents, applicant and supporters** with any technical questions from Members
  - (3) **Objectors and interested parties** with any technical questions from Members
  - (4) **Parish Council representatives, Ward Councillors and Others** with any technical questions from Members
  - (5) **Committee debate and decision**

#### **Protocol**

A councillor on a planning or licensing decision making body should not participate in the decision and / or vote if they have not been present for the whole item.

This is an administrative law rule particularly applicable to planning and licensing - if you haven't heard all the evidence (for example because you have been out of the room for a short time) you shouldn't participate in the decision because your judgment of the merits is potentially skewed by not having heard all the evidence and representations.

It is a real and critical rule as failure to observe this may result in legal challenge and the decision being overturned."

## **1 APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

## **2 DECLARATIONS OF INTEREST**

You have a Disclosable Pecuniary Interest in a matter to be discussed if it relates to something on your Register of Interests form. You must declare the interest and leave the room while the matter is dealt with.

You have a Personal Interest in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

You must declare a personal interest but can speak and vote on the matter.

Whenever you declare an interest you must say why the interest arises, so that it can be included in the minutes.

## **3 MINUTES**

**5 - 12**

To confirm the minutes of the meeting held on the 13 October 2021.

## **4 APPLICATION 06-21-0356-F - EX-EDWARD WORLLEDGE SCHOOL SITE, LAND WEST OF 63-78 LICHFIELD ROAD**

**13 - 35**

Report attached.

## **5 APPLICATION 06-21-0237-F - 4 BURTONS BUILDINGS, ST PETERS ROAD**

**36 - 62**

Report attached.

## **6 DELEGATED DECISIONS MADE BETWEEN 1 SEPTEMBER 2021 AND 31 OCTOBER 2021**

**63 - 89**

Committee are asked to note the Delegated Decisions.

## **7 PLANNING APPLICATIONS CLEARED BETWEEN 1 SEPTEMBER AND 31 OCTOBER 2021 FOLLOWING**

**90 - 92**

**DETERMINATION BY THE DEVELOPMENT CONTROL  
COMMITTEE**

Committee are asked to note the report.

**8      APPEAL DECISIONS BETWEEN 1 SEPTEMBER AND 31  
OCTOBER 2021** **93 - 93**

Committee are asked to note appeal decisions.

**9      ANY OTHER BUSINESS**

To consider any other business as may be determined by the Chairman of the meeting as being of sufficient urgency to warrant consideration.

**10     EXCLUSION OF PUBLIC**

In the event of the Committee wishing to exclude the public from the meeting, the following resolution will be moved:-

"That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 1 of Part I of Schedule 12(A) of the said Act."



# Development Control Committee

## Minutes

Wednesday, 13 October 2021 at 18:00

Present

:

Councillor Freeman (in the Chair); Councillors G Carpenter, Fairhead, Flaxman- Taylor, P Hammond, Hanton, Jeal, Myers, Williamson, A Wright & B Wright.

Councillor Candon attended as a substitute for Councillor Annison

Councillor Price attended as substitute for Councillor Mogford

Mr D Glason (Director of Planning and Growth); Mr R Parkinson (Development Control Manager), Mr C Green (Senior Planning Officer), Mr R Tate (Planning Officer), Mr G Bolan (Planning Officer); Ms C Whatling (Monitoring Officer) & Mrs S Wintle (Corporate Services Manager).

### **1 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Annison and Mogford.

### **2 DECLARATIONS OF INTEREST**

Councillor Freeman declared a personal interest in items 6 and 7 in his capacity as Parish and Ward Councillor for Ormesby and Scratby.

### **3 MINUTES - 15 SEPTEMBER 2021**

The minutes of the meeting held on the 15 September were confirmed subject to the following amendments :-

Item 5 - APPLICATION 06-21-0329-F - POPS MEADOW, GORLESTON

Councillor Williamson commented that he fully supported the recommendations of the Officers, he made reference to the fence which was in obvious need of replacing and suggested that pre coated fencing be considered which would provide for a better finish than galvanised fencing and would be more pleasing to the eye in a conservation area. Councillor Williamson further made reference to the opening times of the facility of 10am until 7pm which in his opinion as restrictive.

Councillor Flaxman-Taylor sought clarification with regard to the opening times of the venue as listed within the pack as 10am until 7pm and asked whether this was both summer and winter opening times, this was confirmed as summer and winter opening times. Councillor Flaxman-Taylor commented that she felt it would be more appropriate to have similar times to that of what was previously agreed for the site of 9am till 9pm. The Senior Planning Officer reported that the applicant had requested 10am until 8pm within their application.

That the recommendation be amended to read :-

RESOLVED :

That application 06-21-0329-F be approved, subject to the following conditions :

- (1) The opening and closing times be amended to 10am to 8pm
- (2) Replacement fencing details to be submitted and agreed in association with the Conservation Area Officer by November 1st 2021.
- (3) Landscape scheme to soften boundary ( to dwellings on southern boundary)
- (4) A revised rides and structures layout plan
- (5) A plan showing provision of visibility splay
- (6) Flood warning and evacuation plans submitted, before any permission is issued [as described at paragraph 10.5 above].
- (7) For a temporary period - in order to further assess the impact of the use and safeguard the residential amenities of the occupiers of nearby dwellings and the character of the Conservation Area – subject to Conditions as listed at paragraph 10.6 with the amendment of the existing fencing to be removed and the replacement fencing (to be approved) is to be installed by Easter 2022 (1 March), with visibility splay incorporated therein above and any others considered appropriate by the Development Management Manager including lighting.

#### **4 MINUTES - 22 SEPTEMBER 2021**

The minutes of the meeting held on the 22 September 2021 were confirmed subject to the addition of Councillor Fairhead in those present.

**5 APPLICATION 06-21-0237-F - 4 BURTONS BUILDINGS, ST PETERS ROAD, GREAT YARMOUTH**

The Development Control Manager reported that the application had been brought to the Committee at the discretion of the Director of Planning and Growth, given local interest in the application.

It was reported that since the Officer's report had been published to the Committee the applicant had confirmed that they had submitted the wrong address on the application form, and the application had been advertised and published as such. It was advised that this discrepancy did not appear to have prejudiced or hindered consultation by the public, stakeholders or local community because the application plans were clear with regard to the building concerned, nevertheless the discrepancy should be resolved before any decision is issued.

It was reported that Officers had discussed the situation with the Monitoring Officer and proposed to amend the recommendation contained within the report to request that Committee resolve to delegate authority to the Director of Planning and Growth to issue permission once a new round of public consultation is completed.

Councillor Hammond questioned why the application had not been put back out to public consultation again in light of the issue that had been identified.

Councillor T Wright suggested that a site visit be arranged for the Committee to look at the site in question.

RESOLVED :

That application 06-21-0237-F be deferred to allow for a site visit to be undertaken at the application site.

**6 APPLICATION 06-21-0627-F - 7 SPRUCE AVENUE, ORMESBY ST MARGARET**

The Committee received and considered the Planning Officers report.

The Planning Officer reported that the application had been brought to the Development Control Committee due to the applicant being an employee of the Borough Council.

The Planning Officer reported that the application before Members sought approval of a side and rear extension, and conversion of the garage. The existing garage is proposed to be converted into a study, and the side extension effectively extends the garage forward to provide an additional store room and new porch access at the side of the house.

The site is within the development limits of Ormesby-St-Margaret and is a single storey bungalow which is typical of properties along Spruce Avenue which comprise a mixture of 2 storey houses and single storey bungalows.

The Planning Officer reported that one letter of concern had been received

from a neighbour who had concerns on the grounds of the following :-

- Boundary issues and possible fence removal.
- The window on the front elevation of the proposed existing garage extension looking into their property.
- The toilet – no window has been specified so far for the toilet therefore they assume any fumes would have to be extracted, and are concerned about the placement of the extractor exit.
- Would this affect us at a later date if we wished to extend to the boundary on our side of the property?.

The Committee were informed that the Parish Council had since submitted comments on the application and these were as follows :-

- Concern of overlooking from rear windows
- loss of daylight
- loss of parking

The Planning Officer summarised the assessment of the application to the Committee, he advised that as the neighbour who had submitted comments identified, the extension continues to use the same building line as the external wall of the garage which acts as the boundary between no. 7 and 5 Spruce Avenue. This would require notification and potentially negotiation through the Party Wall Act but the loss or otherwise of a shared boundary fence is a civil matter and is not a material planning consideration. Any grant of planning permission would not give permission to carry out works on any land or property which is not in the ownership of the applicant.

It was reported that the amenities of neighbouring properties have been considered in the assessment of the application. The proposal does not seek any windows in the North-facing elevation or roofslope running along the boundary with the neighbour at 5 Spruce Avenue, and therefore is not assessed to create any significant detrimental impact from loss of privacy.

The Planning Officer reported in terms of amenity impacts there is not considered to be an unacceptable level of detrimental impact due to the single storey scale and the low-rise profile of the garage roof, and the limited area of the proposed extension which will increase the mass on the boundary to no. 5 to the North. It is not assessed to create any significantly detrimental impact on residential amenity due to a sense of overbearing development or overshadowing.

It was reported that in terms of the queries from the neighbour relating to an extractor fan and where this would extract fumes to. Given that there is not one marked on the plan and it is not assessed that this would create a significant detrimental impact upon the neighbours. However it shall be conditioned that the applicant shall route any extraction through the roof or out of another opening away from the neighbours side to prevent any unneighbourly impact.



It was advised that a planning condition shall be used to ensure that no additional windows or openings are added to the north-facing elevation along the common boundary in order to avoid precluding similar development in the future.

The Planning Officer reported that subject to the imposition of conditions as described, the proposal is considered acceptable as it accords with the policy criteria of HOU18 of the saved Borough Wide Local Plan and the criteria in the emerging Local Plan Part 2 Amenity Policy. The proposal would also not be contrary to CS9 in terms of design and was therefore recommended for approval.

Councillor Myers sought clarification on the wall between the two properties and the WC Extractor fan and raised some concern, although it was noted that this was not a matter that the application could be objected on the grounds of, however it was advised that this formed part of a condition within the recommendation that the Extraction to the WC or other rooms shall avoid the shared boundary wall / side elevation.

Councillor T Wright asked for clarification on the comments received from the Parish Council whether these had been an objection to the application or just comments, it was advised that no formal objection had been received only comments and concerns.

Following a vote it was :

#### RESOLVED

That application 06/21/0627/F be approved subject to the following conditions :-

1. The development must be begun not later than three years from the date of this permission.
2. The development shall be carried out in accordance with the application form and revised plans received by the LPA on the 8th September 2021.
3. The exterior materials to be used in the development shall match those of the existing dwelling.
4. No part of the development shall overhang the boundary.
5. Extraction to the WC or other rooms shall avoid the shared north boundary wall / side elevation.
6. Notwithstanding any relevant Permitted Development rights, there shall be no additional windows or openings added to the north elevation of the extension without the express written permission of the LPA.

And any other conditions considered appropriate by the Development Management Manager.

**7 APPLICATION 06-21-0560-F - 4 BRACECAMP CLOSE, ORMESBY ST MARGARET**

The Committee received and considered the Planning Officers report.

The Planning Officer reported that the application had been brought to the Development Control Committee due to the applicant being an employee of the Borough Council.

The Planning Officer reported that the application before Members sought approval of a first floor extension at 4 Bracecamp Close in Ormesby. The subject dwelling is a two-storey detached brick house set to the north of Bracecamp Close. The dwelling is typical for the area, being of a similar form and style to the other dwellings on the estate. The dwelling sits on the entrance to the estate proper and as such it sits on a larger plot and has increased spacing with neighbours in comparison to dwellings further in the estate.

The proposal was for a first-floor extension to the east of the existing dwelling. It is proposed that the extension would have a flat roof, be clad in cement board cladding and have windows to rooms looking out to the south, east and north.

The Planning Officer reported that one letter of objection had been received from a neighbour who had objected on the grounds of overlooking and loss of privacy. It was reported that an additional letter was received from a neighbour stating that the plans were not viewable on the website. After they were uploaded, the neighbour was informed and invited to comment (on the 9th August 2021), but no further correspondence had been received.

The Committee were informed that the Parish Council had since advised that they had no objections to raise on the application.

The Planning Officer reported that the proposal was considered acceptable in design terms and would not be harmful to the character of the area, and as such would comply with policy HOU18 A.

The Planning Officer reported that the extension included windows on the south, east and northern elevations. The windows to the south would serve the study and look across the road, to the north the windows will serve the en-suite. The dwelling as existing did not have habitable rooms with windows looking out to the east; the proposed plans show a window on this elevation. There is approximately 30 metres separating the eastern wall of no.4 Bracecamp Close and the western wall of no.2 Bracecamp Close. This, in combination with the vegetation screening between the two, would be

considered sufficient enough distance such that significant levels of overlooking should not occur.

It was advised that the window on the eastern elevation would allow partial views over toward the objector's property (6 Symonds Avenue). The distance between the proposed window and the south-eastern elevation of the objector's property is approximately 41.5 metres. Given the obscure angle and distance, significant overlooking is not expected to occur. Moreover, to mitigate concerns regarding overlooking, the windows to the en-suite can be conditioned to be obscure glazed to a standard equivalent to Pilkington Level 5 and to be partial-opening only (i.e. limited to a 45 degree opening from the interior plane).

Due to its siting and distance from the neighbouring properties, it is considered that the proposal would not create an overbearing impact or significant overlooking of the neighbouring properties. As such the application is compliant with policy HOU18 B and emerging policy A1.

The Planning Officer reported that as there are protected trees on site a condition should be used to ensure there are no materials stored, access created, or other works undertaken within the trees root protection area / canopy spread without prior written approval.

It was reported that to be mindful of the proximity to neighbouring dwellings it would be considered appropriate to condition the hours of construction to limit any adverse impact on neighbours.

The Planning Officer reported that the application was recommended for approval subject to conditions as detailed within the Planning Officer's report.

Councillor T Wright made reference to 4.11 within the report and raised some concern with regard to the trees that were of a protected status.

Councillor Price asked how the hours of work could be restricted, and he was advised that these were to be conditioned as part of the the recommendation.

Councillor Jeal made reference to the window that had caused some concern to the neighbouring property and suggested that this could be a glazed window, however it was advised that this window was approximately 45 metres away from the neighbouring property so of a sufficient distance to not cause any overlooking and this room was to be a proposed bathroom so would include a glazed window.

Following a vote is was :-

RESOLVED :

That application 06/21/0560/F be approved subject to the following conditions :-

1) 3-year time limit

- 2) In accordance with plans
  - 3) Obscure glazing for the en-suite and restricted opening
  - 4) Restrict hours of work
  - 5) Protection of tree root protection area / canopy spread area during works
- And any other conditions / notes considered appropriate by the Development Management Manager.

## **8 ANY OTHER BUSINESS**

There was no other business discussed at the meeting.

The meeting ended at: 20:00

**Reference: 06/21/0356/F****Parish: Great Yarmouth****Officer: Chris Green****Expiry Date: 24-9-21****Applicant: Hammond Property Developments Ltd****Proposal: Erection of 9 dwellings comprising: 6no. three storey, three-bedroom terrace houses with garages, and 3no. two-bedroom flats above 10no. additional garages; creation of 9no. additional parking spaces [revised description]****Site: Ex- Edward Worlledge School Site, Land West of 63-78 Lichfield Road**

## **REPORT**

This application is brought before the Development Control Committee as the applicant is a company whose owners and Directors are two serving Borough Council Councillors, Cllr Paul Hammond and Cllr Donna Hammond, and their immediate family member, Mr Lee Hammond. The land at both this application site and some adjoining land which is material to the determination of this application is also owned by the same company. As such this application was reported to the Monitoring Officer on 23<sup>th</sup> September.

### **1. The site**

- 1.1 This site is on land formerly occupied by the Edward Worlledge school building, a late 19<sup>th</sup> or early 20<sup>th</sup> century single storey school building. The original parts of the school which formed this application site have been demolished and the site largely cleared. Although the original school building has been removed there remains a large 1/1.5-storey flat-roofed brick and corrugated sheet building at the rear of the application site, and a part-demolished wing attached to the remaining in-tact building. The western half of the site is undisturbed tarmac and the eastern half has been left as loose bare ground following demolition and clearance.
- 1.2 Although technically single storey, the former school building featured the typical high ceiling rooms of the traditional school and featured a slate roof with terracotta parapet and lintels and other architectural embellishments.

- 1.3 The remnant two bays of this school, adjoining this application site to the north, remain and were last used as a nursery facility, though it is understood that this role has now ceased. A war memorial that had been within this part is reported as being required to be re-sited as part of the private sale contract with the education authority. This is not part of the application nor the red-lined site, however.
- 1.4 This adjoining land to the north is however also part of what an area shown as blue-lined land and is within the applicant's ownership and by extent also their control. Since the lodging of this application with the Council a separate application reference 06/21/0796/F has been made for the part of the old school as yet undemolished to be demolished and to be the site of 5 x three storey townhouses. That new application has been made by a different agent by a different applicant, though the submitted certificate shows it to be in the ownership of Hammond Property Development Ltd at the time of submission.
- 1.5 As the adjoining land is within the ownership of the applicant of the application currently before Development Control Committee the land and the recently submitted application both become a material consideration in the determination of this current proposal. This position is established in case law.

## **2. Site constraints / context**

- 2.1 This application site is part of land formerly dedicated to education and as such is shown as being outside the urban area on the current proposals map and therefore would ordinarily be subject to consideration under policies relating to land outside the defined development limits / urban area.
- 2.2 However, the emergent Local Plan Part 2 policy GSP1 physical limits, and associated revised proposal map, does show that this site will be within the urban area development limits once that plan is formally adopted. Given the advanced state of this (with no objections from the public or modifications asked for) this is considered to carry greater and significant weight. In practice the site is surrounded by areas of terraced housing to the east and north and has the character of an urban setting.
- 2.3 The whole site is in a high-risk flood zone (Zone 3). A site-specific flood risk assessment is included. The applicant has supplied a letter from an agent stating that no other sites of similar capacity within the Great Yarmouth urban area in a lower flood risk area, are currently available.

## **3. Proposal**

- 3.1 The proposal for 9 dwellings on the site includes a row of six three-storey town houses terraced together to the east side of the site fronting Lichfield Road. These have garaging and utility rooms to the ground floor and living accommodation at first and second floor surmounted by a hipped roof over the whole terrace. An amended plan has revised the application to show the end properties gabled to break up the form and attempt to reduce the sense of mass of the proposal, but the overall rectangular block remains.

- 3.2 The terrace is set back from the highway by the depth of a parking bay (scaling at just under 6m), giving a distance between the terraced housing existing opposite and the proposal of 20m.
- 3.3 Behind the terrace, ten lock up garages with three flats set above are proposed to the rear (west) side of the site. This allows a separation of 16.5m from the garage block and the flats above to the rear elevation of the town houses. There are nine outside parking bays shown behind the remaining part of the school / nursery, which are proposed for use as 'nursery parking' although as mentioned above the nursery use appears to have finished.
- 3.4 Within the Design and Access Statement the applicant has proposed that the double-yellow line parking restrictions on the east side of Lichfield Road could be moved to the west side in front of this site.
- 3.5 Accompanying the proposal are the following documents:
- Planning Application Forms and Certificates of Ownership;
  - Application drawings as detailed on the Drawing Register;
  - Design and Access statement
  - Flood Risk Assessment and mitigation and evacuation proposals
  - A letter assessing lack of sequentially preferable site availability
  - Habitat Regulations Assessment

#### 4. **Relevant Planning History**

Within this site there is no relevant history.

The former school was demolished without first providing prior notification to demolish the buildings to the Local Planning Authority. Building Control were correctly notified.

The site to the north is currently subject to an application for the following development:

06/21/0796/F: Proposed demolition of remainder of former school buildings and construction of a terrace of 5 houses with garages. [Pending consideration].

#### 5. **Consultations:-**

**All consultation responses received are available online or at the Town Hall during opening hours**

**Neighbour comments** have been received (summarised):

- Demolition was carried out without a prior notification of demolition application although Building Control received a demolition notice in November 2020.
- Demolition was carried out unprofessionally with disregard to health and safety. Heavy vehicles caused vibration and road subsidence.
- The proposal provides each house with a driveway and one garage, the garages are too small for modern cars and will lead to garage conversions if a condition is not applied to stop this from happening.
- As each house has 3 bedrooms two cars spaces are needed per property. If the garage is used for other purposes, there will be unsafe over-spill roadside parking. The drives associated with the development will reduce parking opportunities to their frontage.
- There is no turning head provision to the end of Lichfield Road. Parking on Gordon Road displaces to Lichfield Road.
- Neighbours mention of various parking restrictions and object to the changes suggested.
- Loss of existing parking spaces. The revised parking in front of the existing terrace would cause light loss when larger vehicles are parked on that side.
- The garages to the rear are referred to as "lock ups". Existing residents should not be forced to rent these when the development forces them to park away from their properties! If rented for storage, this will create further unwanted traffic.
- Access for refuse and emergency services will be difficult.
- The design has a large footprint, height, massing and built form across the full width of the plot and a poorly proportioned nondescript design with no contextual links to the Victorian terrace street setting.
- The development will harm the amenity of the nearest neighbouring properties by design, height and distance from common boundaries.
- The proposed development would be overbearing and cause a loss of light and outlook.
- The three-storey design will dominate the street scene and creates overlooking from a higher level.
- The design is unbalancing to the adjacent two storey dwellings.
- There is no room for soft landscaping.
- There is the common law right to light, which entitles neighbours to receive light passing through window apertures. There are no daylight and sunlight assessments with the application.
- There will be increased noise and disturbance as a result of the development.



- Concern over possible loss of parking for 90-93 Lichfield Road

**Further neighbour comments** have been received in respect of revised plans received 16 August 2021 (summarised).

- Parking for new residents is improved but not for existing residents.
- Not everyone can pay to rent a lockup garage.
- There will still be a loss of sun light, daylight and residents' common law right to light, and a loss of outlook.
- The 3-storey scale of development is not in keeping with the street or the adjoining streets.
- The nursery has ceased using the building as it was left in such a dangerous condition and unfit for purpose, they decided it was the best option, so allowing for parking becomes irrelevant.
- The new flood defences should make it unnecessary to build to 3 storeys.
- No soft landscaping has been added.
- A poor design, of overbearing bulk and mass, the character of the street is not enhanced.
- The building has already been demolished without any permission being granted, myself and the neighbours have had to look out at the unsightly land for nearly a year.

## **Consultations – External**

### **5.1 Norfolk County Council – Local Highways Authority – Initial Objection.**

Garages on all the plots 1-6 are too small. Garages for flats plots 7-9 are inadequate unless two are allocated to each as no outside parking spaces shown. (Note this aspect was addressed in the revised plans, as the garages were increased in size and additional frontage parking provided)

### **5.2 Norfolk County Council – Ecology Service: No objection.**

The HRA form is fit for purpose. Subject to the payment towards the Council's Habitats Monitoring and Mitigation Strategy, no adverse impacts resulting from increased recreation are anticipated.

The application site is located within a SSSI IRZ but does not meet the criteria requiring consultation with Natural England.

It is not clear from the documents submitted if the original buildings remain. If they have not been demolished it is recommended that, due to their age, a Preliminary Roost Assessment (PRA) for bats is submitted in support of the planning application. The NPPF and Policy CS11 states that developments

should avoid harmful impacts on biodiversity, priority habitats and species, and take measures to create biodiversity features.

It is recommended that the development include enhancements such as externally mounted bird and bat boxes. It is recommended that a minimum of 9 house sparrow terraces (e.g. Vivara Pro WoodStone House Sparrow Nest Box) or a minimum of 9 swift boxes are incorporated into the design. These should be installed according to the instructions, and in groups. Details can be submitted in support of the application or conditioned.

**5.3 Norfolk Historic Environment Team (Archaeology) – Objects to the demolition having taken place without historic appraisal.**

The building is a fine example of Edwardian Architecture that should be recorded before demolition.

**5.4 Internal Drainage Board: Comments - The Board's Byelaws apply.**

The applicant intends to discharge surface water to a sewer. We recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy and is viable in this location. We are not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary. This should be confirmed by the applicant. Whilst the consenting process as set out under the Land Drainage Act 1991 and separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents.

**5.5 Environment Agency: (precised) – No objection.**

Following submission of further information that clarifies all habitable space is on the first floor and above, we have no objection providing that the LPA has taken into account the flood risk considerations which are its responsibility.

While the site lies within tidal Flood Zone 3a, it does benefit from the presence of defences. The ground floor will flood to a depth of 1.8m during 1 in 200 annual probability flood events. The depth is a “hazard to all” including emergency services. We do not object however as an Emergency Flood Plan and a Flood Evacuation Plan has been submitted by the applicant.

**Consultation - Internal to GYBC**

**5.6 Environmental Health – (contaminated land, noise, air quality)**

No comments provided.

**5.7 Conservation officer - comments are included within the report body.**

**5.8 Resilience officer: As there is safe refuge on upper floors, no objection.**

## **6. Assessment of Planning Considerations:**

- 6.1 Section 38(8) of the Town and Country Planning Act 1990 (as amended) and paragraph 47 of the National Planning Policy Framework state that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

### **Relevant Policies:**

Borough Local Plan 2001: HOU7 (New housing within settlements)

Core Strategy 2013: policies CS9, CS10, CS15

### **Other material considerations:**

Emerging policies of the draft Local Plan Part 2 (Final Draft) (LPP2):

- GSP1 (Development limits),
- H3 (Housing density)
- A1 (Amenity),
- A2 (Design),
- E1 (Flood risk),
- E4 (Trees and landscape)
- C1 (Community facilities)

The draft policies should be noted as some considerable degree of weight can be attributed to them in the planning assessment, given the stage of their preparation.

National Planning Policy Framework (2021):

- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change and flooding
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

National Planning Practice Guidance and National design guide (2021)

### **Principle of development – proposed uses**

- 6.2 Demolition of the remaining flat-roof structure in this site is accepted despite the loss of the former educational use if it helps realise improved designs and site potential.

- 6.3 The development within this application proposal offers new housing on an unused now vacant brownfield site. The Council has a healthy 5-year land supply position, and the 'windfall' development of new housing in accessible sites makes an important contribution to the housing supply, but it is not reliant on these windfall sites to maintain the supply. Nevertheless this is an important contribution of housing, and is a sustainable and accessible site.
- 6.4 Emergent LPP2 policy GSP1 (development limits) is considered to carry weight and places this site within the defined urban area thus making the location one considered to be sustainable and appropriate for housing.
- 6.5 Policy LPP2 H3 – The existing plot size of the terraces is 118 square metres each and the new town houses are 108 square metres each so there is little difference in plot footprint size. In this location new housing should be at least 50 dwellings per hectare (dph); this site is 0.19ha in area so the 9 dwellings proposed represents a development of 47 dph, so this development is less than the minimum density expectation of 50 dwellings per hectare suggested by policy H3. The under-supply of dwellings on the site may be in part due to the awkward application site shape but the lower density has not been justified. Notwithstanding, the number of dwellings is not atypical, therefore, of the density and terraced character of the local area.
- 6.6 The principle of a level of residential development in this location is therefore accepted, subject to meeting the criteria set out in the remainder of the development plan, in respect of highways impact, sustainability, design and townscape, landscaping and residential amenity, for example.
- 6.7 Principle of lock-up garages – Garages not directly associated with residential use have in past case law been identified as sui generis or storage within use class B8. The proposals map does not support B8 in this location and could give rise to amenity and highways concerns. No firm details on the use of the proposed garages has been supplied, nor mechanisms offered on operation.
- 6.8 Principle of parking – 9no. unrelated additional parking spaces are shown within the red lined area as being dedicated to the educational use but there is no legal agreement or condition requested to secure this. If otherwise minded to approve this would need addressing. While the nursery use appears to have finished in planning terms the use endures until a further permission arises.

### **Principle of Development – Affordable housing**

- 6.9 Although this application is for 9 dwellings and therefore below the government's threshold set out in the National Planning Policy Framework for the requirement to provide affordable homes, the original and larger site of the school is proposed in this and the other received application 06/21/0796/F. The adjoining land in the applicant's ownership and the application for that site are significant material considerations (for example planning case law *Rugby School Governors v SoS for Env* (1975) which looked at site 'subdivision' or disaggregation and in doing so identified piecemeal development as a material

consideration in planning assessments). Together the two applications propose 14 dwellings (9 and 5 respectively). Providing a total of 14 homes is above the GYBC threshold for affordable housing and triggers the requirement for a 10% contribution towards affordable housing within policy CS4 of the adopted core strategy in this area "Affordable housing sub-market area 3". Rounded up, this would equate to 2 affordable homes or a financial commuted sum to be provided in lieu for off-site provision of affordable housing (or a combination of on-site and off-site provision). This should be considered to be required until proven otherwise to be unfeasible, unpracticable and unviable. No evidence in this respect has been offered.

**6.10** The justification for this stance arises from Local Plan Part 2 Policy H2: "Delivering affordable housing on phased or cumulative developments":

*"Where residential sites are proposed adjacent to a recently permitted scheme (within the past 3 years) and identified as phased or cumulative development, as evidenced in addition to one or more of the below criteria, the affordable housing requirement will be calculated based on the total development (i.e. the site subject to the application together with any adjacent plots meeting the criteria below), and not treated individually.*

*a. The application site is the same ownership as one or more adjacent plots of land.*

*b. There is evidence of previous applications for development of a larger site of which the application site forms a part of.*

*c. The site is contiguous to a development that has been either:*

- under construction or completed in the years prior to the application being made; or*
- has been granted planning permission or approval of reserved matters within the last 3 years and remains capable of implementation."*

**6.11** As such, where residential sites are developed separately through cumulative development, the affordable housing requirement will be calculated based on the total development (i.e. the site subject to the application together with any adjacent plots and shall not be treated individually).

- The criteria for assessing this are set out in the policy (and only one needs to apply for the policy to apply).
- This application taken with the other received do appear to meet criteria (a), when the application site is the same ownership as one or more adjacent plots of land.
- Criterion (b) requires that there be evidence of previous applications for development of a larger site of which the application site forms a part of; given the recent submission of the other application, this criterion is regarded as met.
- Criterion (c) is also considered to apply in that the plots are adjacent, and the supplementary clauses are there to cope with developments that have

occurred sometime before, but the intent of the policy remains to prevent avoidance of affordable housing requirements by repackaging sites into smaller portions.

- 6.12 It is considered that considerable weight can be accorded to the emergent policy (in accordance with NPPF paragraph 48) as it was subject to modifications by the Planning Inspectorate within the LPP2 examination and adoption process in a manner which strengthened the policy by clarifying its intended application, but is not subject to any outstanding objections from consultations and will therefore be taken forward for adoption in December.
- 6.13 Furthermore, adopted Core Strategy policy CS4(a) states: *“In order to decide whether a particular site exceeds the requisite size thresholds set out above, the Council will assess not only the proposal submitted but also the potential capacity of the site.”* Given the lower-than-minimum density proposed, this further indicates that the site may have capacity to provide affordable housing or be considered to fall within the affordable housing threshold.
- 6.14 Policy CS4 supporting text 4.4.4 explains further:
- “Where land that is above the threshold is subdivided to create separate development schemes, all or part of which fall below the threshold, the land will be considered as a whole, and affordable housing sought on each scheme. In addition, if permission were granted for development below the threshold and a subsequent application was made on adjacent land controlled by the developer when the first permission was sought, the council would treat both sites as a single entity and expect full affordable provision to be made through the second permission.”*
- 6.15 The requirement could be set aside if an independently assessed viability appraisal (residual land valuation) covering both sites demonstrated that the expectation of affordable housing provision on the site would render the land incapable of development. No such appraisal has been made and the effective loss of up to 2no. affordable homes is considered unacceptable.

### **Principle of development – loss of community facilities**

- 6.16 Policy CS15 - Providing and protecting community assets and green infrastructure, identifies schools, colleges and other educational facilities as being of value and requires the Council to resist the loss of important community facilities unless appropriate alternative provision of equivalent or better quality facilities is made in a location accessible to current and potential users or a detailed assessment clearly demonstrates there is no longer a need for the provision of the facility in the area. This is reiterated in emerging LPP2 policy C1(b). While this information has not been provided, it is clear that this site was surplus to current educational needs and sold on that basis by the Education Authority. Given the emergent policy GSP1 which does not specifically protect the site any longer, little weight is accorded to adopted policy CS15 or emerging policy C1 in this particular instance.



## **Design and amenity**

- 6.17** Retained policy HOU7 from the 2001 Local Plan is permissive of development within settlement boundaries (which this site is accepted to be), however there is a requirement that proposals should not be significantly detrimental to the form and character and setting of the settlement. This test might be deemed to be passed as “significant detriment” is likely to be considered a high benchmark, but it is noted that HOU7 has a limited remaining period of relevance due to the impending adoption of the Local Plan Part 2.
- 6.18** Of greater relevance is the more recent adopted 2015 Core Strategy policy CS9 which starts by stressing the importance of “High Quality” design, and this threshold is therefore considered to require a better design standard from the first principle, rather than assess applications against a policy which only seeks to ensure a scheme does not create “significant harm” (as HOU7 does).
- 6.19** Furthermore, emerging Local Plan Part 2 policy A2 and policy E4 set out clear expectations for design to achieve high standards, and these are consistent with the requirements of the National Planning Policy Framework. As such, the policy context and direction of travel is clear: developments must respect and positively enhance the local character of the area through design.
- 6.20** Adopted Policy CS9 - "Encouraging well-designed, distinctive places" also considers matters of amenity both for existing and future residents. This proposed development creates problems both in regard to privacy for neighbours and for residents within the scheme. Furthermore, the design aesthetically is inferior to the building that has been lost and is not in keeping with the character of the local area.
- 6.21** The three-storey terrace will be dominant in relation to its neighbours, because of the overall bulk (for example it could make use of design features such as attic rooms to reduce this). The introduction in the revised designs of slight forward stepped end gabled elements actually increases the bulk in comparison to the first proposal and barely offers articulation to the form that otherwise might help break up the bulk.
- 6.22** As a result the development is severe and imposing and rather utilitarian, lacking interest, relief or sense of identity between units or across the site. The unbroken roof form and building line also make the scale and appearance unacceptable and out of keeping with the character of the surrounding local residential area. These concerns for visual amenity and quality of design apply across the site and not just to the façade facing Lichfield Road as the rear courtyard and flats are also prominent and visible from various perspectives.
- 6.23** There is also a high likelihood that all the available frontage to Lichfield road will be occupied by parking but nothing is designed-in to the scheme to break up the car-dominated setting. The effect will be to create a car-dominated streetscene which is unattractive and unwelcoming and may discourage and

possibly also physically hinder pedestrian movement and access along Lichfield Road towards the neighbouring school to the south.

- 6.24** The windows on the first and second floor all face directly across the street, though the stepping back to allow forecourt parking does mean that the privacy would be better than in many terraced streets in terms of the relationship at first floor level. However the second floor, necessary to achieve some reasonable exploitation of the site, does create overlooking from a higher vantage point, that again might be addressed by using roof windows rather than conventional windows within the façade. It is noted that the school was a tall but single storey building, with no overlooking, but nevertheless the impact from this relative change in privacy proposed, affecting the neighbours, is considered a materially more harmful proposal and unacceptable, and does not exploit the site opportunities to provide an improved relationship between existing and future residents.
- 6.25** To the rear the direct overlooking relationship is only 16.5m between proposed terraces and flats which is substantially less than that which would allow an appropriate sense of privacy for future occupants. This is exacerbated by the raised height of the flats and the very limited garden spaces available to the terraced houses, which is very small and considered unacceptable for a family dwelling in terms of both space available and quality thereof.
- 6.26** A suggested means to lower the terrace row's roof and add projecting bays with lateral facing windows in a modern idiom, suggested by Officers, was rejected as too expensive to realise given low housing values in Southtown, but no evidence was supplied to support that statement.
- 6.27** In terms of additional policy support in this regard, emergent policy A2, design, section b. Identity, says: New homes should be architecturally locally distinctive, innovative and visually attractive through the scale and proportions, use of materials, facades and detailing. This should not prohibit contemporary architecture. This is considered to expect higher yet design standards, in line with central government's National Design Guide (January 2021).

Policy A2 goes onto state: "Planning applications will be refused for housing development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account the above criteria and the National Design Guide and any future local design guide/code."

The NPPF paragraphs 126, 130, 131 and 134 also expect a high standard of design and states that development that is not well designed should be refused.

### **Highways and access**

- 6.28** The objection received from County Highways was made before the revised scheme was provided. The revised scheme now shows larger garages and sufficient space for additional vehicles on the paved forecourt. Refusal on



highway related grounds in not suggested on those grounds alone, and the updated response from County Highways shows they do not object to the proposals.

- 6.29** However, it must be recognised that many elements of a scheme's design and layout must come together to create a suitable form of development that will avoid an unacceptable highways impact. In this development it is considered unacceptable that there is such a dominance of parking, with restricted access into the site, and no means for non-car access and safe manoeuvring within the site. Taken together the scheme represents over-development that is considered likely to lead to a detrimental impact on the local amenities and hindrance to safe and free flow of traffic and parking provision in the vicinity.
- 6.30** The garages for the town houses, in the revised scheme measure 2.8 x 6m which falls short of the 3 x 7m in the County Council's Parking Standards, but with two frontage parking spaces this is not a critical failing. The other lock up garages exceed the standard at 3 x 8m.
- 6.31** The space between the terraced rear gardens and the lock-up garages appears able to park a car in front of a garage and still turn into / from other garages, effectively allowing a parking space in front of each lock-up. If the 10 garages, the spaces in front of those, and the 9 nursery parking spaces are all used this could result in up to 29 cars parking behind the terraces all accessed from Lichfield Road, in addition to the 12-18 spaces (2 spaces & garage per terrace) available in front of the terraces.
- 6.32** There are no dedicated proposed cycle storage areas nor convenient access from the rear terrace yards which rely on gated passage to the rear parking courtyard. The access into the courtyard does not offer any safe or dedicated pedestrian route to the rear parking area and flats above the lock-up garages.
- 6.33** There are no proposals offered for either the management of the nursery spaces, nor the hours of use or management of the lock-up garages. There are no proposals to justify non-ancillary storage (residential or otherwise) in this site where the highways capacity and proximity of residential (existing and proposed) is unlikely to make a compatible neighbour. It would be difficult to monitor use of the garages through planning condition to ensure they were used for non-commercial means, and it would be unreasonable to require use only by residents of this scheme or existing local residents. As a non-ancillary B8 storage use unrelated to this development of housing, this part of the scheme is considered unacceptable in both principle and highways and amenity terms.
- 6.34** The applicant has proposed that the double-yellow line parking restrictions on the east side of Lichfield Road could be moved to the west side in front of this site. The Highway Authority has not mentioned this specifically but if an application were considered favourably a condition could be used to require promotion of a TRO through the local highway authority, but there is no guarantee that a TRO would be successful nor that allowing parking opposite the frontage parking on this site would be acceptable (due to the narrowing of the carriageway). It is considered that little weight should be given to this

element of the scheme.

## **Historic Environment**

- 6.35** The demolished school was not listed and not in a conservation area, however the building was of quality and heritage value (as evidenced by the use of architectural salvors to remove terracotta parts) and certainly within the description of being an undesignated heritage asset. Demolition does represent development, and the loss is therefore a material planning consideration and should inform decision making to some extent in raising the expectation for a replacement building of similar or better quality. This is considered in line with National Planning Policy Framework (2021) section 16 “Conserving and enhancing the historic Environment” where Paragraph 194 requires sufficient detail to be provided to describe the significance of the heritage asset proportionate to the assets' importance and the submitted Design and Access Statement is mute on heritage matters. Paragraph 203 requires that weight should be applied to planning judgements where a non-designated heritage asset is lost.
- 6.36** Policy CS10 Conservation of the Historic Built Environment expects applications to preserve or enhance heritage assets. Because the original building has been demolished, preservation of an undesignated asset has not occurred and the proposal by way of its plain form and excessive bulk is considered not to offer enhancement in comparison to the building that had occupied the site.

## **Ecology and landscaping**

- 6.37** The development should have been subject to a prior notification application being submitted to the local planning authority for their approval of the method of demolition and proposals for site restoration. That did not take place and it is not clear if the developers undertook any pre-demolition bat surveys, which should have been done given the age and uninhabited condition of the building. As the Council's ecological consultant states, had they not been demolished the development should be subject to a Preliminary Roost Assessment (PRA) for bats. It is not known if the development has caused a loss of habitat or protected species, and nothing has been proposed in mitigation / remediation, nor biodiversity enhancement.
- 6.38** Notwithstanding past events, the development could be rendered acceptable in ecology terms by providing enhancement measures. Nothing is proposed but could potentially be required by conditions requiring a Biodiversity and Ecology Enhancement Plan, for example.
- 6.39** The application has not offered any landscaping which might prove a beneficial asset for breaking up and softening an otherwise hard environment. Whilst it is noted that the current site and immediate surroundings have no or little softer areas either, it is still nevertheless considered necessary to introduce some or

urban landscaping planting to offer improved visual amenity and environmental enhancement and recognition of the need to help address climate change.

- 6.40** The importance of this is recognised in emerging Policy E4 to which considerable weight can be attached: *“Developments should include landscaping schemes as appropriate to the size and nature of the development in order to mitigate impacts on and where possible enhance the local landscape character.”*
- 6.41** As proposed the application fails to address adopted policy CS11 and emerging policy E4 and fails to meet the expectations of the National Planning Policy Framework (eg. paragraph 131), and has not justified why a decision should depart from these.

### **Flood risk**

- 6.42** Emergent Policy E1: Flood risk, directs the operation of the Sequential Test for residential development and carries weight in this case: For sites within Great Yarmouth Town (as this is) the area of search for alternative sites can be limited to Great Yarmouth Town.
- 6.43** In attempting to demonstrate that the scheme addresses the Sequential Test requirements, the applicant has supplied a letter from an agent stating that no other sites are currently available in a lower flood risk area which have similar capacity for 12 dwellings and 10 private garages within the Great Yarmouth urban area. The statement provided is considered realistic when assessing the extent of flood zone 3 across the town's urban area and the limited number of underused / vacant sites where permissions, applications or policy allocations don't already apply.
- 6.44** If it is accepted that the developments cannot be accommodated in a lower flood risk area, applications require a Flood Warning and Evacuation Plan and this has been provided and covers this and proposes construction methods to mitigate impact. A compliance condition could be applied, to establish floor levels, escape routes and emergency access / refuge etc, were approval recommended.

### **Surface water drainage**

- 6.45** There have been no recorded groundwater flood events across the area between 2000 and 2003, as indicated by the Jacobs study. Figure 5 of the Great Yarmouth Surface Water Management Plan (SWMP) dated 2014, shows that the site is not at risk of groundwater flooding. Figure 6 of the SWMP indicates that there have been no historical incidents of groundwater flooding at the site.
- 6.46** The Environment Agency's Surface Water Flood Risk Map (Figure 10) indicates that there is a very low surface water flooding risk (i.e. less than 1 in 1000 year chance). Figure GY\_16 of the 2017 SFRA shows that the site would not be

affected during the climate change 1 in 100 year event.

- 6.47 The former site was already covered by hardstanding so the run-off and contribution to surface water flood risk is not increased by this proposal, and a requirement to provide sustainable drainage schemes only applies to developments of 10 or more dwellings, in order to reduce flood risk elsewhere.
- 6.48 No sustainable drainage scheme has been proposed and the application expects to drain to the mains sewer network so this would not meet the tests for the drainage hierarchy, but it is no worsening of the current situation and policy would not support requiring its provision.

### **Local Finance Considerations:**

- 6.49 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 (which is not applicable to the Borough of Great Yarmouth). Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority, for example.

## **7. The Planning Balance**

- 7.1 It is considered that the site is appropriate for some degree of residential dwelling development in principle, given the emergent policy background.
- 7.2 However, as presented the development does not make best use of the potential capacity within the application site area as represented by the under-provision of homes in comparison to minimum density expectations.
- 7.3 The potential for detrimental impacts to be caused by comings and goings and use of garages unrelated to this site, for which there is no demonstrable need or justification, is unacceptable in principle of use of land and in practical design.
- 7.4 The proposal fails to provide a design appropriate to the site as a result of overbearing scale, poor resultant privacy for existing and future residents, and a failure to provide a building to enhance the area when compared to the lost undesignated heritage asset.
- 7.5 The layout constraints, designs and competing uses within the site proposals also represent overdevelopment of the site, with questionable safety and practicality in the site circulation, and little scope for safe and inviting access by means other than the private car. This is exacerbated by the absence of

proposed management of the space and lack of clarity about the use of parking for the nursery building area.

- 7.6** The minimal amenity space offered to future residents, in combination with a lack of landscaping to soften a hard environment, creates an unacceptable living environment and poor urban design, and is not supported.
- 7.7** The division of this school site into two parts is considered to create a situation where policy requires an affordable housing contribution and the failure to submit any viability work to demonstrate this requirement be set aside, has not been provided.
- 7.8** The only public benefit offered in this proposal is the provision of additional open-market residential units on a brownfield site, but this is not an allocated site and the Council's healthy 5-year supply position does not rely on this site to maintain an up-to-date development plan. Therefore, there are not considered to be any material considerations which weigh sufficiently in favour of this application to justify taking an opposing view to that of the development plan's requirements for a scheme of improved quality overall.
- 7.9** Refusal of this application is both consistent with the adopted local development plan, and supported by emerging policy, and is in line with the expectations of the National Planning Policy Framework and National Design Guide.
- 7.10** The decision maker should be mindful that the principle of residential development in this location is considered acceptable. However, because these failings are considered capable of being overcome to some degree through a reappraisal of the site layout, uses and possibly density, but presently only a slightly revised scheme has been offered, a timely refusal is suggested in order that a further application might be submitted with substantial improvements required.

## **8. Conclusion**

- 8.1** The application is recommended for refusal on the following grounds:
- Inappropriate provision of B8/sui generis lock up garage storage uses.
  - Design.
  - Amenity.
  - Overdevelopment, including compromised accessibility and safety of non-car users and absence of landscaping.
  - Non-compliance with emergent policy on affordable housing across this site in combination with the adjoining site.
  - Non-compliance with emergent policy on density and under-supply of housing in the application site.

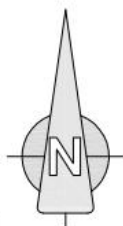
**9. RECOMMENDATION: -**

**Refuse on grounds of principle of the mixed use in the absence of reasoning and management proposals, poor design and unsuitable and inadequate amenity, a general overdevelopment of the site that does not enhance local character nor include landscaping provision, lack of affordable housing provision in combination with adjoining deliverable sites, and an under-supply of housing in this application site.**

**Appendices:**

- Appendix 1 Location plan
- Appendix 2 Site layout plan
- Appendix 3 Proposed floor plans and elevations – terrace row houses 1-6
- Appendix 4 Proposed floor plans and elevations – flats 7-9 and garages
- Appendix 5 Site Aerial View





This drawing is the copyright of Paul Robinson Partnership (UK) LLP and can only be reproduced with their written permission. This drawing is not to be scaled. Any discrepancies on site are to be notified to Paul Robinson Partnership (UK) LLP. This drawing has been prepared for Planning and Building Regulations purposes only and does not constitute or form part of any contract unless specifically annexed thereto in writing by Paul Robinson Partnership (UK) LLP. On this drawing the term 'client' means the client named in the title block.

Reproduced from/based on the Ordnance Survey map with the permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence No AR171417



**Paul Robinson**  
PARTNERSHIP  
ARCHITECTURE + SURVEYING

6 Octagon Business Park,  
Hospital Road, Little Plumstead,  
Norwich. NR13 5FH  
tel: 01603 397057

e-mail: [info@paulrobinsonpartnership.co.uk](mailto:info@paulrobinsonpartnership.co.uk)  
web: [www.paulrobinsonpartnership.co.uk](http://www.paulrobinsonpartnership.co.uk)

Page 31 of 93

Planning

client:

**Hammond Property  
Developments**

location:

**Lichfield Road  
Great Yarmouth**

title:

**Site Location Plan**

scale @ A4:

**1:1250**

date:

**March 2021**

project no:

**8284**

drawn by:

**CS**

approved:

**BH**

dwg no:

**P05**


revision:

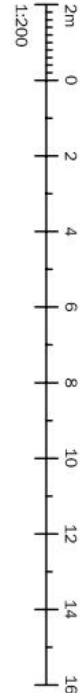
**A**

A	04.08.21	Red and blue lines adjusted.	KC
rev:	date:	description:	by:



This drawing is the copyright of Paul Robinson Partnership (UK) LLP and can only be reproduced with their written permission. This drawing is not to be called. Any discrepancies on site are to be noted to Paul Robinson Partnership (UK) LLP. This drawing is not to be used for any purpose other than the purpose for which it was prepared and does not constitute or form part of any contract unless specifically amended thereto in writing by Paul Robinson Partnership (UK) LLP. On this drawing the term 'client' means the client named in the title block. All intellectual property rights are vested with Paul Robinson Partnership (UK) LLP and cannot be used or reproduced without their written permission. Copyright © 2015

**KEY:**  SNB - Vivara pro woodstone house, sparrow nest box (9 NO) between 2 and 4 metres up.



rev	date	description	by:
D	05.08.21	Blue lockers added to gardens. Nine woodstone house sparrow nest boxes added between two and four metres up.	KC
C	04.08.21	Red and blue lines adjusted. Garage on to Lichfield Road omitted. Posts 1 & 6 windows omitted.	KC
B	28.07.21	Main house plans adjusted. Garage/flux KC positions adjusted. Rear house gardens to improve vehicle access to gardens.	KC
A	27.04.21	Note added regarding double yellow	CS



**Paul Robinson**  
PARTNERSHIP  
ARCHITECTURE + SURVEYING

6 Octagon Business Park,  
Hospital Road, Little Plumstead,  
Norwich, NR33 5PH  
Tel: 01603 233272  
e-mail: design@paulrobinsonpartnership.com  
web: www.paulrobinsonpartnership.co.uk

client: **Hammond Property Developments**  
location: **Lichfield Road Great Yarmouth**  
title: **Proposed Site Layout**

scale @ A1: **1:200**  
drawn by: **CS**  
date: **March 2021**  
approved: **BH**  
project no: **8284**  
dwg no: **P01**  
revision: **D**

Planning

Proposed Site Layout  
Units 1-9

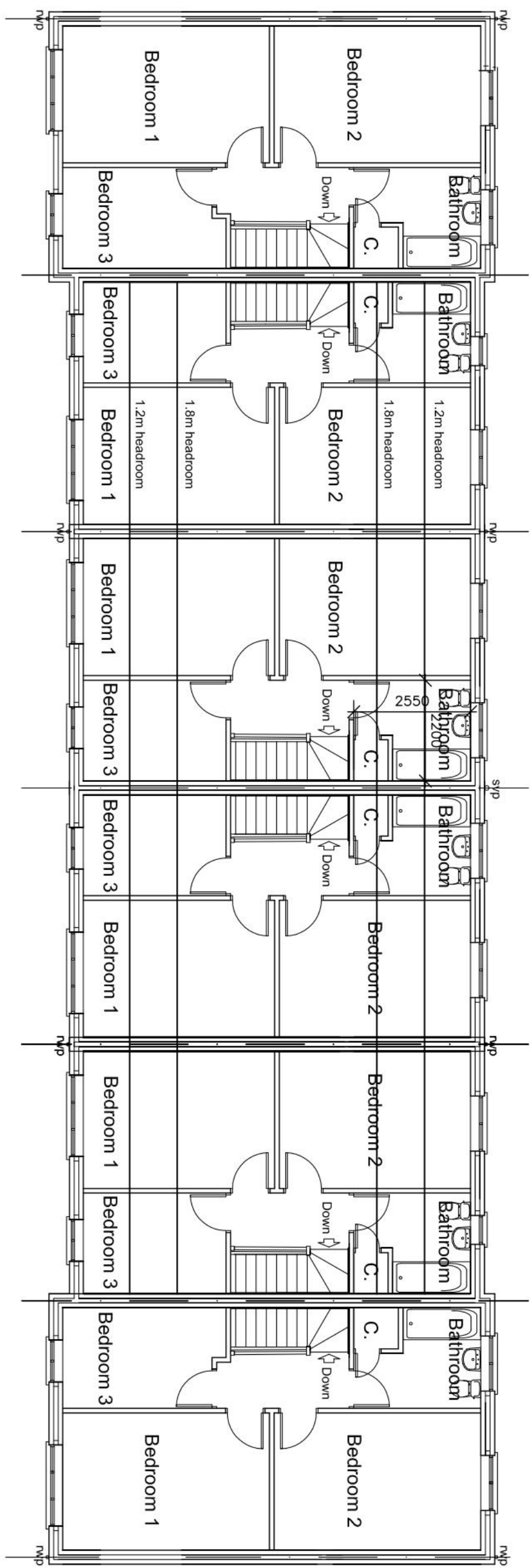
Scale - 1:200

North College

Chy

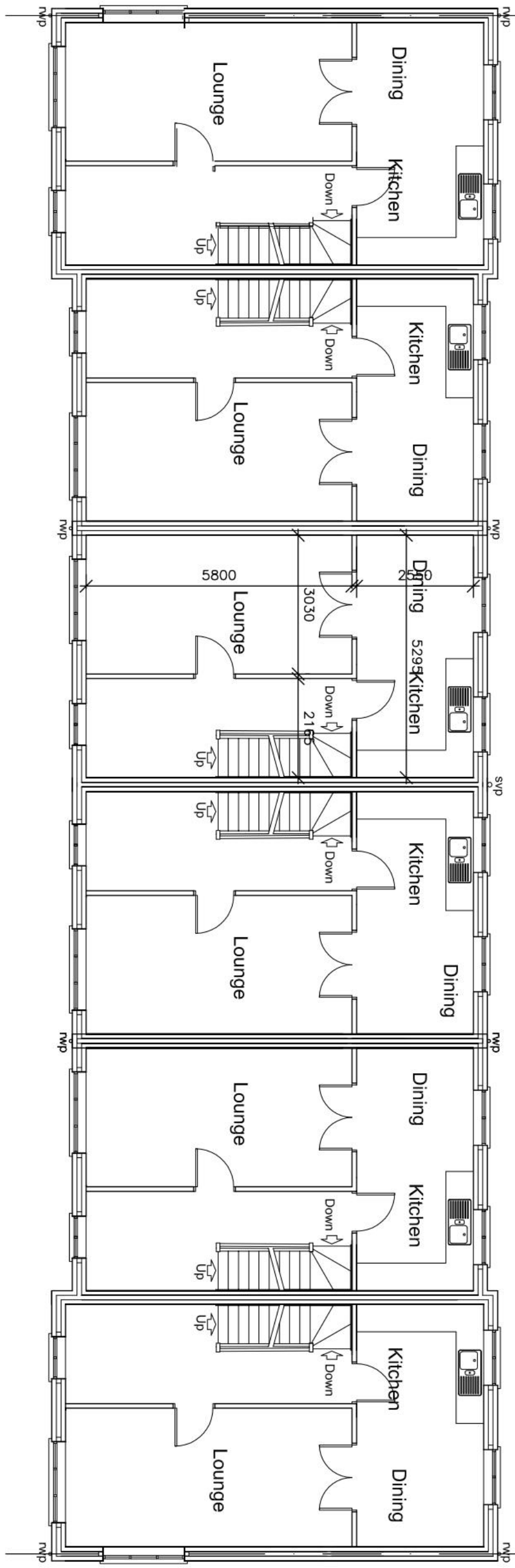






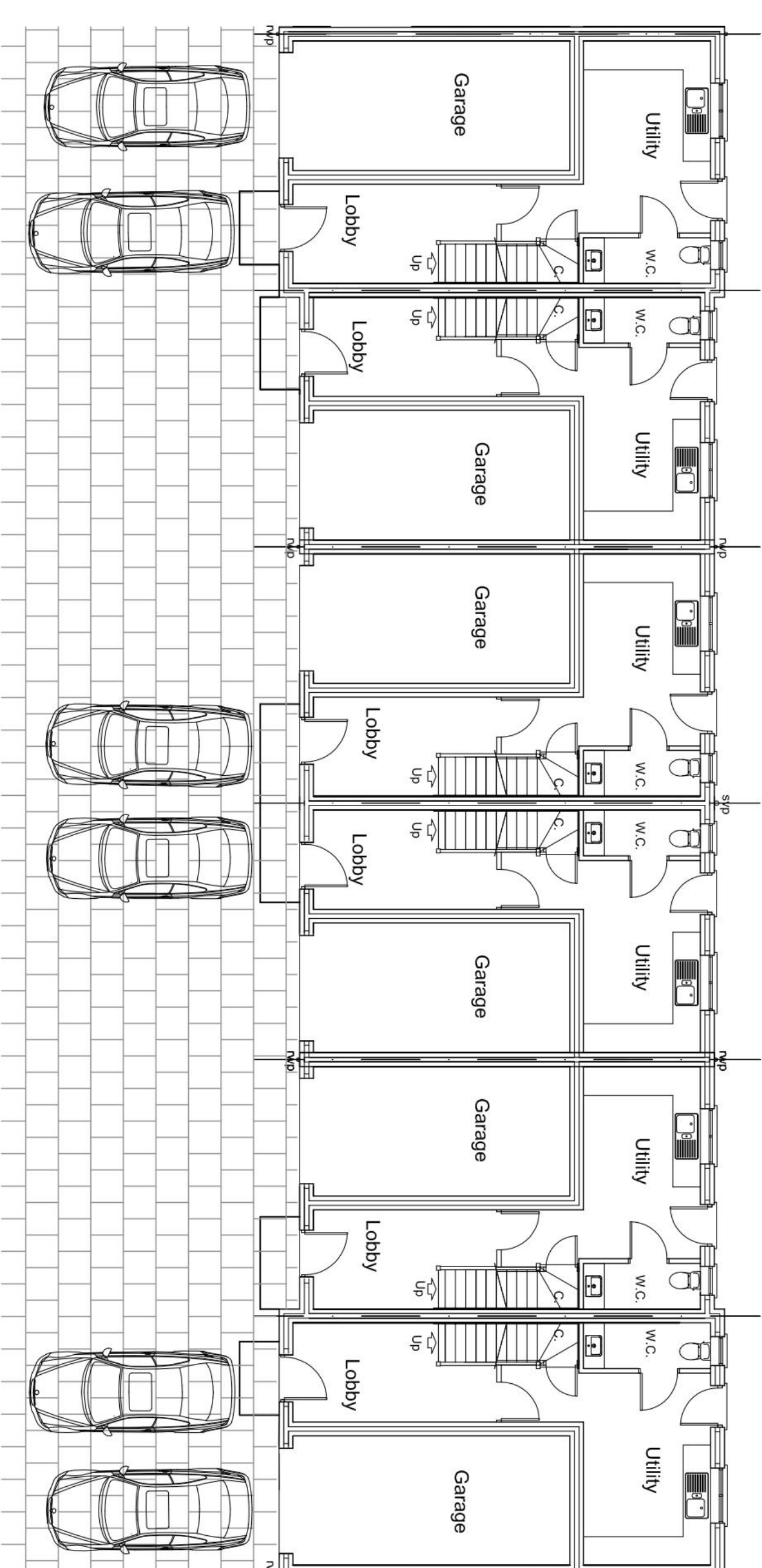
Proposed Second Floor Plan  
Plots 1-6

Scale - 1:100



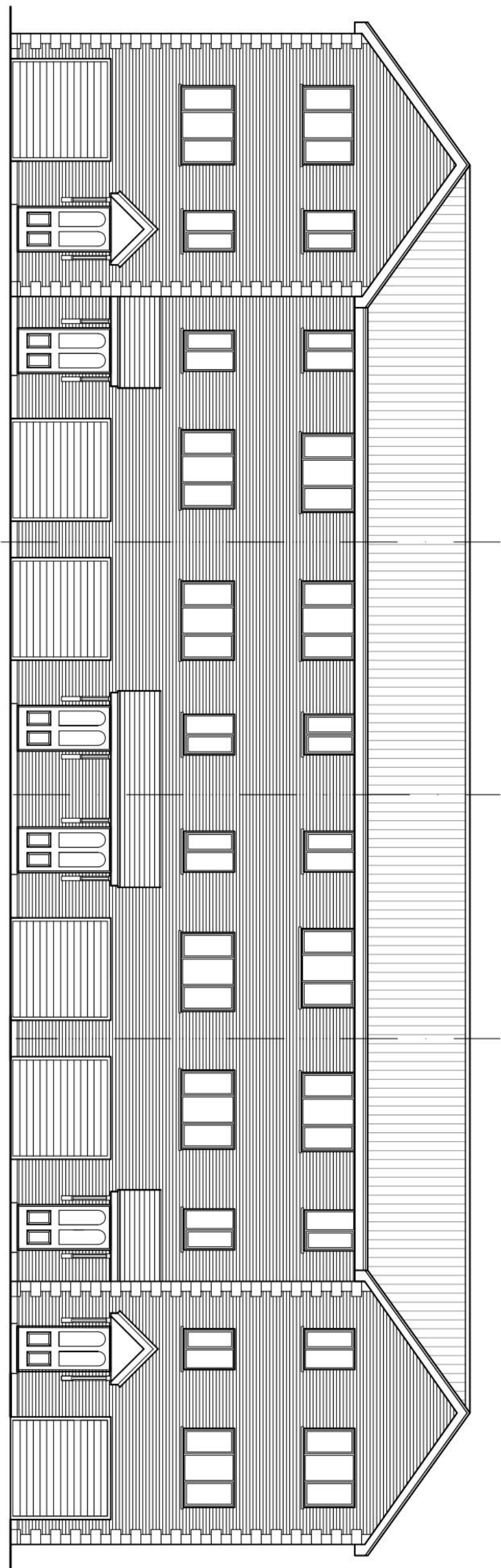
Proposed First Floor Plan  
Plots 1-6

Scale - 1:100



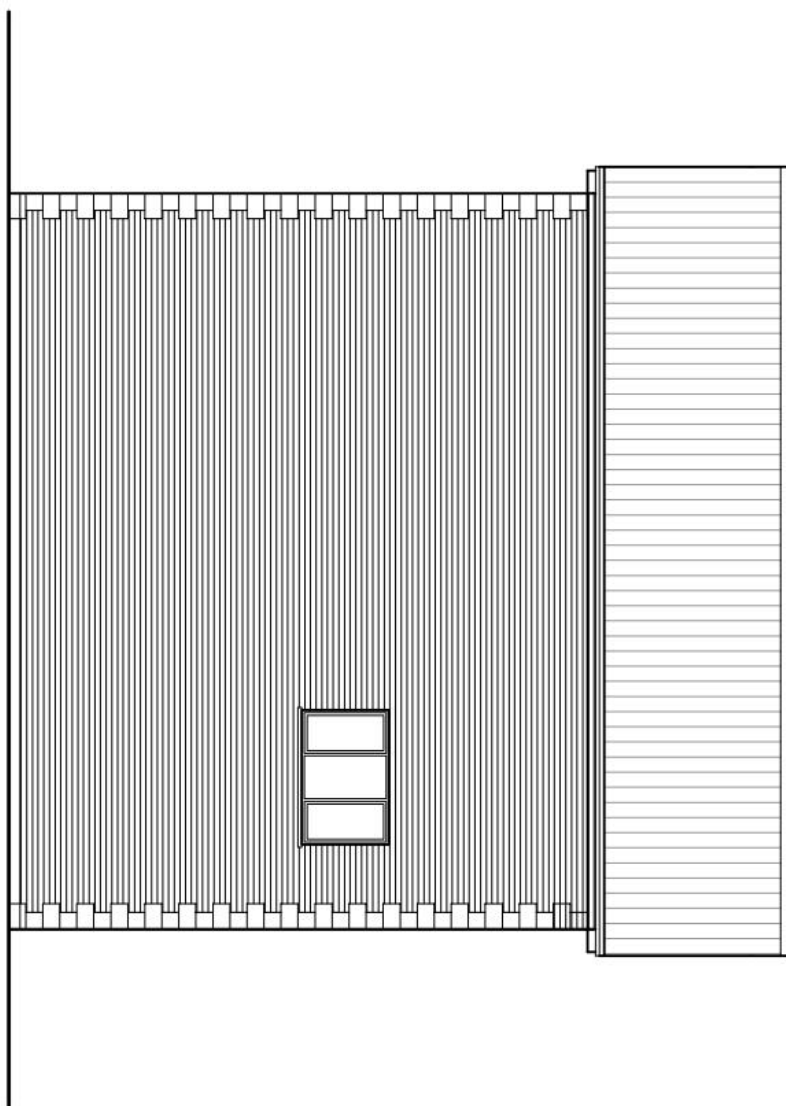
Proposed Ground Floor Plan  
Plots 1-6

Scale - 1:100



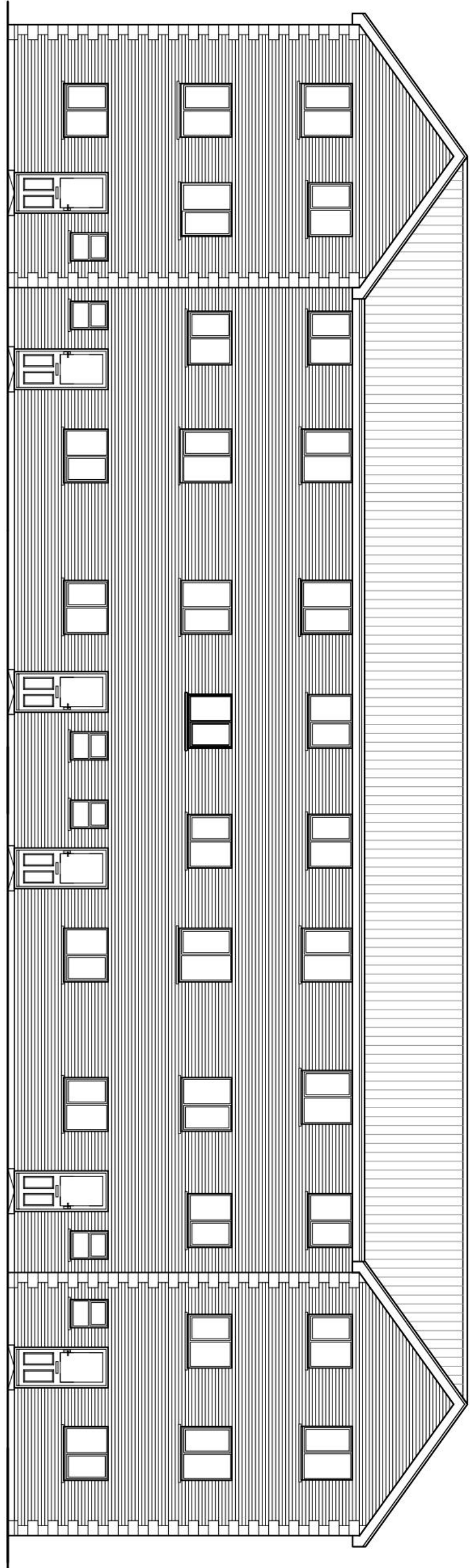
Proposed Front Elevation  
Plots 1-6

Scale - 1:100



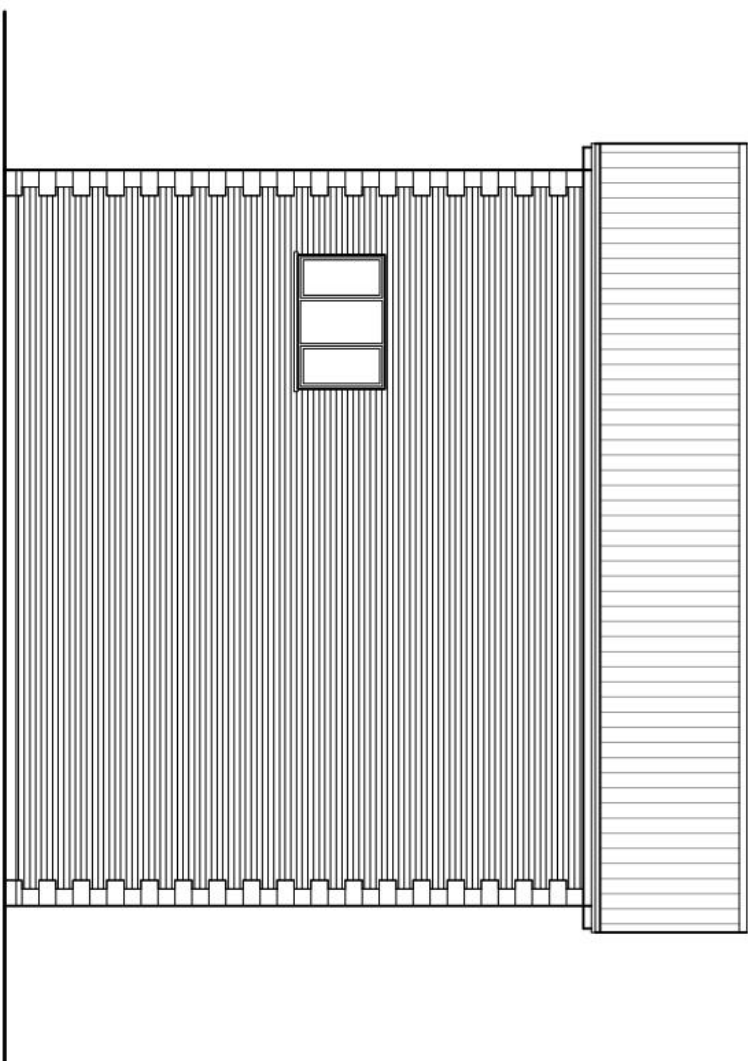
Proposed Side Elevation  
Units 1-6

Scale - 1:100



Proposed Rear Elevation  
Plots 1-6

Scale - 1:100



Proposed Side Elevation  
Units 1-6

Scale - 1:100

This drawing is the copyright of Paul Robinson Partnership (UK) LLP and can only be reproduced with their written permission. To be referred to Paul Robinson Partnership (UK) LLP. This drawing is not to be scaled. Any discrepancies on site are to be referred to Paul Robinson Partnership (UK) LLP. This drawing is for information only and does not constitute or form part of any contract unless specifically amended thereto in writing by Paul Robinson Partnership (UK) LLP. On this drawing the term 'Client' means the client named in the title block. All intellectual property rights are vested with Paul Robinson Partnership (UK) LLP and cannot be used or reproduced without their permission. Copy right 2021.

rev	date	description	by
D	05.08.21	First floor side elevation windows moved to the front elevation to bedroom one.	KC
C	04.08.21	Windows and garages omitted.	KC
B	27.07.21	Adjusted to incorporate gabled end units.	KC
A	29.04.21	First floor height increased by 150mm.	CS

**Paul Robinson**  
PARTNERSHIP  
ARCHITECTURE + SURVEYING

6 Octagon Business Park,  
Hospital Road, Little Plumstead,  
Norwich, NR3 3PH  
Tel: 01603 253272  
e-mail: design@paulrobinsonpartnership.co.uk  
web: www.paulrobinsonpartnership.co.uk

client:  
**Hammond Property**  
Developments  
location:  
Lichfield Road  
Great Yarmouth

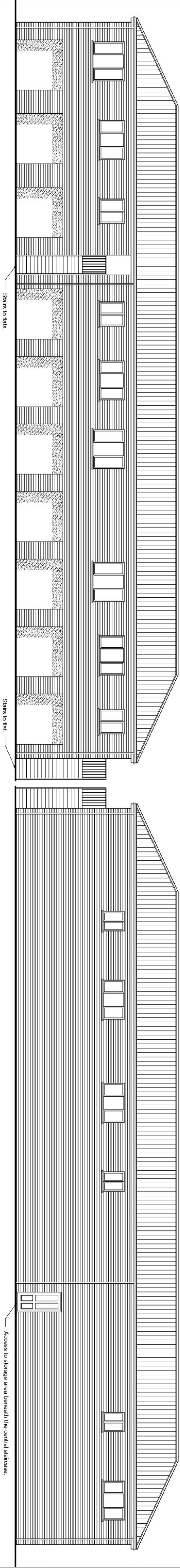
title:  
**Proposed Floor Plans**  
and Elevations  
Plots 1-6

drawn by:  
CS  
date:  
March 2021  
approved:  
BH  
project no:  
8284

dwg no:  
P02  
revision:  
D

Planning



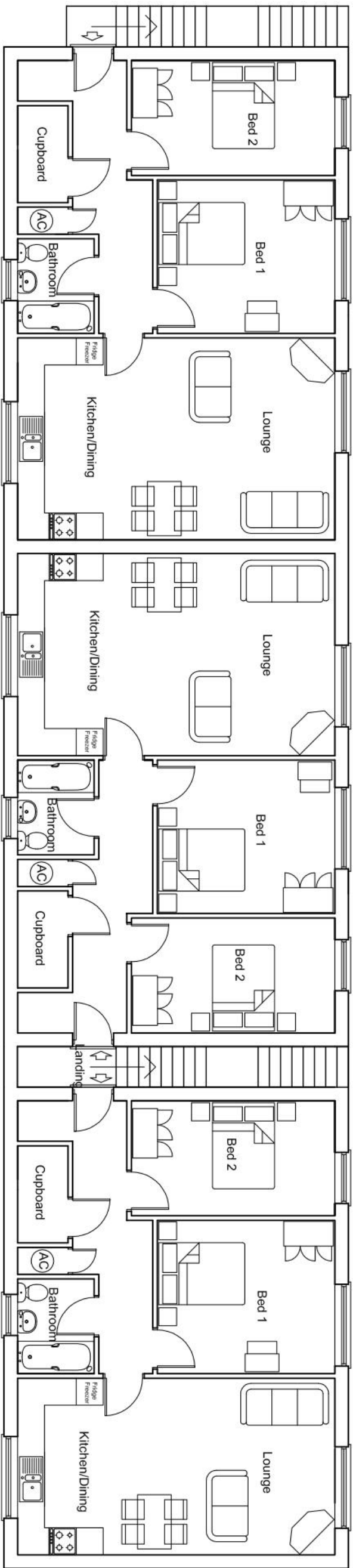


### Proposed Front Elevation Plots 7-9

Scale - 1:100

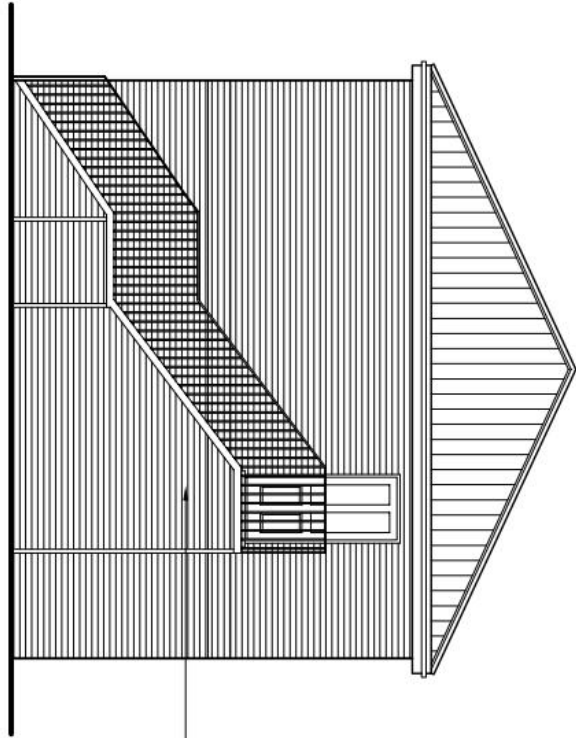
### Proposed Rear Elevation Plots 7-9

Scale - 1:100



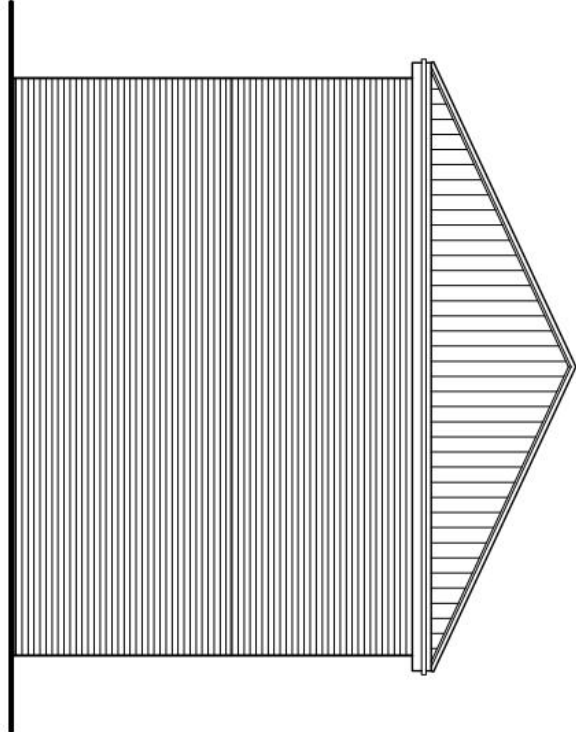
### Proposed First Floor Plan Plots 7-9

Scale - 1:100



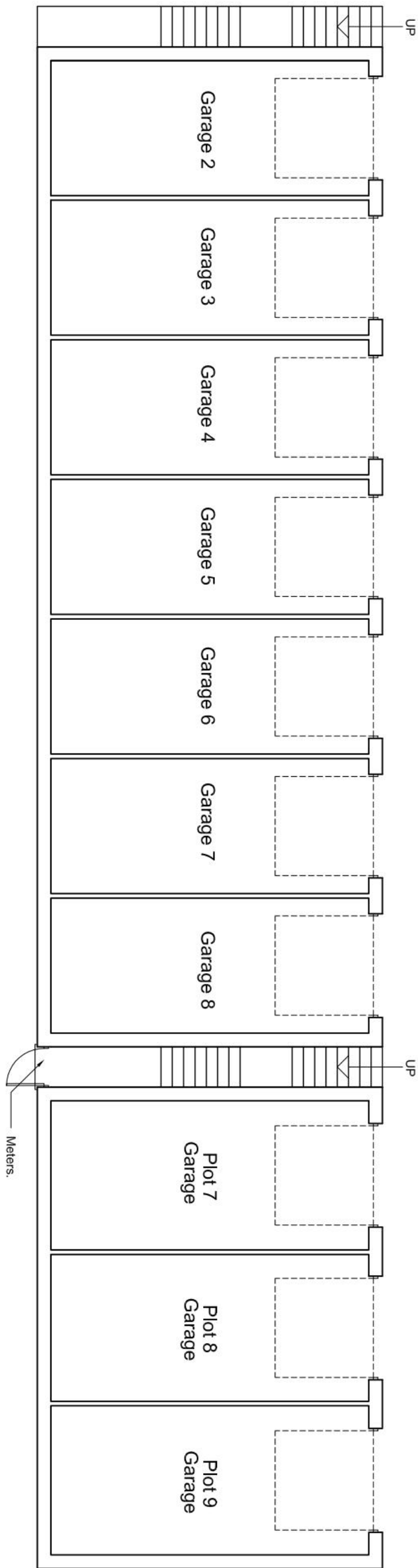
### Proposed Side Elevation Plots 7-9

Scale - 1:100



### Proposed Side Elevation Plots 7-9

Scale - 1:100



### Proposed Ground Floor Plan Plots 7-9

Scale - 1:100

## Planning





**Reference:** 06/21/0237/F

**Parish:** Great Yarmouth

**Officer:** Mr G Bolan

**Expiry Date:** 19/07/2021

**Applicant:** Mr G Andrus

**Proposal:** Proposed demolition of existing dwelling and construction of 4 no. self-contained flats

**Site:** 4 Burtons Buildings  
St Peters Road  
Great Yarmouth  
NR30 3AY

## 1 REPORT

### 1. Background / History:-

- 1.1 4 Burton Buildings occupies a plot located between properties on St Peters Road and Lancaster Road and has a pedestrian access from St Peters Road. St Peters Road is made up of mainly commercial use on the ground floor with residential above with Lancaster Road being predominantly made up of residential terrace properties.
- 1.2 The application relates to the existing 3-storey building being demolished and the construction of a new 4-storey building to form 4 residential self-contained flats, the proposal will be utilising the existing pedestrian access with the outside area to the north proposed to be used as a bin and cycle store for the development.
- 1.3 The current use of the existing building is full residential, the current state of the building is in slight disrepair with the conversion to form flats not considered achievable by utilising the existing building.
- 1.4 The proposed site is located on St Peters Road, under the new emerging policy UCS7 of the Local Plan Part 2, St Peters Road is identified as a local centre



and all though we cannot apply full weight to the policy due to the plan not being fully adopted we can consider this relevant, the site is considered within close proximity to the proposed local centre and with links to the seafront on Marine Parade, Great Yarmouth, which is located to the east of the site, and with easily accessible links into the Town Centre to the north.

- 1.5 Since the submission of the application the original proposal has been revised from 6 flats to 4 with each flat occupying its own floor, it has also gone from a 2 bedroom flat development to 1 bed flats over all floors.

## **2. Consultations :-**

2.1 Norfolk County Council Highways – No objection subject to condition.

- Prior to the first occupation, on-site cycle parking shall be implemented in accordance with the approved plan and retained thereafter available for that specific use.

2.2 Fire Service – No objections

2.3 Environmental Health – No Objections subject to conditions

- Due to the close proximity of other residential dwellings, the hours of development (both demolition and construction) should be restricted to:-  
0730 hours to 1800 hours Monday to Friday  
0800 hours to 1300 hours Saturdays  
No work on Sundays or Bank Holidays.
- The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:-  
An adequate supply of water shall be available for suppressing dust;  
Mechanical cutting equipment with integral dust suppression should be used;  
There shall be no burning of any materials on site.
- Prior to the commencement of the development, a Phase 1 contamination report shall be carried out to assess whether the land is likely to be contaminated. The report shall also include details of known previous uses and possible contamination arising from those uses. If contamination is

suspected to exist, a Phase 2 site investigation is to be carried out. If the Phase 2 site investigation determines that the ground contains contaminants at unacceptable levels, then the applicant is to submit a written strategy detailing how the site is to be remediated to a standard suitable for its proposed end-use.

No dwellings/buildings hereby permitted shall be occupied until the remediation works agreed within the scheme have been carried out to the satisfaction of the Local Planning Authority.

- In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:
  - 1) a report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
  - 2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

#### 2.4 Natural Environment Team – No objection subject to condition:

- 6 house swallow boxes to be located on the proposed building.

#### 2.5 Neighbour / Public comments:

10no. objections have been received – a sample of the comments received is provided for reference attached within the Appendices.

Additional public consultation took place on the revised plans which were received on 23<sup>rd</sup> September and are fully documented in the report to this meeting.

#### 2.6 The issues raised to date are summarised in the report below.

### 3. Relevant Policies:

The following policies are relevant to the consideration of this application:

#### Core Strategy 2013 – 2030:

**Policy CS1:** Focuses on a sustainable future, finding solutions so that proposals that improve the economic, social and environmental conditions of the borough can be approved wherever possible.

**Policy CS2:** Ensures that growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel.

**Policy CS3:** ensuring residential development in the borough meets the housing needs of local residents.

**Policy CS9:** – Encouraging well-designed, distinctive places – in particular CS9 (f) - Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

**Policy CS11:** sets out the Council's approach to enhancing the natural environment. Consideration should still be given as to how the design of the scheme has sought to avoid or reduce negative impacts on biodiversity and appropriately contributes to the creation of biodiversity in accordance with points f) and g).

#### Remaining Borough Wide Local Plan Policies:

**HOU07:** New residential development may be permitted within the settlement boundaries identified on the proposals map in the parishes of Bradwell, Caister,

Hemsby, Ormesby st Margaret, and Martham as well as in the urban areas of Great Yarmouth and Gorleston.

New smaller scale residential developments\* may also be permitted within the settlement boundaries identified on the proposals map in the villages of Belton, Filby, Fleggburgh, Hopton-on-sea, and Winterton.

In all cases the following criteria should be met:

- (a) the proposal would not be significantly detrimental to the form, character and setting of the settlement.
- (b) all public utilities are available including foul or surface water disposal and there are no existing capacity constraints which could preclude development or in the case of surface water drainage, disposal can be acceptably achieved to a watercourse or by means of soakaways;
- (c) suitable access arrangements can be made.
- (d) an adequate range of public transport, community, education, open space/play space and social facilities are available in the settlement, or where such facilities are lacking or inadequate, but are necessarily required to be provided or improved as a direct consequence of the development, provision or improvement will be at a level directly related to the proposal at the developer's expense; and,
- (e) the proposal would not be significantly detrimental to the residential amenities of adjoining occupiers or users of land.

#### National Planning Policy Framework (NPPF)

- **NPPF 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 well-designed, beautiful



and safe places, 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 protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- **NPPF Chapter 5 - 5. Delivering a sufficient supply of homes. In particular NPPF Paragraph 62** - Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers<sup>25</sup>, people who rent their homes and people wishing to commission or build their own homes).
- **NPPF Paragraph 111** - 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.
- **NPPF Paragraph 130** - Planning policies and decisions should ensure that developments:
  - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The following emerging Local Plan Part 2 (final draft) policies can also be noted, and these can be attributed significant weight in the decision-making process because the draft policies have been subject to formal examination and reached pre-adoption modifications stage:

**Policy A1: Amenity –**

Development proposals will be supported where they contribute positively to the general amenities and qualities of the locality. Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance. Planning permission will be granted only where development would not lead to an excessive or unreasonable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy.
- b. loss of light and overshadowing and flickering shadow.
- c. building and structures which are overbearing.
- d. nuisance, disturbance and loss of tranquillity from: • waste and clutter • intrusive lighting • visual movement • noise • poor air quality (including odours and dust); and • vibration.

Where adverse impacts are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such impact will be expected to be incorporated in the development. On large scale and other developments where construction operations are likely to have a significant and ongoing impact on local amenity, consideration will be given to conditions to mitigate this through a construction management plan covering such issues as hours of working, access routes and methods of construction.

**Policy A2:** Housing design principles –

Proposals for new housing developments will be expected to demonstrate high quality design which reflects local distinctiveness and creates attractive and functional environments. In so doing proposals should meet the following requirements.

a. Context

- Development should reflect and have regard to local context, including the surrounding built environment, topography, landscape and drainage.
- Development should aim to enhance the immediate street scene and local landscapes/townscape.
- The layout should reflect the existing urban grain.
- Key views should be retained and new views of key natural and built features should be created.

b. Identity

- New homes should be architecturally locally distinctive, innovative and visually attractive through the scale and proportions, use of materials, facades and detailing. This should not prohibit contemporary architecture.
- A range of house types and styles should be provided on any housing development sites with a balance of symmetry and variety.
- Street design and landscaping should reflect positive local existing and historical precedents.
- Large-scale housing developments should include a variety of character areas within them in order to allow different areas and neighbourhoods to each have their own identity.

c. Built Form

- Housing developments should create walkable neighbourhoods with recognisable streets and spaces which promote legibility.
- The development should seek to create a sense of enclosure with a good relationship between buildings, landscape and the street.
- Houses should effectively turn corners at street junctions to avoid blank walls and nonactive frontages.
- There should be sufficient spacing and landscaping around detached homes, as such detached properties should only be used at lower densities.
- Buildings should face streets with private areas to the rear of the buildings.

#### d. Movement

- Housing development should be designed around a clear hierarchy of connected streets which are orientated to address key pedestrian desire lines, promote permeability and create a legible environment.
- Cul-de-sacs should be avoided where they frustrate pedestrian permeability. Larger housing developments should have streets designed to accommodate public transport.
- Connections and through routes should be made to adjoining land and highways to improve permeability and to avoid sterilising future sites for development.
- Housing developments should include a mix of parking solutions to ensure highway safety and avoid a car-dominated environment.
- Continuous front curtilage parking should be avoided. Parking spaces in the front curtilage of dwellings should only be provided where landscaping or a front garden can also be provided to reduce the impact of cars.
- Rear parking courts should also be avoided unless they are well-overlooked, secure, small in scale and well-related to the car-owners property.

#### e. Nature and Public Spaces

- Existing natural features and trees should be incorporated in the development.
- Landscaping should be provided throughout the site including the provision of street trees.
- Open spaces should include natural features, be well overlooked, have a clear purpose and be in an accessible location within the development.

- Lighting should be consistent with the objective of preserving dark skies and avoiding excessive light pollution.

f. Functional, Healthy and Sustainable Homes

- New homes must be built to meet requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings where practicable.
  - Developers should consider options to improve the energy efficiency of homes and reduce their carbon footprint through choice of materials, orientation, fenestration, solar gain, ventilation, renewable energy and shading.
  - Convenient and discreet bin storage should be provided.
  - Homes and external areas should be designed to be secure and reduce the risk and fear of crime.
- g. Lifespan
- Housing developments should be designed to be adaptable to changing needs and technologies.
  - Developers should ensure plans are in place for the long-term stewardship and management of public spaces. Planning applications will be refused for housing development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account the above criteria and the National Design Guide and any future local design guide/code.

**Policy H3: Housing density -**

“To make an efficient and effective use of land, residential developments will need to meet the following indicative minimum housing densities:

Location - settlement(s)	Net minimum housing density (dwellings per hectare)
Great Yarmouth Town Centre & Gorleston-on-Sea Town Centre, and edge of centre locations	50
Elsewhere in the settlements of Great Yarmouth, Gorleston-on-Sea & Bradwell	35
Caister-on-Sea, Belton, Hemsby, Hopton-on-Sea Martham, Ormesby St Margaret and Winterton-on-Sea	30
Elsewhere in the Borough	20

In exceptional circumstances, such as where a site location is particularly sensitive owing to its distinct local character, the Borough Council will consider the acceptability of lower housing densities. Low density residential developments, particularly those on land graded 1 or 2 in agricultural land value or greenfield land, that do not meet the above minimum standards or fail to demonstrate relevant exceptional circumstances will not be permitted.”

#### **4. Public Comments received:**

4.1 At the time of writing, there have been 10 objections received from residents close to the application site and in surrounding areas, with further comments being received in relation to the revised plans; the issues raised are summarised as below:

- Overdevelopment
- Anti-social behaviour
- Overlooking
- Loss of light
- Increase pressure on parking

#### **5. Assessment: -**

##### 5.1 The Proposal

The Proposal is for the demolition of an existing 3 storey dwelling and the construction of a replacement building which will accommodate 4 flats over four storeys although the 4<sup>th</sup> storey is accommodation within the mansard-style roof. The four flats will be 1-bedroom units, and each flat will have separate bathroom and living/kitchen areas. Flats 2, 3 and 4 will have west facing balcony areas to allow the flats above ground floor level to have an outdoor amenity space, with the ground floor flat being unable to do so due to the restricted curtilage available. The floor spaces for the proposed flats are explained below.

Flat 1 – 43sqm  
Flat 2 – 49.5sqm  
Flat 3 – 49.5sqm  
Flat 4 – 49.5sqm

To the north of the site there will be a bin and cycle store for the use of the future occupiers which will improve the current circumstances in relation to bin storage, due to them currently being sporadically placed over the site.

## 5.2 The Principle of Development

The proposal is for four self-contained residential flats, this is consistent with the area with Lancaster Road predominately being made up of terraced properties, however St Peters Road is made up of commercial on the ground floor with flats above. This type of accommodation is well suited to this town centre location and will be consistent with the aims set out in policies CS2 and CS3 in respect of providing well accessed and sustainable developments with good types of housing mixes.

Housing density – In accordance with emerging policy H3 of the Local Plan Part 2, it is suggested that the minimum density of new dwellings within the settlement area of Great Yarmouth should be 35 dwellings per hectare (dph). The application site area is said to be 0.011ha so the existing dwelling is already 90 dph and the proposed 4 dwellings provides an extremely dense form of development (c.360 dph); but if the scheme provides the most appropriate form of design and an acceptable level of facilities for occupants this difference should not be problematic as it would be able to provide amenity and be in keeping with the area. When comparing the surrounding area of the site it is calculated that there are approximately 80 dwellings within an area of 1 hectare from the proposal. The proposal is therefore compliant with emerging policy H3 in respect of achieving the minimum housing level of density required of the wider Great Yarmouth settlement.

## 5.3 Scale and Massing

The proposal is to be built larger than the existing building, the existing building has an existing height of 9.67m with the proposal increasing the total height to 10.8m, the proposal also includes a lift shaft duct with protrudes 1m above the proposed roof height bringing the total height of the building including the lift shaft duct to 11.5m. The greatest enlargement is due to the proposal building extending the existing building footprint north, as the existing width of the building is 7.41m with the proposal looking to achieve a width of 10m which will cause the building to be located closer to properties 74, 75 and 76A Lancaster Road.

It is assessed that the proposal does not increase the height of the proposal significantly or to an unacceptable degree, with the enlargement of 1.13m, the proposal has made use of the roof space to incorporate the 4<sup>th</sup> flat to balance the provision of housing at higher densities with the need to retain a similar scale of development as the existing.

It is considered that although the proposal is larger it is not a considerable enlargement and with the existing dwelling currently in position the proposal will not intrude any more than what the existing building did to the extent that it would require recommending refusing the application. Given the proximity of the building to its



neighbours it will be important to establish precise site levels and both the existing and proposed floor levels, which can be achieved by condition.

#### 5.4 Design/Character

The proposal is to have a similar shape to the existing dwelling. The building will sit in a similar footprint to the existing dwelling but the proposal is to have a smaller footprint at ground floor level to allow good access to the site so the depth will increase by 1m from the first floor upwards. Throughout the planning process the roof has been changed from a flat roof to a mansard style roof, this is considered to allow the development to fit in with the character of the area with the majority being pitched roofs, by doing this it has allowed the head space for the 4<sup>th</sup> flat.

The proposal sees the west elevation having balconies though the centre of the building from the first-floor level to the top of the development with windows consistently located either side of the balconies. The only windows proposed on the development are mainly located on the west elevation with single windows located on the north elevation - with these being bathroom windows any permission granted will be conditioned to ensure these will be obscurely glazed. The east and south elevations do not contain any windows as these are upon boundaries of the site.

The proposed materials suggested for the development are as follows:

- Red clay roof tiles to match adjacent dwellings
- White K Render finish to the external walls from first to third floor
- Red brick on the ground floor element matching the existing buildings
- Fenestration around the windows to be PVCU in Anthracite grey

Within this particular area of Great Yarmouth there are large amounts of tall buildings and with the height not increasing substantially from the existing the proposal is considered in character with the area, whilst all efforts have been made to keep the proposal in keeping with the existing area. The use of white render will copy that of the existing building and help reduce a sense of scale by avoiding heavier materials.

*Core policy CS9 seeks to respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity.*

The proposal is considered to tie in with the surrounding area with the variety of buildings within the vicinity of the site, it makes use of materials to match the existing character of the area whilst also introducing new and modern techniques to the area, the proposal makes use of a mansard style roof which has allowed the roof height to remain lower in terms of the scale of the area but also allowing the proposal to utilise the roof space and provide good levels of amenity spaces for potential future occupiers.

The proposed site is visible from the street scene although it is set behind buildings located directly on the street, the proposal however is consistent with the street scene

with a high mix of properties exceeding 3 storeys within the St Peters Road street scene whilst also St Spyridons Church located some 50m west of the proposed site.

The proposal has included an area to the north of the building to occupy cycle and bin store areas. Having an allocated area for the facilities allows the bin store to be discreet and away from the street scene and also allows safe storage of cycles in relation to potential future occupants, which will be easily accessed from the site and with pedestrian access from St Peters Road easy store and access will be achieved whilst being discreet as possible.

It is therefore the proposal in relation to design and character is consistent with the aims set out in core policy CS9 and emerging policy A2 of the Local Plan Part 2.

### 5.5 Over Development/Density

Concerns have been put forward to the Local Planning Authority that the proposal will cause the site to be overdeveloped, but as reported previously the proposal is not increasing in size dramatically, with the proposal extending further north than the existing dwelling, the site lends itself currently to a substantial residential dwelling, with the proposal locating in a similar position.

The outside amenity area currently offered to the existing dwelling will be partially built on but the remainder will be utilised as a bin and cycle store which is deemed acceptable with the proposal putting forward balcony areas to each flat for the use of future residents.

The proposal is considered larger than the existing dwelling however through the design it is officers' opinion that the proposal will not create a form of overdevelopment and will not cause a significant additional degree of harm to the area than what the existing dwelling already does.

### 5.6 Amenities of future residents

Since the submission of the application the proposal has changed from 6 flats to 4 with each flat occupying its own floor, it has also gone from a 2 bedroom flat development to 1 bed flats over all floors; the proposal as originally submitted was not considered suitable for the occupation of future residents due to the lack of private external space and the small and contrived internal layouts which did lead to overdevelopment of the site, but through revised plans it is now felt that the single bedroom flats will allow future residents the ability to enjoy the flats further, the flats also comply with the Technical Housing Standards – Nationally Described Space Standards and have also been accepted by the GYBC Environmental Health Team.

Due to the location of the site outdoor amenity space was of a minimum however it was considered that balconies to the west elevation was achievable allowing the flats from the first-floor level to have an element of outdoor amenity space enhancing the proposed flats for the future residents.

It has been considered that the boundary treatments and design of the western curtilage need to be improved for the outlook and in the interest of the amenities of the future residents on the ground floor flat, it is therefore considered appropriate to attach a condition to any permission given that a scheme of improvement works to the western boundary will be submitted to the Local Planning Authority prior to occupation of the ground floor flat.

The location of the site is considered sustainable with good access to the seafront on Marine Parade and good transport links to the town centre of Great Yarmouth.

### 5.7 Neighbouring amenities

The application has received objections by nearby residents on the enjoyment and amenities of their existing residential dwellings and throughout the process these have been considered, but it is considered this area of Great Yarmouth is heavily tight residential terraced properties and flat developments, and the proposed site already lends itself to a large residential property and the application will allow the demolition of the existing with the proposal being erected. The proposal is considered larger but not substantially, and the effects on the nearby residents in relation to the size of the proposal is considered minimal from what is existing, there is a 1.1m height increase and a 2.5m extension to the north, it is therefore officer's opinion that the amenities of the neighbours will not be significantly more affected by this proposal than what the existing dwelling offers in respect to size and loss of light.

The area is well built up and properties are back to back already, there is always an element of overlooking with these tight developments however the proposal has reduced the number of elevations that have windows and the only elevations to have windows are the west and north; these when looking at the site are considered the more preferable elevations for the new dwellings to have an outlook whilst also minimising the potential of overlooking being achieved into existing residential properties and gardens. As the existing property offers the same sense of outlook it is considered that the proposal will not adversely affect the enjoyment and amenities offered to the existing neighbours than what is already existing.

The site is accessed via a shared gate at St Peters Road to the south, the possibility of providing a security gate was put to the agent however due to the right of access the shops must access the rear of there buildings it would not be in the applicants control to achieve, however the proposal will see more people residing in the proposal with higher levels of comings and goings with a greater presence within the vicinity which will allow there to be better natural and active surveillance in the area.

### 5.8 Highway and Transport Impact

Norfolk County Council Highways Authority have been consulted as part of the application and have raised no objections to the development subject to a condition being placed upon any permission given, with no requirements to provide any on-site parking – the core strategy policies accept car-free developments in this location. Concerns have been raised in respect to increase demand for parking however it is

considered that no parking can be achieved on St Peters Road and the streets surrounding the area are all residential permit holders meaning the development would be less desirable for occupiers with cars because there is no scope to park a car in the vicinity. As a car-free development the location is sustainable in respect to accessible links to town centres and other facilities.

It is therefore considered no further stress will be placed upon the local highway network with the site also offering cycle storage and Norfolk County Council requiring the development to have the cycle storage completed and in use prior to first occupation.

### 5.9 Habitats Regulation Assessment

The site is located within the Orange 400m to 2.5km Indicative Habitat Impact Zone and proposes the net increase of three dwellings. A shadow Template HRA has been submitted and is deemed acceptable. An appropriate fee of £330 has been received to ensure the proposal addresses the impacts on the designated wildlife areas. The HMMS fee, being received, would ensure any in-combination effects resulting from development on the designated sites within the Borough can be adequately mitigated and the appropriate monitoring secured.

No measures to secure biodiversity enhancements have been proposed. However, measures such bird boxes should be included on any grant of permission to provide nesting opportunities for birds as per the response from the County Ecologist.

### 5.10 Conclusion

The current site already is occupied by a 3-storey residential property that has fell into slight disrepair, and as the proposal would include demolition and re-build it is officers' opinion that this would enhance the area whilst remaining in character with the surrounding area.

The proposal has been designed in a way that it is felt will not detrimentally harm the character of the area whilst allowing the nearby residents the ability to enjoy their dwelling houses as per the existing situation.

The objections from nearby residents have been considered and taken into account and throughout the process these have been dealt with by the agent in respect of revised plans and reduction in size and units being provided. To conclude, it is accepted there is an existing residential unit on the site of a substantial size, and it is felt the demolition and re-build into the proposal would not adversely effect the amenities afforded to the existing neighbours any further than what the existing dwelling does. Noting the tightly constrained site, conditions are proposed to minimise impacts on neighbours.

## **6. RECOMMENDATION:-**

Subject to the use of conditions as set out below, the proposal will comply with the aims of policies CS1, CS2, CS3, CS9 and CS11 of the Great Yarmouth Local Plan: Core Strategy, Paragraphs 8, 62, 111 and 130 of the NPPF, and is consistent with the aims set out in emerging policies of the final draft Local Plan Part 2.

**Approve –**

**Subject to:**

**(i) Receipt of the £330 HMMS payment, and,**

**(ii) Proposed Conditions:**

- 1) The development must be begun not later than three years beginning with the date of this permission.
- 2) The development shall be carried out in accordance with the application form and approved plans received by the local Planning Authority on 19<sup>th</sup> March 2021 drawing reference:
  - Site Plan

and in accordance with the revised plans received by the Local Planning Authority on 6<sup>th</sup> September 2021 drawing reference:

- 2022-044 – Proposed and Existing Elevations
  - 2022-005 – Proposed Floor Plans
  - 2022-006 – Proposed Floor and Sectional Plans
- 3) Prior to the first occupation, on-site cycle parking shall be implemented in accordance with the approved plan and retained thereafter available for that specific use.
  - 4) Due to the close proximity of other residential dwellings, the hours of demolition and construction development should be restricted to:-  
0730 hours to 1800 hours Monday to Friday  
0800 hours to 1300 hours Saturdays  
No work on Sundays or Bank Holidays.

Construction traffic and management plan to be agreed.

Dust control – as per Environmental Health Officer's recommendations.

Contamination investigations and remediation – as per Environmental Health Officer's recommendations.

Treatment of unidentified contamination – as per Environmental Health Officer's recommendations.

- 5) Windows in relation to the north elevation will be obscure glazed and remained obscure in perpetuity.
- 6) 6 house swallow boxes to be located on the proposed building.
- 7) Prior to the occupation of the ground floor flat proposed boundary treatments and design to the western curtilage shall be received and considered

### **Appendices.**

- 1) Site Location Plan
- 2) Proposed Elevation Plans
- 3) Proposed Floor Plans (Ground and First Floor Plans)
- 4) Proposed Floor Plans (Second and Third Floor Plans)
- 5) Norfolk County Council Highways Comments
- 6) Example Neighbour Comments
- 7) Example Neighbour Comments



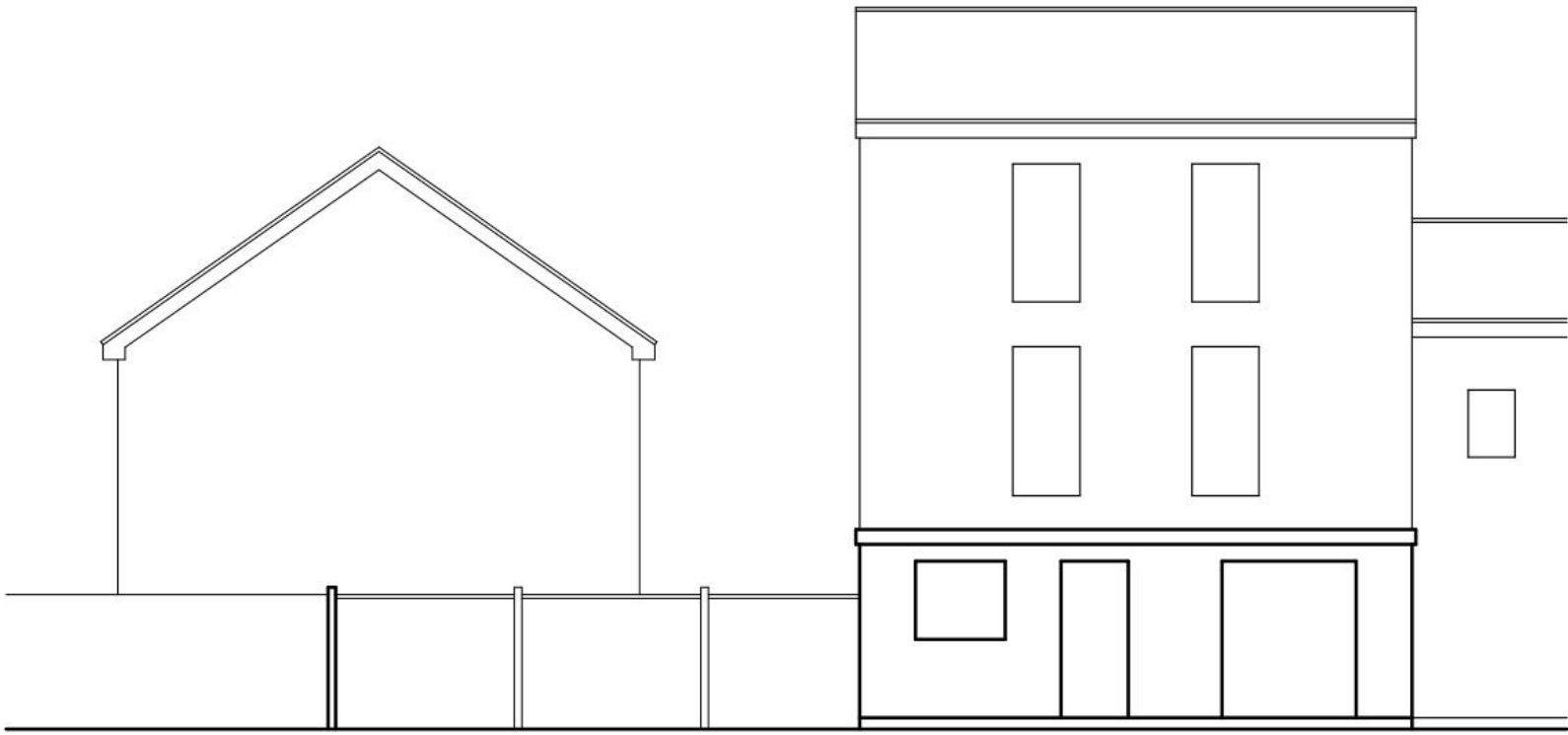


Scale: 1:1250 | Area 4Ha | Grid Reference: 652843,307082 | Paper Size: A4

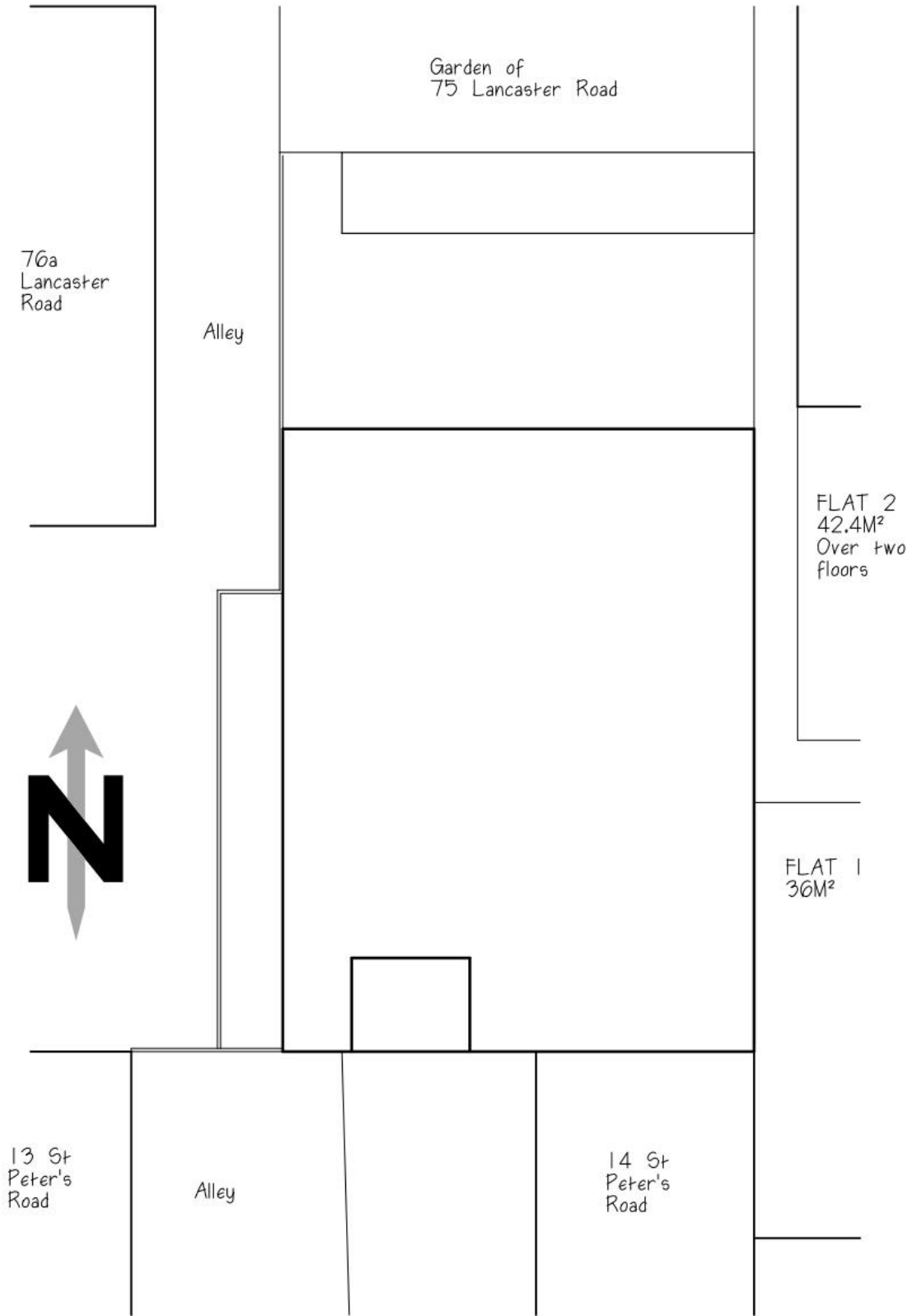




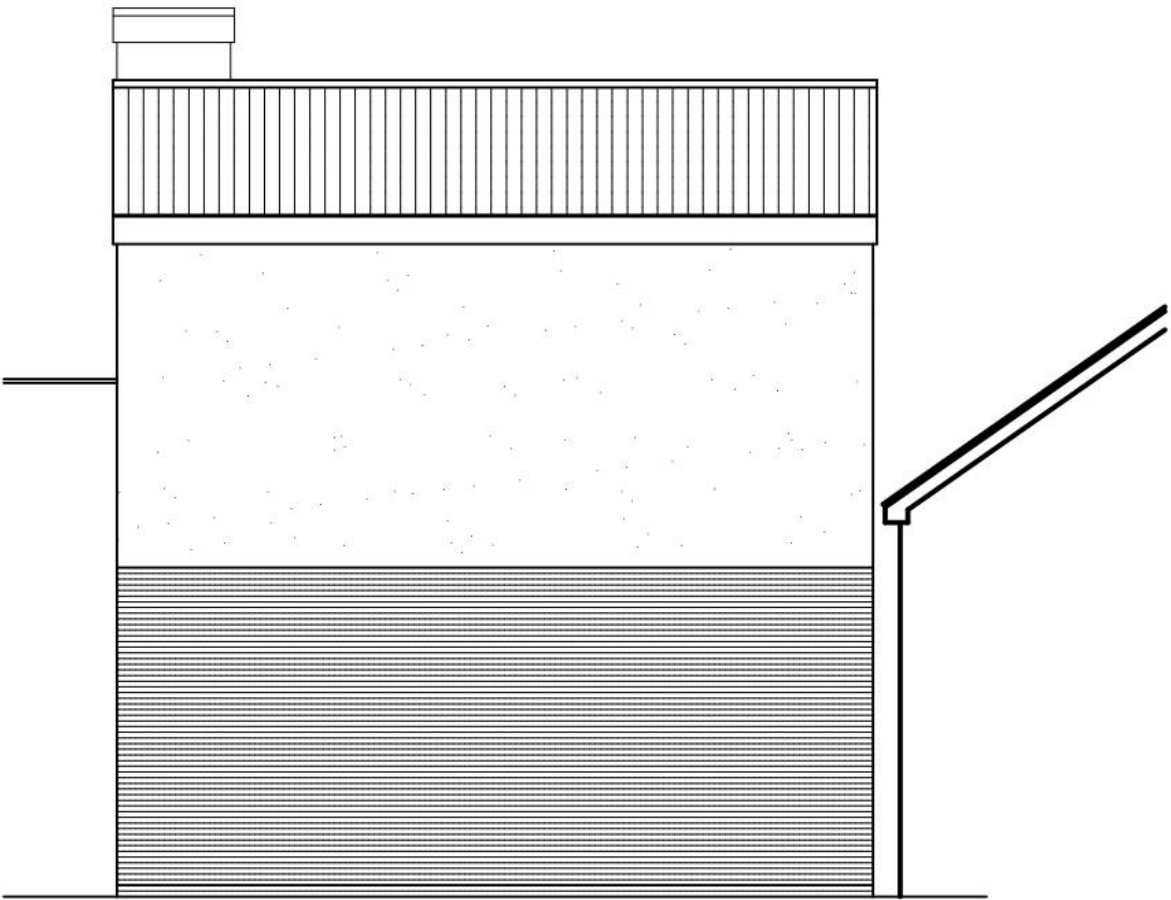
PROPOSED WEST ELEVATION 1:100



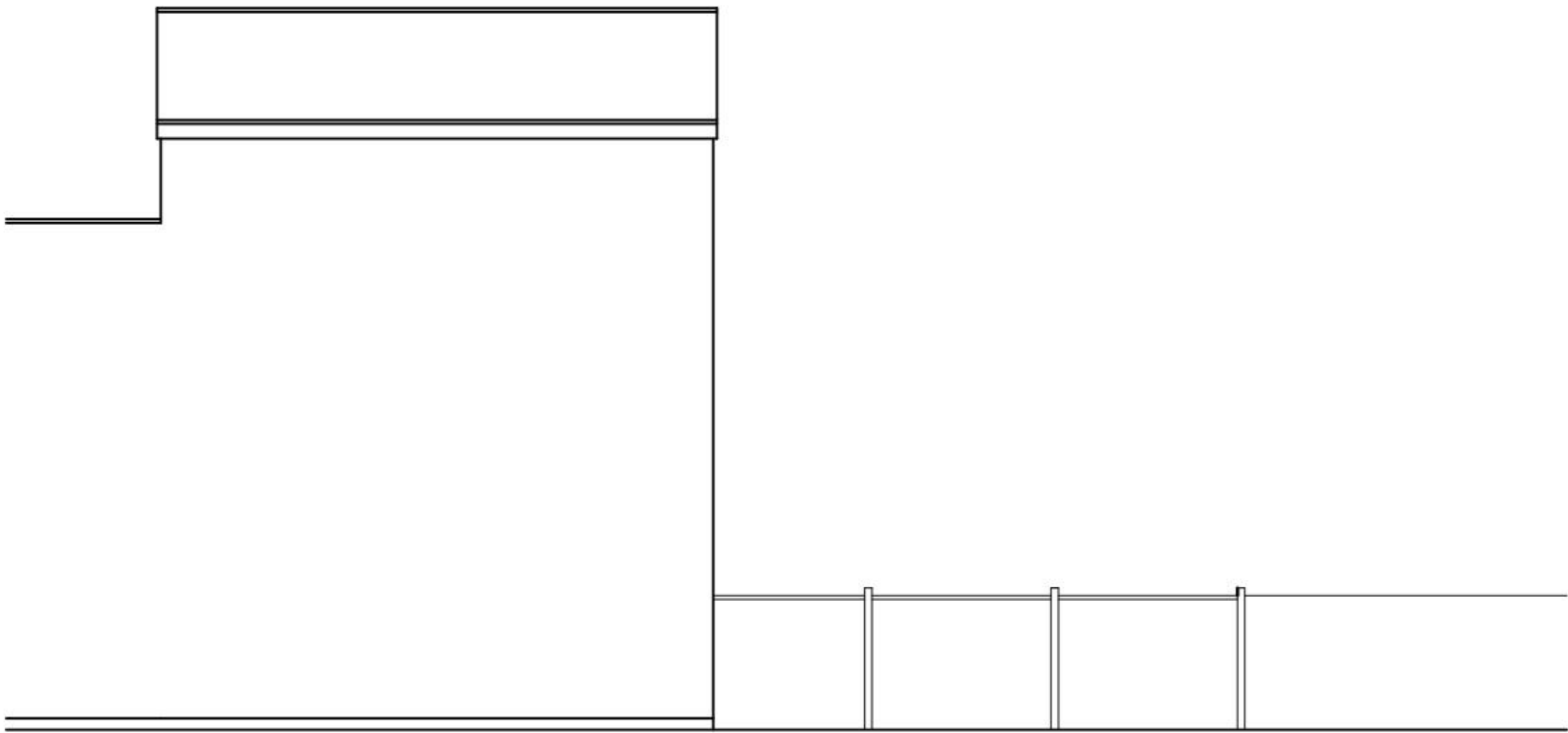
EXISTING WEST ELEVATION 1:100



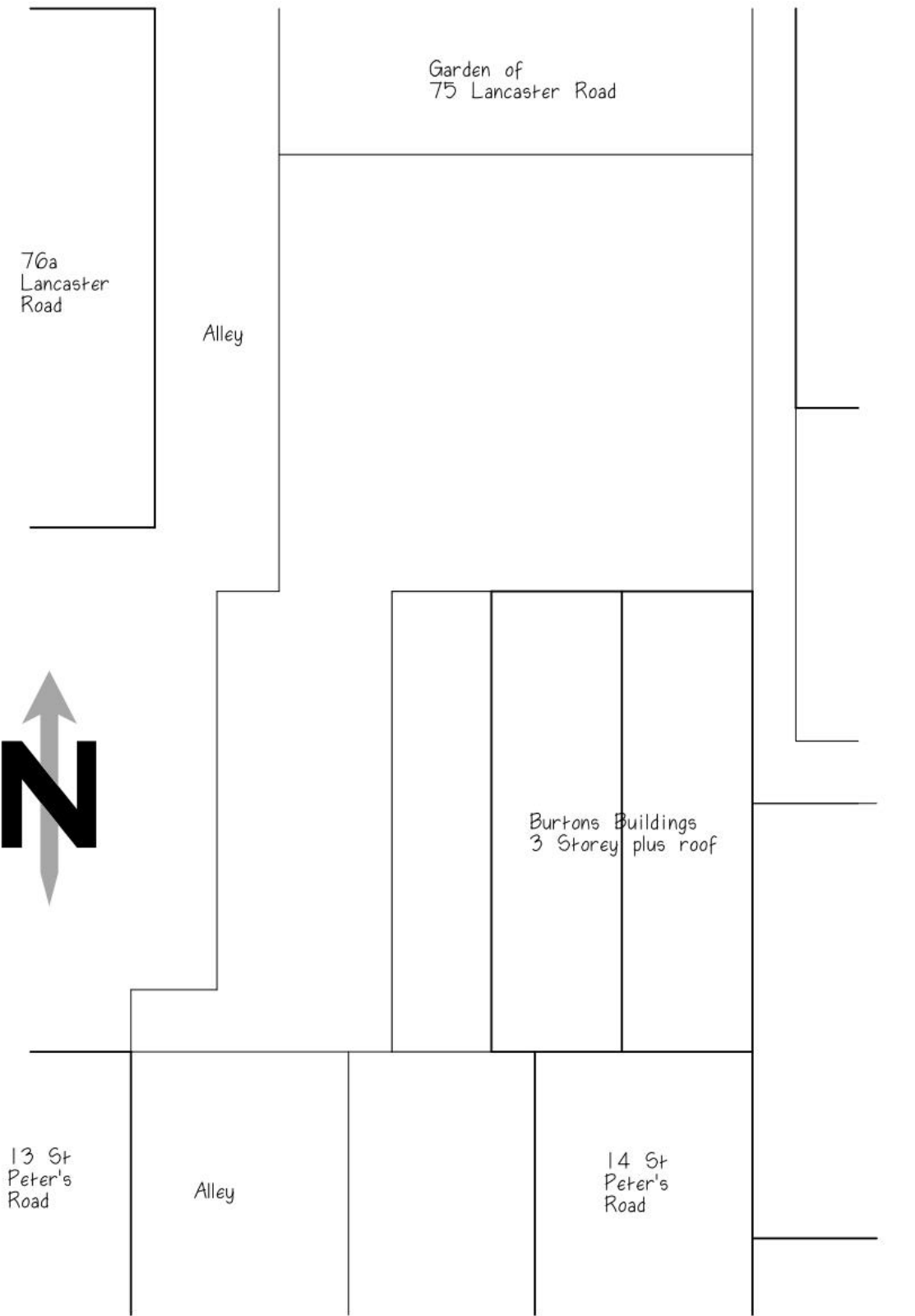
PROPOSED SITE LAYOUT 1:100



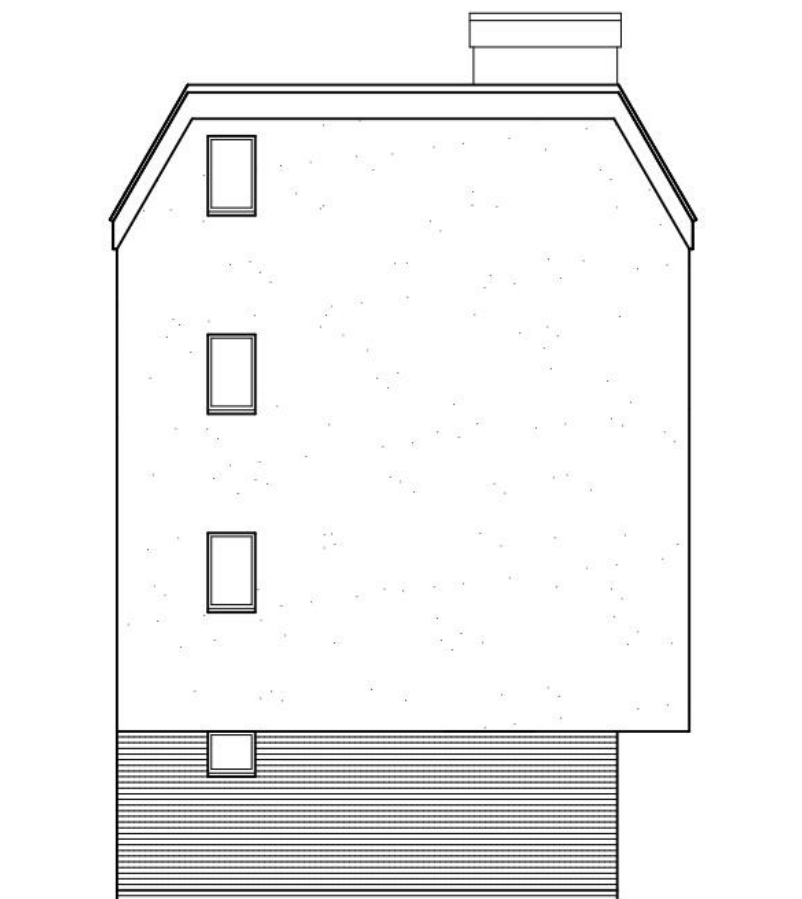
PROPOSED EAST ELEVATION 1:100



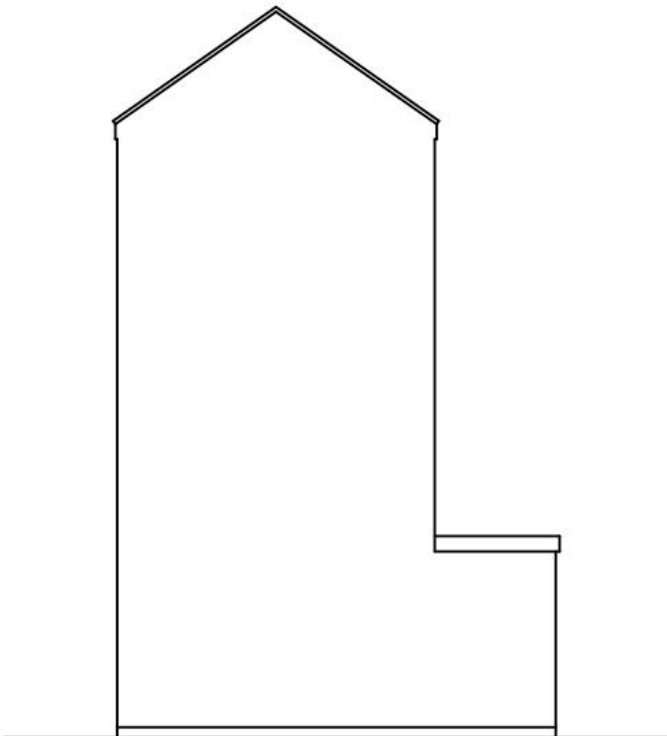
EXISTING EAST ELEVATION 1:100



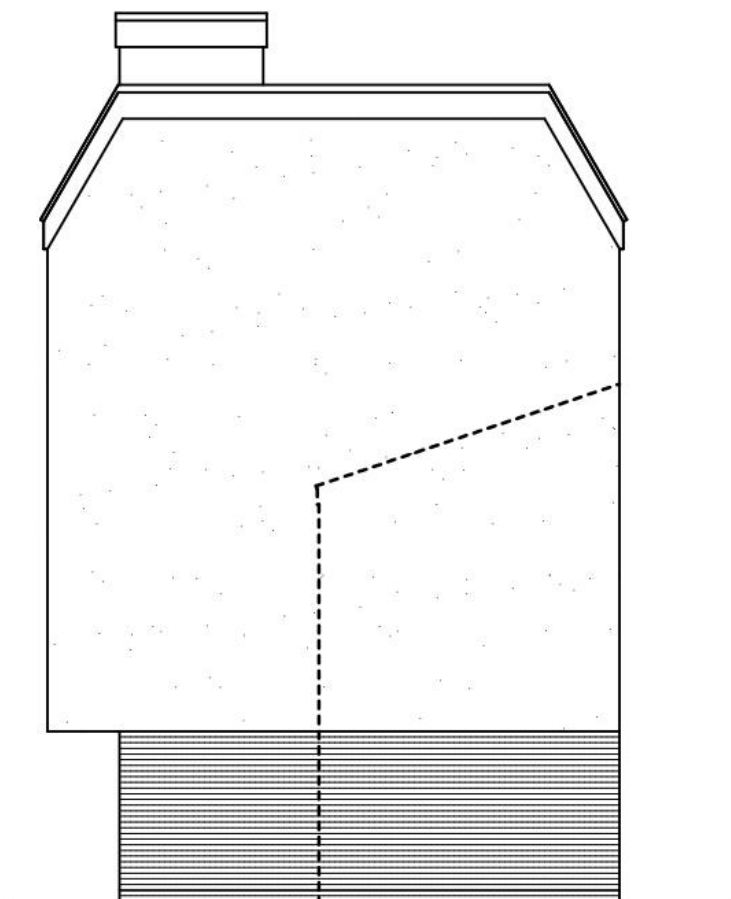
EXISTING SITE LAYOUT 1:100



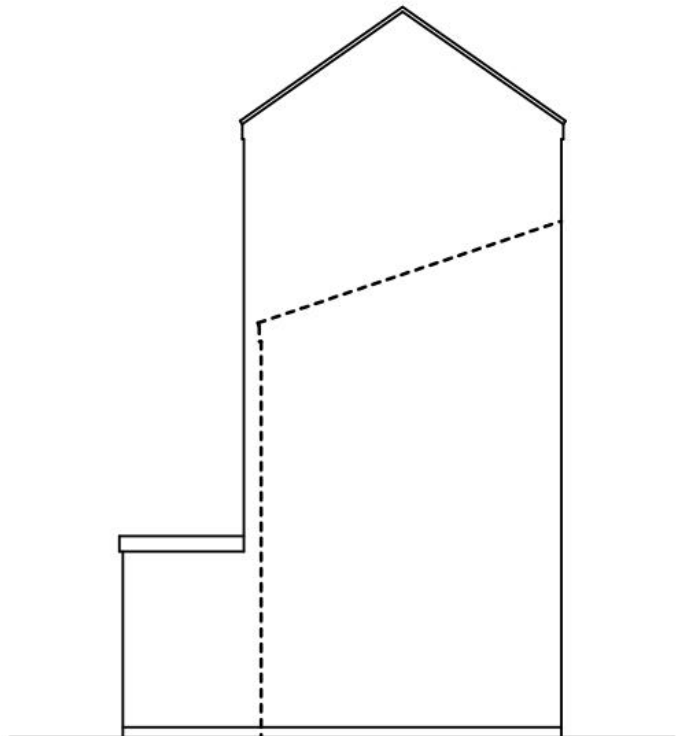
PROPOSED NORTH ELEVATION 1:100



EXISTING NORTH ELEVATION 1:100



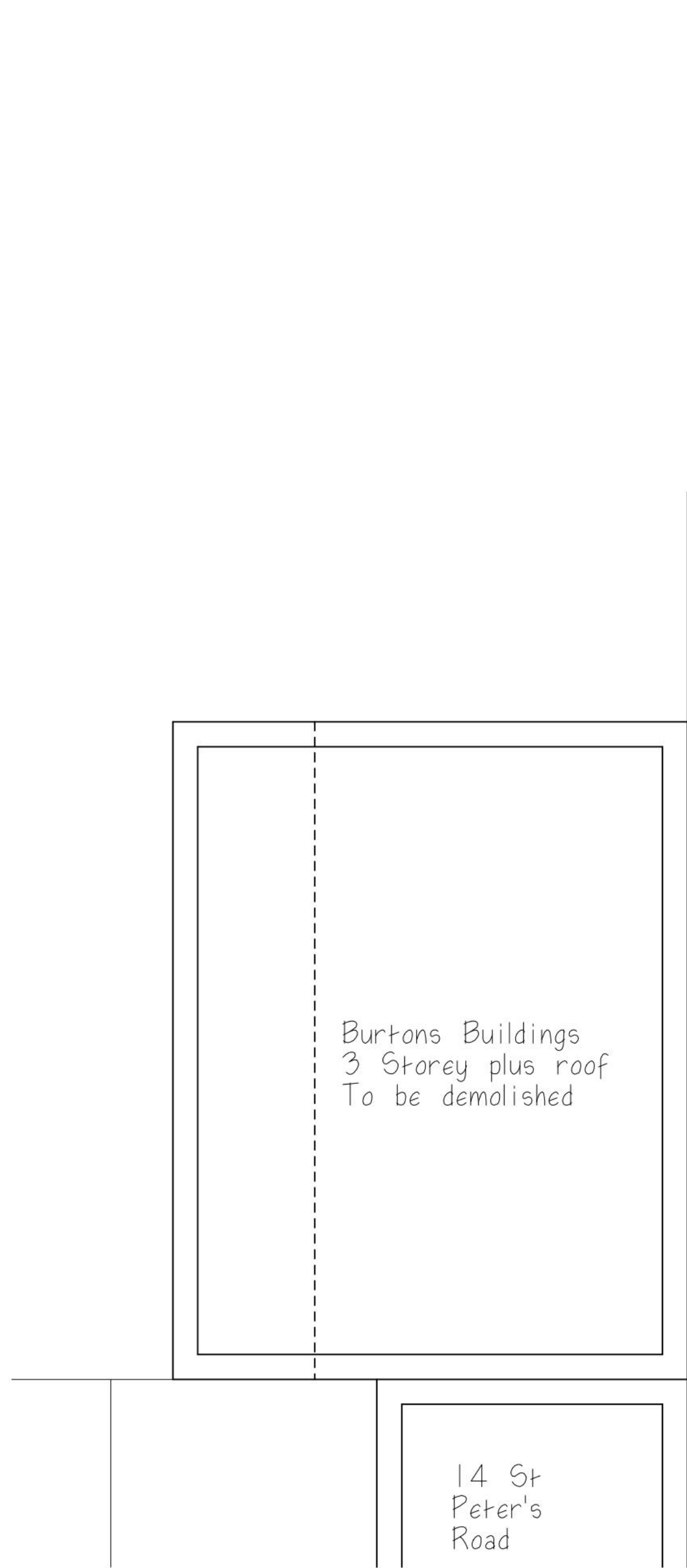
PROPOSED SOUTH ELEVATION 1:100



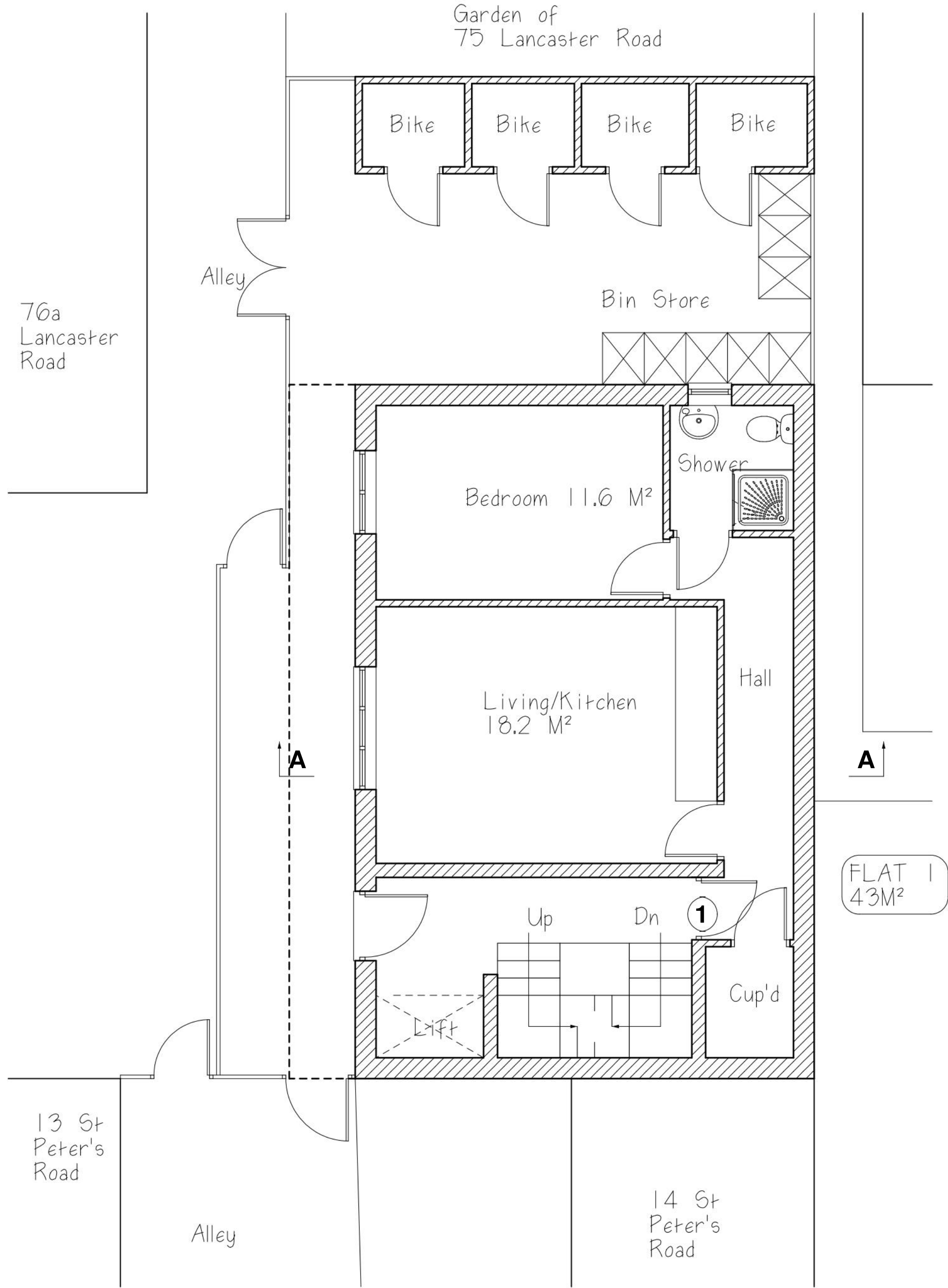
EXISTING SOUTH ELEVATION 1:100

Drawing Status	
Planning	
Scale Bar	
1:500	0 1m 2m 3m
1:1000	0 1m 2m 3m 4m 5m 6m 7m
1:2000	0 1m 2m 3m 4m 5m 6m 7m

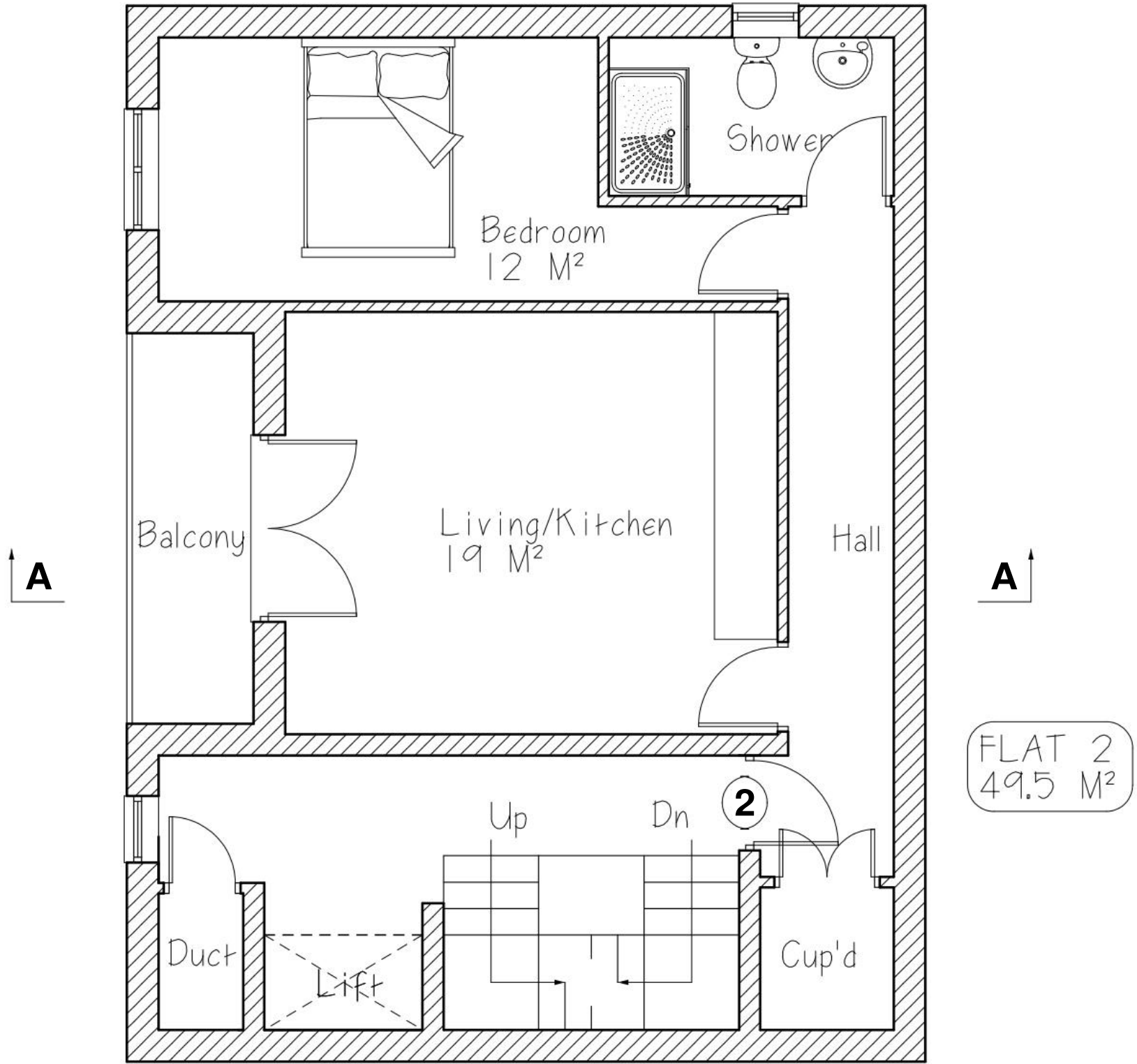
	4/8/21	Layout altered, bedroom omitted/balcony added
A	16/6/21	Roof Altered
Rev	Date	Details
Client		
Optimum Rent		
Contract		
Development at Burton's Buildings St Peter's Road Great Yarmouth		
Drawing Title		
Existing & Proposed Site Plans and Elevations REVISED		
GP Architectural Services.		
18 Clarence Road, Gorleston-on-Sea Tel M 07920 820432 Great Yarmouth, Norfolk. NR31 6DT E-Mail glenn.parrott@yahoo.co.uk		
Scale		
1:100 (at A1)		
Date		
June 2021		
Drawing Number		B
2022-004		



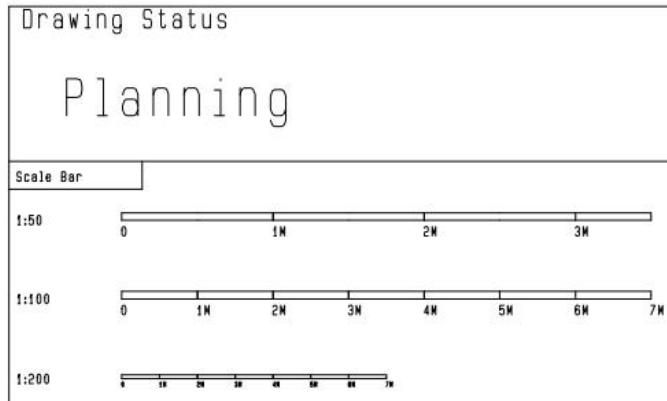
EXISTING FLOOR PLAN 1:50



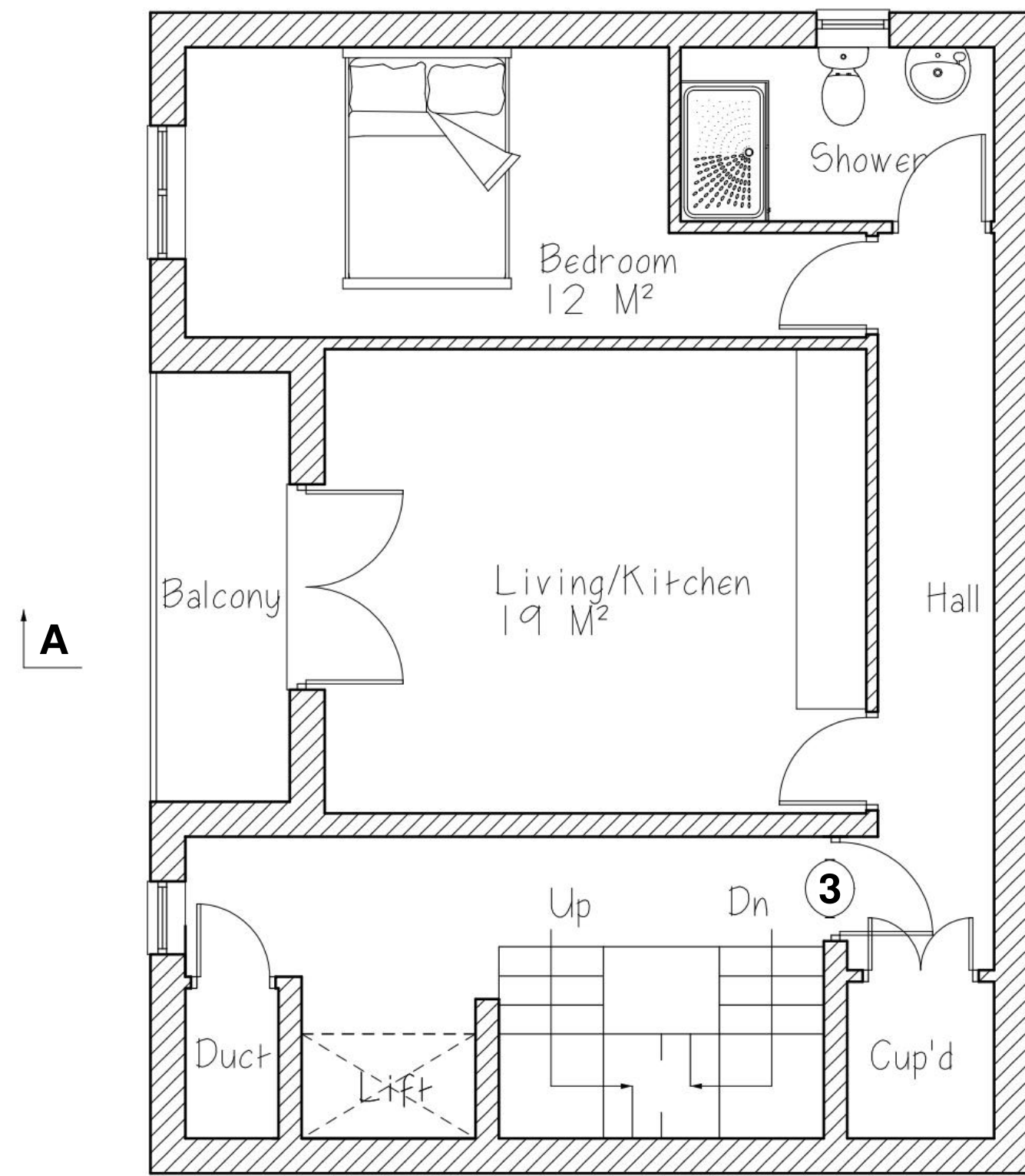
PROPOSED GROUND FLOOR PLAN 1:50



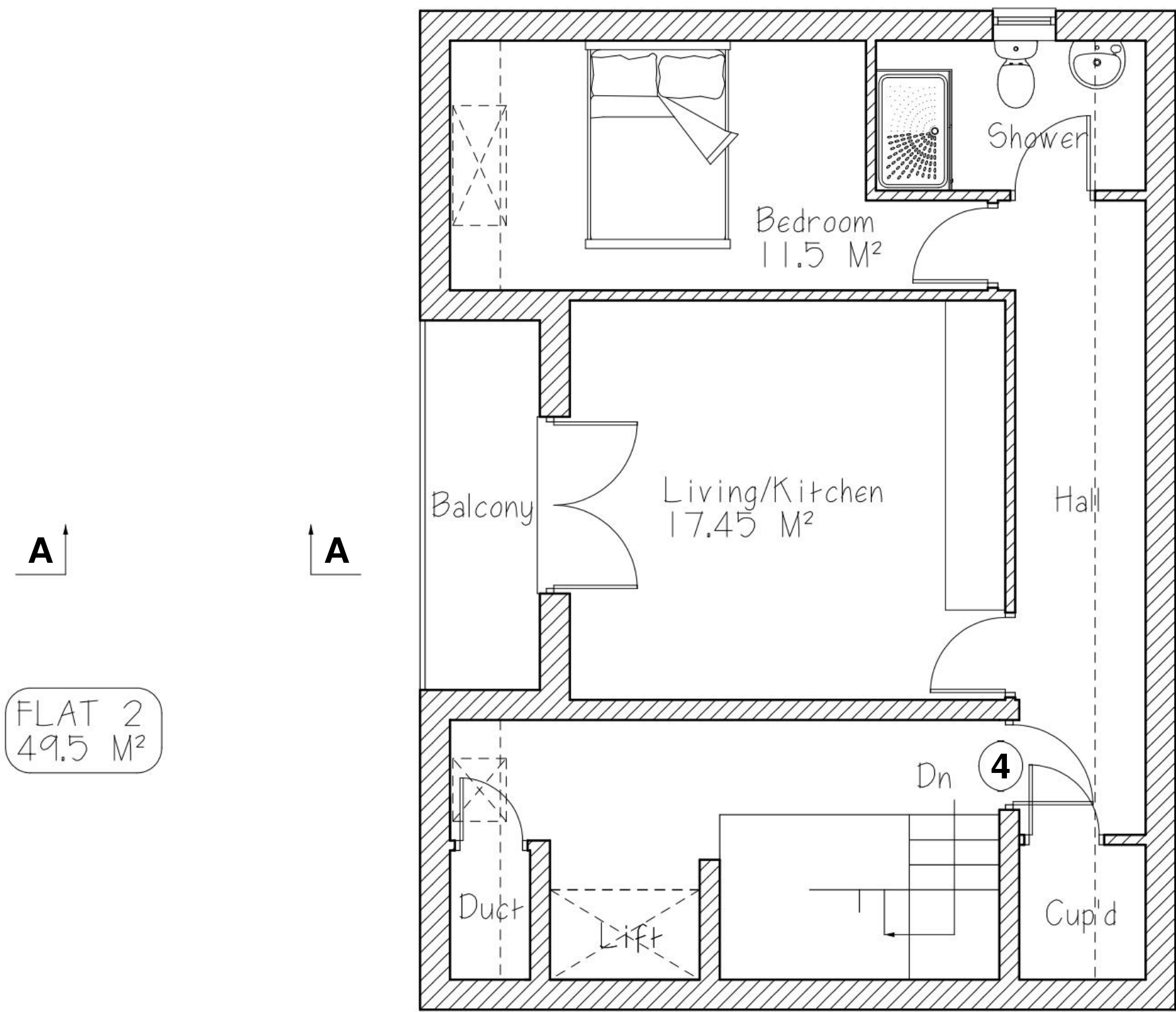
PROPOSED FIRST FLOOR LAYOUT 1:50



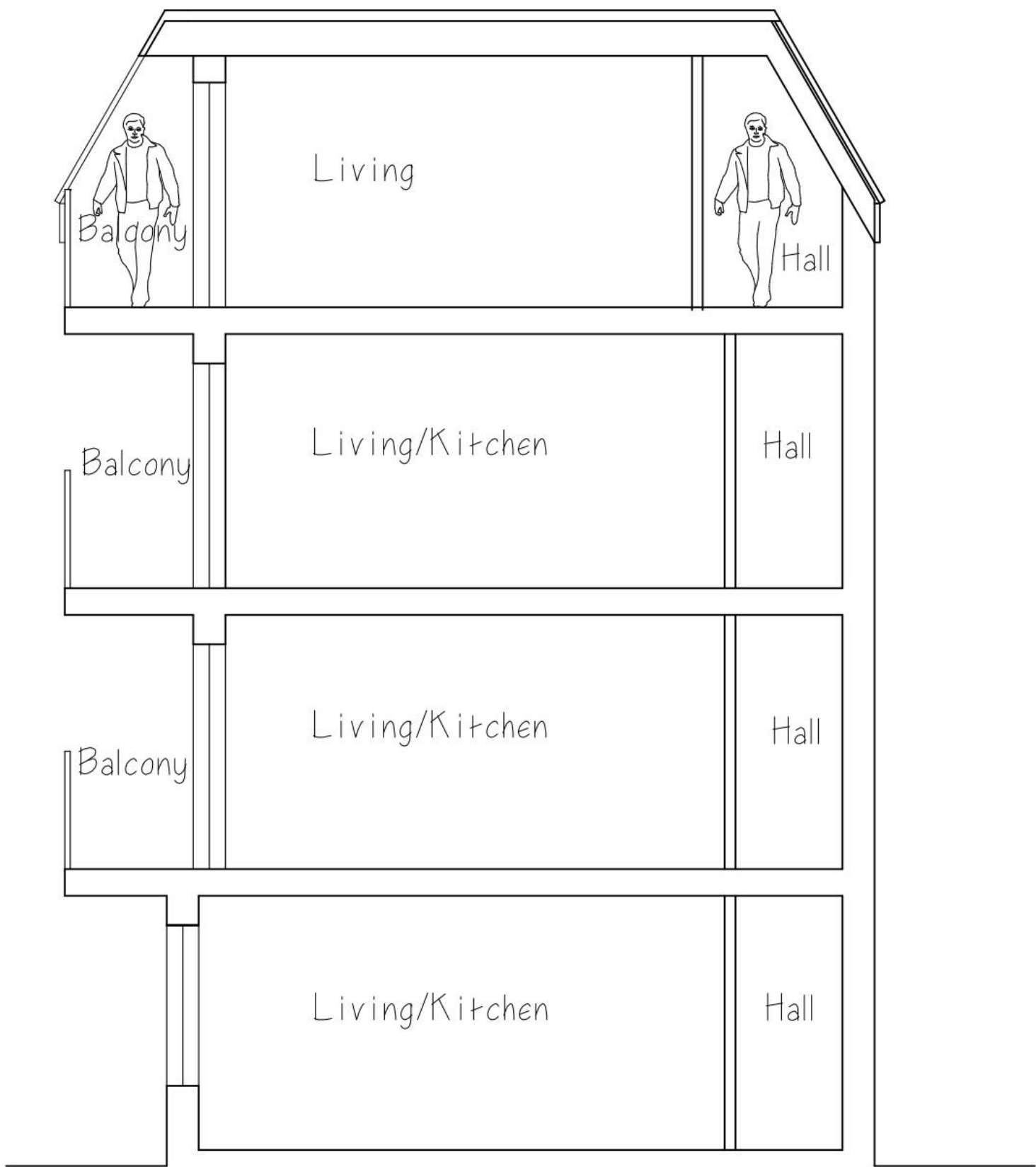
B	4/9/21	Flat Layout altered, bedroom omitted/balcony added
A	16/6/21	Roof altered
Rev	Date	Details
Client		
Optimum Rent		
Contract		
Development at		
Burton's Buildings		
St Peter's Road		
Great Yarmouth		
Drawing Title		
Existing & Proposed		
Plans (GF/FF) REVISED		
GP Architectural Services.		
18 Clarence Road,		
Gorleston-on-Sea Tel M 07920 820432		
Great Yarmouth,		
Norfolk. NR31 6DT		
E-Mail glenn.parrott@yahoo.co.uk		
Scale		
1:50 (at A1)		
Date		
June 2021		
Drawing Number		B
2022-005		



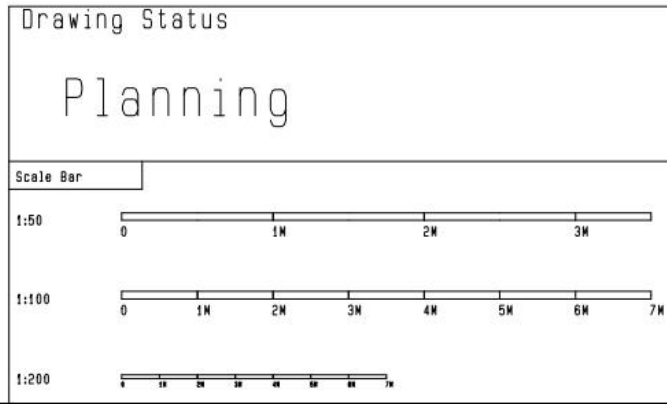
PROPOSED SECOND FLOOR LAYOUT 1:50



PROPOSED THIRD FLOOR LAYOUT 1:50



PROPOSED SECTION A-A 1:50



B	4/9/21	A
A	16/6/21	Roof Altered
Rev	Date	Details
Client		
Optimum Rent		
Contract		
Development at Burton's Buildings St Peter's Road Great Yarmouth		
Drawing Title		
Existing & Proposed Plans (GF/FF) REVISED		
GP Architectural Services.		
18 Clarence Road, Gorleston-on-Sea Tel M 07920 820432 Great Yarmouth, Norfolk. NR31 6DT E-Mail glenn.parrott@yahoo.co.uk		
Scale		1:50 (at A1)
Date		June 2021
Drawing Number		2022-006
		B



George Bolan  
Great Yarmouth Borough Council  
Town Hall  
Hall Plain  
Great Yarmouth  
Norfolk  
NR30 2QF

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

Your Ref: 06/21/0237/F  
Date: 26 April 2021

My Ref: 9/6/21/0237  
Tel No.: 01603 638070  
Email: [stuart.french@norfolk.gov.uk](mailto:stuart.french@norfolk.gov.uk)

Dear George

**Great Yarmouth: Proposed demolition of existing dwelling and construction of 6No. self-contained flats  
4 Burtons Buildings St Peters Road GREAT YARMOUTH NR30 3AY**

Thank you for your recent consultation with respect to the above to which the Highway Authority raise no objection but would recommend the following condition be appended to any grant of permission your Authority is minded to make.

SHC 21V Prior to the first occupation on-site cycle parking shall be implemented in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

Yours sincerely

*Stuart French*

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



-----Original Message-----

From: Juliann Gillingwater < >

Sent: 23 September 2021 11:34

To: plan <plan@great-yarmouth.gov.uk>

Subject: 06/21/0237/F

Dear sir/madam

I received a planning application from you regarding 4 Burton buildings, NR303AY.

This is my 3rd time objecting.

And nothing has changed from when I first objected..I will add one new objection but the rest still fits...the balcony's now added will overlook property and be a invasion of privacy! And add more noise/antisocial behaviour and over crowding!

I live at 76A Lancaster road, NR302NN, and my property is situated down the alleyway of Lancaster road, and it directly faces the 'garden/land' associated with burton buildings, my property will have the most impact from this proposed application. And I am writing to strongly object to it. And I will list the reason I am against this happening. It is a over development of such a small area, with too many units on the land.

To demolish a 3 storey building, and build a large 4 storey in its place will be right in front of my house, I think it is ludacris, how will the house be demolished and the property be rebuilt on such a large scale? There is no direct access to this land. There is very little space, and restricted access to build on such a enclosed area, where will the rubble, building materials, construction vehicles etc be stored? Health and safety very close to our properties is a great concern. It will block access to people's homes, it will effect my home the most, and also the surrounding neighbours, it is also joined to one of my neighbours properties at 15 St. Peter's road, it will also cause her great distress as it is joined to her house/garden, and goes right up to her bedroom window, it will cause a lot of issues, also regarding the very loud noise levels from the occupants who will move in...as this is such a small enclosed area, the noise travels from such a small enclosed space, and also from the demolition/construction and also dust issues etc (we will be unable to have our windows and doors open because of the demolition/construction/dust/noise)

it will effect our day to day life and be unbearable, and no thought has been given to the people living in this area, it's already a very built up area, and overcrowded, it's a very small area to be adding 4 flats at the scale intended. There is a brick wall in between the joining ally's, which separates St. Peter's road and Lancaster road, that is not allowed to be demolished. As I have seen maps/deeds, which shows this wall has been there for many many years which states it can't be demolished. Which is opposite the proposed application build. It stops both ends of the allys, walking through.

To have such a big building directly opposite my property will severely block so much natural light from my house and surrounding properties. And I will be facing a 4 storey building with windows looking right at my house affecting my privacy. Also the noise level will increase, it's bad enough living next to the tenants they already have in 3 burton buildings. It will surround my property and block me in. Every room in my house excluding my bathroom will directly face on this new proposed building.

I have noticed in the plans the main communal door to the proposed build, will directly be outside my main property front door, my house is located on Lancaster road, this property in question is located on St. Peter's road, they have no right of way to Lancaster road. I have no right of way to there end of the ally. Which they do not mine. Hence why there is a brick wall in between which stops this) I live behind a 24hour locked security gate, which was erected on behalf of Great Yarmouth police force, (for anti social behaviour issues) only 3 neighbours have keys to this gate, myself, 75 & 76. (Burton buildings does not) How is this building allowed to have there communal door on land they do not own, and they do not have access to the security gate. I am worried over security of my home as this gate was installed for security reasons, with being so close to 4 flats I am

extremely concerned. As there door will face directly my front door. This is my main concern as my security and privacy will be effected, they do not have no right to have access to the ally leading onto Lancaster road, and I do not want a communal door outside my property, meters away. And with the tenants they let to it's concerning.

The drain system is very old in this area, and very overworked from overpopulation in this area. The drains cannot cope, and the main sewage drain for this area is directly outside my frontroom window, and it often floods with raw sewage and floods my end of the ally up, which makes me housebound, until anglia water comes out to unblock and clean, and this happens many times per year, just weeks ago the sewage drain was completely blocked again, and Anglian water had to attend (it was blocked this time with dead rats, which come's from the gardens on burton buildings) It is happening because of the sheer number of properties (Mainly flats) over populating and the drains cannot keep up. Adding another 4 properties will stress the drains even more. Feel free to contact anglia water in relation to this and you will be able to see how much of a issue it is. It's always blocked at the top of burton building/ St. Peter's road, which affects the drain outside my home and then my property gets flooded with human waste. My doorstep has been raised to stop flooding from raw sewage and also heavy rainfalls, as the drains simply cannot cope.

To have 4 flats built will affect parking. Lancaster road is permit parking and there is not enough space for residents to park on there own road as it is, St. Peter's road only has parking on a small section, there is no adequate parking in this area. Adding a bicycle park is there excuse around this... This land has been turned down in the past just for a single storey build, the land is also contaminated from a garage what used to be there, from oil and chemicals (which is the reason it got turned down for planning a few years ago) it will show in historic records.

Ever since the applicant and her partner bought this property, there has been constant issues regarding the tenants they put into this property. Great Yarmouth police and environmental health has attended this property on numerous occasions in regards to anti social behaviour, noise, drug dealing, unlicenced hmo, assaults, thefts, multiply family's are constantly moving out and sub letting, they use the garden as a toilet as there are so many coming and going. There has been damage to my property and my neighbours property, we have been verbally threatened from the type of tenants they allow, and there still living there 1year later. I was advised by the police to instal cctv because of the type of tenants they allow, which the tenants tried to vandalise on many occasions, and I then became a target from the people living in burton buildings. I feel like a prisoner in my own home. The applicant and her husband has done nothing to help us with there unruly tenants, and now they expect us to allow 4 flats. If you would kindly check all the police/enviromental health reports this will prove it. They also have not had a landlord licence to of let this properly out during the past year..

The garden is filthy and attracts vermin, the applicant and her partner knows of this, yet we are expected to put up with it. The applicant has done nothing to help this situation. So as I hope your aware, I am worried what 4 flats will cause as the 1 property they are letting out is bad enough with all the anti social behaviour we have to put up with, they rent there properties to unruly tenants and this is very worrying, so 4 flats will be 4 times worse, and with the build being so close to my property the security/privacy is a great concern, as well of the noise issues we constantly face. Also I have noted that the property has to be demolished because the applicant is saying it's in a state of disrepair...the house has been purposely neglected for this reason, and been left for there tenants to ruin just for this application, no money or up keep has been spent on this property in years and it has been intentionally neglected.

To summaries

I have lived in this property for nearly 20years, I have lived on Lancaster road all of my life, since the 1980s, But ever since the applicant and her husband bought this house and rented it out to unruly tenants I have been trying to move as it has got very bad since she started letting it out to anti social tenants, this area is very over crowded and over populated, and it has been in decline for many years, and to add more property's in such a small space, will affect many people/homes, there is no

thought or respect for the surrounding houses, in building such a big building, I am worried for my security, privacy, light levels, noise levels, dust levels etc. And the impact it will have on my mental health, as im classed as a vulnerable adult, And also the health and safety aspect of it, if it does goes ahead what it will mean for the properties what will be affected? And all the upheaval if this goes head. Please feel free to come and view my property and my neighbours to understand the impact this will have on our day to day life's. it will ruin are homes and life's. We as a community are worried what type of tenants will live in this property if it goes ahead, as the tenants they already have in burton buildings says enough. I am very upset over this and I hope you can take my comments and and all the other comments from neighbours into account, as this is a lovely community and we are all disheartened by all the overcrowded HMO's in this town, please check the police/enviromental health records. I will feel even more of a prisoner in my own home with a property that close over looking my privacy with the noise associated with 4 properties. The applicant and her husband has ignored our concerns over the past year and instead we had to turn to pc 624 Dale chusonis and Carl Johnson at enviromental health. Thank you very much for your time, could you please send me a email back acknowledging my objection.

Kind regards  
Miss Juliann Gillingwater



G.Y. BE PLANNING DEPT      MR D LEIGHTON  
TOWN HALL      76 LANCASTER RD  
ST YARMOUTH      ST YARMOUTH

RE 06/21/0237/F

25-9-2021

I AM AMAZED THAT THIS APPLICATION  
CAN EVEN BEING CONSIDERED  
THE 4 BALCONY'S WILL OVERLOOK  
THE ADJOINING PROPERTIES

THE 4 STOREYS WILL CAUSE FURTHER  
OVER CROWDING, IN THIS AREA

I STILL BELIVE THE PRESENT PROPERTY  
SHOULD BE RENIVATED AND THE  
ENTRACE BE ONLY FROM ST PETERS RD

I HAVE ASKED FOR A SITE MEETING  
BEFORE WITHOUT SUCCESS

I CAN ONLY ASK AGAIN AGAINST  
THIS APPLICATION ONCE AND FOR ALL  
SO WE CAN CARRY ON WITH OUR LIVES  
IN PEACE & TRANQUILITY

YOURS FAITHFULLY

DAVID LEIGHTON

Great Yarmouth Borough Council

27 SEP 2021

Customer Services

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0351/PAD</b>
PARISH	Belton & Browston 10
PROPOSAL	Please refer to drawing 7935-P12 for location and siting of building.
SITE	Greenfields Cherry Lane Browston GREAT YARMOUTH
APPLICANT	Mr A Darling
DECISION	<b>DETAILS NOT REQ'D</b>
-----	
REFERENCE	<b>06/21/0465/F</b>
PARISH	Belton & Browston 10
PROPOSAL	PROVISION OF ANNEX EXTENSION TO EXISTING BUNGALOW
SITE	Carvedras Lound Road Browston GREAT YARMOUTH
APPLICANT	Mrs J Zepka
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0630/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Single Storey side and rear extensions
SITE	72 Station Road North Belton GREAT YARMOUTH Norfolk
APPLICANT	Mr G & Mrs L Henderson
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0719/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Proposed front and side extension to existing garage
SITE	26 Station Road South Belton Belton with Browston GREAT YARMOUTH
APPLICANT	Mr K Mantripp
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0744/F</b>
PARISH	Belton & Browston 10
PROPOSAL	Proposed first floor extension over existing single storey extension
SITE	12 Provan Crescent Belton GREAT YARMOUTH Norfolk
APPLICANT	Mr A Hemp
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0296/F</b>
PARISH	Bradwell N 1
PROPOSAL	Proposal to demolish existing single storey rear extension and replace with a two storey rear extension to provide
SITE	17 Cotman Drive Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr T Wymer
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0337/TRE</b>
PARISH	Bradwell N 1
PROPOSAL	Works to Tree
SITE	182 Burgh Road Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mrs Payne
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0346/F</b>
PARISH	Bradwell N 1
PROPOSAL	Proposed demolition of existing conservatory to rear and erection of a new family room extension (in same
SITE	109 Blackbird Close Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr D Cooper
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0491/F</b>
PARISH	Bradwell N 1
PROPOSAL	Proposed single storey front extension and alterations to rear doors and windows
SITE	51 Laurel Drive Bradwell GREAT YARMOUTH Norfolk
APPLICANT	J Brown
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0559/F</b>
PARISH	Bradwell N 1
PROPOSAL	Proposal to replace flat garage roof with hipped roof
SITE	Longacre 37 Mill Lane Bradwell GREAT YARMOUTH
APPLICANT	Mr J Bensley
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0568/F</b>
PARISH	Bradwell N 1
PROPOSAL	Proposed new pitched roof over bungalow (part) and roof conversion to include dormers
SITE	1 Maple Gardens Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr I Taylor
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0581/F</b>
PARISH	Bradwell N 1
PROPOSAL	Insertion of 12 high-level vents on the north, west and south elevations of existing Unit 2, provision of two
SITE	Unit 2 Edison Way Bradwell GREAT YARMOUTH
APPLICANT	City Fibre Holdings Ltd
DECISION	<b>APPROVE</b>
REFERENCE	<b>06/21/0602/TRE</b>
PARISH	Bradwell N 1
PROPOSAL	T1 & T2 - Sycamore - 1.5 reduction in height; 1m reduction of the lower lateral branches
SITE	11 Turner Close Bradwell GREAT YARMOUTH Norfolk
APPLICANT	C/O Agent
DECISION	<b>APPROVE</b>
REFERENCE	<b>06/21/0614/F</b>
PARISH	Bradwell N 1
PROPOSAL	Erection of a two-storey side extension
SITE	Fiesta 13 Raven Close Bradwell GREAT YARMOUTH
APPLICANT	Mr T Hollis
DECISION	<b>APPROVE</b>
REFERENCE	<b>06/21/0679/TRE</b>
PARISH	Bradwell N 1
PROPOSAL	T1 - Seek permission to remove completely Seek permission to reduce length of branches
SITE	192 Beccles Road Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr M Sturman
DECISION	<b>REFUSED</b>
REFERENCE	<b>06/21/0690/F</b>
PARISH	Bradwell N 1
PROPOSAL	Proposed single storey rear and side extension forming additional living space and garage
SITE	10 Fulmar Close Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mrs L Wilson
DECISION	<b>APPROVE</b>
REFERENCE	<b>06/21/0750/CD</b>
PARISH	Bradwell N 1
PROPOSAL	Proposed erection of a warehouse with ancillary office space, with associated hard standing vehicular
SITE	Brooklyn House Gapton Hall Road GREAT YARMOUTH Norfolk
APPLICANT	Brooklyn2 Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/21/0798/F**  
PARISH Bradwell N 1  
PROPOSAL Change of use from disused car park to  
storage/distribution, and erection of storage shed  
SITE Matthews Transport Le Fevre Way  
Gapton Hall Industrial Estate GREAT YARMOUTH  
APPLICANT Matthews Transport Ltd  
DECISION **APPROVE**

REFERENCE **06/21/0549/F**  
PARISH Bradwell S 2  
PROPOSAL Construction of garages in support of the residential  
dwellings  
SITE 21 Crab Lane Bradwell  
GREAT YARMOUTH Norfolk  
APPLICANT Mr A Stubbs  
DECISION **APPROVE**

REFERENCE **06/21/0561/F**  
PARISH Bradwell S 2  
PROPOSAL Proposed first floor extension over existing  
garage with dormers to front  
SITE 11 Church Walk Bradwell  
GREAT YARMOUTH Norfolk  
APPLICANT Mr S Duffield  
DECISION **APPROVE**

REFERENCE **06/21/0631/F**  
PARISH Bradwell S 2  
PROPOSAL Re-submission of pp. 06/15/0379/F (Proposed first  
floor side extension to the west elevation and  
SITE 11 Church Walk Bradwell  
GREAT YARMOUTH Norfolk  
APPLICANT Mr S Duffield  
DECISION **APPROVE**

REFERENCE **06/21/0653/F**  
PARISH Bradwell S 2  
PROPOSAL Proposed erection of 4m x 3m UPVC conservatory to the  
north elevation  
SITE 32 Caraway Drive Bradwell  
GREAT YARMOUTH Norfolk  
APPLICANT Mr D Broad  
DECISION **APPROVE**

REFERENCE **06/21/0746/F**  
PARISH Bradwell S 2  
PROPOSAL Proposed demolition of existing conservatory and  
erection of new single storey rear extension  
SITE 13 Sun Lane Bradwell  
GREAT YARMOUTH Norfolk  
APPLICANT Mr & Mrs M Chilvers  
DECISION **APPROVE**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0756/F</b>
PARISH	Bradwell S 2
PROPOSAL	Proposed side extension (permitted development) and new pitched roof over bedroom in lieu of existing flat roof
SITE	43 Lords Lane Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr C King
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0777/PDE</b>
PARISH	Bradwell S 2
PROPOSAL	Proposed front entrance porch
SITE	8 Elm Avenue Bradwell GREAT YARMOUTH Norfolk
APPLICANT	Mr H Russell & Ms J Price
DECISION	<b>PERMITTED DEV.</b>
-----	
REFERENCE	<b>06/21/0153/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Loft conversion with dormers
SITE	164 Ormesby Road Caister GREAT YARMOUTH
APPLICANT	Ms P Bond
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0295/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Side extension
SITE	5 Byron Way Caister GREAT YARMOUTH
APPLICANT	Mr K Bartley
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0390/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Proposed rear extension (incorporating existing conservatory) to form sun lounge
SITE	48 Roman Way Caister GREAT YARMOUTH
APPLICANT	Mr L Brown
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0600/F</b>
PARISH	Caister On Sea 3
PROPOSAL	Sub-division and construction of one chalet bungalow
SITE	17 Greenhill Avenue Caister GREAT YARMOUTH
APPLICANT	Mr J Beck
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/21/0640/F**  
PARISH Caister On Sea 3  
PROPOSAL Erection of a single storey side extension

SITE 8 Miriam Close Caister  
GREAT YARMOUTH

APPLICANT Mr J Lawrence  
DECISION **APPROVE**

REFERENCE **06/21/0211/F**  
PARISH Caister On Sea 4  
PROPOSAL Two-storey side extension, single and two-storey rear extension and detached garage

SITE 9 Gilbert Road Caister  
GREAT YARMOUTH

APPLICANT Mr and Mrs Hacon  
DECISION **APPROVE**

REFERENCE **06/21/0306/F**  
PARISH Caister On Sea 4  
PROPOSAL Dropped kerb for vehicular access and new front driveway

SITE 110 Yarmouth Road Caister  
GREAT YARMOUTH

APPLICANT Mr C Chadwick  
DECISION **APPROVE**

REFERENCE **06/21/0468/F**  
PARISH Caister On Sea 4  
PROPOSAL New front entrance porch with WC; cladding and render to exterior of existing dwelling

SITE 4 Edinburgh Close Caister-on-Sea  
GREAT YARMOUTH Norfolk

APPLICANT Mr R Hobson  
DECISION **APPROVE**

REFERENCE **06/21/0519/F**  
PARISH Caister On Sea 4  
PROPOSAL Single storey rear extension

SITE 38 Lacon Road Caister  
GREAT YARMOUTH

APPLICANT Mr and Mrs C and D Alexander  
DECISION **APPROVE**

REFERENCE **06/21/0567/F**  
PARISH Caister On Sea 4  
PROPOSAL Single storey rear and side extensions

SITE 23 Saxon Gardens Caister  
GREAT YARMOUTH

APPLICANT Mr E Ragan  
DECISION **APPROVE**



**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/21/0603/F**  
PARISH Caister On Sea 4  
PROPOSAL Single storey rear extension to form garden room

SITE 43 Westerley Way Caister  
GREAT YARMOUTH

APPLICANT Mr A Gooda  
DECISION **APPROVE**

REFERENCE **06/21/0629/F**  
PARISH Caister On Sea 4  
PROPOSAL Single storey rear extension and associated alterations

SITE 5 Purslane Drive Caister  
GREAT YARMOUTH

APPLICANT Mr and Mrs Lewis  
DECISION **APPROVE**

REFERENCE **06/21/0681/PDE**  
PARISH Caister On Sea 4  
PROPOSAL Notification of larger home extension - single storey rear extension to form garden room/conservatory

SITE 33 Queensway Caister  
GREAT YARMOUTH

APPLICANT Mr and Mrs Morgan Jones  
DECISION **PERMITTED DEV.**

REFERENCE **06/21/0742/F**  
PARISH Caister On Sea 4  
PROPOSAL Proposed two storey extension to south elevation to include shop, office space, stair and lift access to first floor

SITE Caister Lifeboat Station Skippers Walk  
Caister-on-sea Norfolk

APPLICANT Mr G Gibson  
DECISION **APPROVE**

REFERENCE **06/21/0584/F**  
PARISH Filby 6  
PROPOSAL Conversion of existing free standing garage. of existing roof.

SITE Wychwood Main Road  
Filby GREAT YARMOUTH

APPLICANT G Barron  
DECISION **APPROVE**

REFERENCE **06/21/0429/F**  
PARISH Fleggburgh 6  
PROPOSAL Proposed Application for front porch

SITE Lilac Cottage Main Road A1064  
Billockby Fleggburgh

APPLICANT Mrs H Timms  
DECISION **APPROVE**

Page 69 of 93

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/21/0470/F</b>
PARISH	Fleggburgh 6
PROPOSAL	Conversion of existing outbuildings and a linking extension to form one dwelling
SITE	Dairy Farm Barn Tretts Lane Fleggburgh GREAT YARMOUTH
APPLICANT	Mr M Kelly
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0583/F</b>
PARISH	Fleggburgh 6
PROPOSAL	Proposed single storey rear extension
SITE	12 Orchard Way Fleggburgh GREAT YARMOUTH
APPLICANT	Mr M Jary
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0737/TRE</b>
PARISH	Fleggburgh 6
PROPOSAL	Proposing to prune 8 trees consisting of beech, cherry and silver birch trees
SITE	Tao House 5 The Village Main Road A1064 Fleggburgh GREAT YARMOUTH
APPLICANT	Mr N Calver
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0599/TRE</b>
PARISH	Fritton/St Olaves 10
PROPOSAL	T1 AND T2 - Fell to ground level
SITE	Glad Wood St Olaves Road St Olaves GREAT YARMOUTH
APPLICANT	Mr C Parmer
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0601/TRE</b>
PARISH	Fritton/St Olaves 10
PROPOSAL	T1 - Oak - Dead - leave as a 25ft pole for nature
SITE	Harnsers Lodge St Olaves Road St Olaves GREAT YARMOUTH
APPLICANT	Mrs White
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0619/F</b>
PARISH	Fritton/St Olaves 10
PROPOSAL	Proposed Golf Buggy Store and Machinery Store, Removal of Existing Machinery Storage Building
SITE	Caldecott Hall Beccles Road Fritton GREAT YARMOUTH
APPLICANT	Mr P Spriggins
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0483/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Proposed addition of wooden carport 5m x 3.6m in front of existing garage to rear
SITE	60 High Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Ives
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0542/F</b>
PARISH	Great Yarmouth 5
PROPOSAL	Proposed front and side single-storey extensions to children's respite centre and internal alterations; A new
SITE	Shine ( East Norfolk ) Alpha Centre Alpha Road Gorleston
APPLICANT	K Leggett
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0760/TRE</b>
PARISH	Great Yarmouth 5
PROPOSAL	5 Days Notice of proposed tree works Fell
SITE	Hobland Plantation Hobland GREAT YARMOUTH Norfolk
APPLICANT	Mr D Gillett
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0467/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Proposed 2 storey front extension
SITE	16 Bately Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Pratt
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0479/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey rear and side infill extension with glazed roof
SITE	42 Clarence Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	J Battle
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0555/TCA</b>
PARISH	Great Yarmouth 7
PROPOSAL	Holme Oak (T491) - Fell due to extensive dieback in crown
SITE	Koolunga House (Land to south of) High Street Gorleston
APPLICANT	Mr Paul Carter
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0556/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Proposed single storey rear and side extensions; Re-location of garage and a new 1.8m high boundary wall
SITE	47 Victoria Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Davies
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0566/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	New porch/canopy to front door. existing garage door.
SITE	69A Marine Parade Gorleston GREAT YARMOUTH
APPLICANT	A & S Fuller
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0650/TCA</b>
PARISH	Great Yarmouth 7
PROPOSAL	T1 - Holly - Reduce height from 9m to 7m; Reduce spread from 6m to 4m
SITE	32 Cliff Hill Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr Norris
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0651/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Proposed alteration of dorner roof from a flt roof to a pitched roof; repalcement of front boundary wall
SITE	72 Marine Parade Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr H Shaw
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0661/CD</b>
PARISH	Great Yarmouth 7
PROPOSAL	Demolition of existing dwelling and replacement with one new dwelling. 06/20/0521/F Conditions(s) 6
SITE	45 Marine Parade Gorleston GREAT YARMOUTH
APPLICANT	Mr and Mrs Ainslie
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	
REFERENCE	<b>06/21/0678/TRE</b>
PARISH	Great Yarmouth 7
PROPOSAL	T1 - Holly and T2 - Holly - cut back branches to a distance of 2 feet from the boundary wall and reduce
SITE	14 Stradbroke Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mrs N Bartley
DECISION	<b>APPROVE</b>
-----	

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/21/0693/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Proposed front, side and rear extension
SITE	2 Quay Ostend Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Vaudin
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0701/TRE</b>
PARISH	Great Yarmouth 7
PROPOSAL	T2 - Willow - reduce canopy radially by 2-3m and height by 1.5-2m
SITE	Land adjacent 74-86 and 119-127 Leman Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Just Ask Estate Services
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0709/F</b>
PARISH	Great Yarmouth 7
PROPOSAL	Rising of 1st floor eves to form sitting room and balcony.
SITE	1A Cliff Hill Gorleston GREAT YARMOUTH
APPLICANT	Mrs D Evans
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0782/CD</b>
PARISH	Great Yarmouth 7
PROPOSAL	Discharge of condition
SITE	70 Marine Parade Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Fuller
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	
REFERENCE	<b>06/21/0335/F</b>
PARISH	Great Yarmouth 9
PROPOSAL	Removal of redundant bulk storage tanks and construction of a welfare building.
SITE	Gas House Quay Malthouse Lane Gorleston GREAT YARMOUTH
APPLICANT	M Strachan
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0648/CD</b>
PARISH	Great Yarmouth 9
PROPOSAL	Part discharge of condition 16 of pp. 06/15/0348/O for Plots 19-24: Contamination Remediation Scheme
SITE	19-24 Horatio Court Southtown Road GREAT YARMOUTH Norfolk
APPLICANT	Mr P Munnings
DECISION	<b>APPROVE</b>
-----	



**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0685/A</b>
PARISH	Great Yarmouth 9
PROPOSAL	Proposed new single illuminated 48 - sheet digital advertisement display
SITE	East side of Pasteur Road (Land at) Pasteur Road GREAT YARMOUTH Norfolk
APPLICANT	Alight Media
DECISION	<b>ADV. CONSENT</b>
-----	
REFERENCE	<b>06/21/0730/A</b>
PARISH	Great Yarmouth 9
PROPOSAL	See Application Form
SITE	Marine Park, Unit C1 Gapton Hall Road Bradwell GREAT YARMOUTH
APPLICANT	The Range
DECISION	<b>ADV. CONSENT</b>
-----	
REFERENCE	<b>06/21/0489/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Proposed two storey front extension to porch and bedroom, Reducing to one storey; Proposed extension of
SITE	35 Keble Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr & Mrs Taylor
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0575/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Proposed single storey front extension to form porch
SITE	206 Brasenose Avenue Gorleston GREAT YARMOUTH
APPLICANT	Mr M Briggs
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0611/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Single story rear extension + interior wall demolition
SITE	23 St Johns Avenue Gorleston GREAT YARMOUTH
APPLICANT	V Meckauskas
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0683/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Proposed addition of first floor storey extension to existing bungalow with new pitched roof and balcony to
SITE	21 Poplar Avenue Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr J Stewert
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0691/F</b>
PARISH	Great Yarmouth 11
PROPOSAL	Proposed single storey front and side extension
SITE	7 Wadham Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mrs R Leach
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/20/0545/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	The proposal is to convert the disused storage building into a new Cold Store for the use of the company for
SITE	South Denes Road GREAT YARMOUTH Norfolk
APPLICANT	Mr Phil Bargh
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0095/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed replacement shop front to south and east elevations
SITE	147 King Street GREAT YARMOUTH Norfolk
APPLICANT	Mr R Paramchothy
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0375/A</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from A3 (Class E post 2020) to Sui Generis for use as an amusement arcade fronting Marine Parade
SITE	34A Marine Parade GREAT YARMOUTH Norfolk
APPLICANT	Mr W Austrin
DECISION	<b>ADV. CONSENT</b>
-----	
REFERENCE	<b>06/21/0376/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use from A3 (Class E post 2020) to Sui Generis for use as an amusement arcade fronting Marine Parade
SITE	34A Marine Parade GREAT YARMOUTH Norfolk
APPLICANT	Mr W Austrin
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0430/EU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Use of 14 Nelson Road South Great Yarmouth as 5 separate dwellinghouses
SITE	14 Nelson Road South GREAT YARMOUTH Norfolk
APPLICANT	Mr A Taylor
DECISION	<b>EST/LAW USE CER.</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE **06/21/0605/CU**  
PARISH Great Yarmouth 14  
PROPOSAL Proposed change of use of ground floor domestic store  
room to a grocery store; removal of bay window and  
SITE 13 St Georges Road GREAT YARMOUTH  
Norfolk  
APPLICANT Mr P Huang  
DECISION **REFUSED**

REFERENCE **06/21/0646/F**  
PARISH Great Yarmouth 14  
PROPOSAL Conversion of vacant office into 5 self contained flats  
with extension to the rear with rooflights  
SITE 143 King Street GREAT YARMOUTH  
Norfolk  
APPLICANT B McLelland  
DECISION **APPROVE**

REFERENCE **06/21/0647/LB**  
PARISH Great Yarmouth 14  
PROPOSAL Conversion of vacant office into 5 self contained flats  
with extension to the rear with rooflights  
SITE 143 King Street GREAT YARMOUTH  
Norfolk  
APPLICANT B McLelland  
DECISION **LIST.BLD.APP**

REFERENCE **06/21/0652/F**  
PARISH Great Yarmouth 14  
PROPOSAL Planning approval is requested for the proposal of  
a first floor rear extension similarly to other  
SITE 32 Lancaster Road GREAT YARMOUTH  
Norfolk  
APPLICANT Mr Demetri  
DECISION **APPROVE**

REFERENCE **06/21/0673/F**  
PARISH Great Yarmouth 14  
PROPOSAL Proposed installation of rooflight to give access to  
valley; Installation of bird deterrent to prevent nesting;  
SITE 154 King Street GREAT YARMOUTH  
Norfolk  
APPLICANT Mr C Gill  
DECISION **APPROVE**

REFERENCE **06/21/0674/LB**  
PARISH Great Yarmouth 14  
PROPOSAL Proposed installation of rooflight to give access to  
valley; Installation of bird deterrent to prevent nesting;  
SITE 154 King Street GREAT YARMOUTH  
Norfolk  
APPLICANT Mr C Gill  
DECISION **LIST.BLD.APP**

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0689/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed refurbishment of both commercial and residential aspects including converting no.3 maisonette
SITE	40-43 St Peters Road Great Yarmouth Norfolk
APPLICANT	Mr & Mrs Suthersan
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0710/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed replacement of first floor windows at no. 8 Queen Street, facing South Quay
SITE	7/8 Queen Street GREAT YARMOUTH Norfolk
APPLICANT	John G Plummer and Associates
DECISION	<b>REFUSED</b>

REFERENCE	<b>06/21/0724/CU</b>
PARISH	Great Yarmouth 14
PROPOSAL	Change of use of existing ground floor commercial premises to a 1 bed (2 person) single dwelling
SITE	17a Alma Road GREAT YARMOUTH Norfolk
APPLICANT	Mrs I Engelbrecht
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0725/CD</b>
PARISH	Great Yarmouth 14
PROPOSAL	Variation of conditions 2, 4, 6, 7, 8, 9 and 10 of pp 06/18/0538/F - to amend designs, parking, landscaping
SITE	Crown House 45 Yarmouth Way GREAT YARMOUTH Norfolk
APPLICANT	Codev Crown House Ltd
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/21/0732/LB</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed refurbishment of both commercial and residential aspects including converting no.3 maisonette
SITE	40-43 St Peters Road GREAT YARMOUTH
APPLICANT	Mr & Mrs Sutharsan
DECISION	<b>LIST.BLD.APP</b>

REFERENCE	<b>06/21/0738/TCA</b>
PARISH	Great Yarmouth 14
PROPOSAL	6 Plane, 2 Wych elm and 1 small-leafed lime tree - proposing to cut back all overhanging branches
SITE	30 The Great Court Royal Naval Hospital Queens Road GREAT YARMOUTH
APPLICANT	Mrs J Bowden
DECISION	<b>APPROVE</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/19/0520/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use and rear extension to form four self-contained flats
SITE	15 Paget Road GREAT YARMOUTH
APPLICANT	Mr D Richardson
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/20/0108/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Single storey extension
SITE	13 Moat Road GREAT YARMOUTH
APPLICANT	Mr M Burford
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/20/0681/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from cafe to amusement arcade
SITE	29 Regent Road GREAT YARMOUTH
APPLICANT	Mr W Austrin
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0017/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use from guest house to two self-contained flats
SITE	12 Wellesley Road The Briglands GREAT YARMOUTH
APPLICANT	Mrs P Hopkins
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0187/CU</b>
PARISH	Great Yarmouth 15
PROPOSAL	Change of use of outside area for use as seating in connection with The Jube Lounge bar
SITE	Market Gates Shopping Centre GREAT YARMOUTH (Unit C)
APPLICANT	Mr B Fish
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0227/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Replacement windows and door to rear
SITE	62 North Quay GREAT YARMOUTH
APPLICANT	Samaritans
DECISION	<b>APPROVE</b>
-----	



**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0477/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Proposed siting of extraction equipment to rear flat roof
SITE	19 Market Place GREAT YARMOUTH
APPLICANT	ESA Trading Ltd
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0541/CD</b>
PARISH	Great Yarmouth 15
PROPOSAL	Discharge of condition 6 of 06/20/0245/F - 'Alterations to site - reconfiguration of click and collect area;
SITE	McDonald's Restuarant Asda Carpark Runham Vauxhall GREAT YARMOUTH
APPLICANT	McDonald's Restaurants Ltd
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0635/A</b>
PARISH	Great Yarmouth 15
PROPOSAL	Various new 'click and collect' signage
SITE	Sainsburys Supermarket St Nicholas Road GREAT YARMOUTH
APPLICANT	Sainsbury's Supermarket Ltd
DECISION	<b>ADV. CONSENT</b>

REFERENCE	<b>06/21/0707/F</b>
PARISH	Great Yarmouth 15
PROPOSAL	Proposed dropped kerb for vehicular access to front of dwelling
SITE	122 North Denes Road GREAT YARMOUTH Norfolk
APPLICANT	Mrs T Pillar
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0763/LB</b>
PARISH	Great Yarmouth 15
PROPOSAL	Proposed new studwork partitions with fire doors, alterations to existing staircase, replacement of
SITE	Priory Day Nursery Priory Plain GREAT YARMOUTH NR30 1NH
APPLICANT	Mr S Clarke
DECISION	<b>LIST.BLD.APP</b>

REFERENCE	<b>06/21/0618/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed single storey office extension to south elevation and proposed single storey extension to enlarge bedroom
SITE	Gresham Nursing Home 49 John Road Gorleston GREAT YARMOUTH
APPLICANT	Gresham Care Home Ltd
DECISION	<b>APPROVE</b>

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0680/PDE</b>
PARISH	Great Yarmouth 19
PROPOSAL	Prior approval - Notification of larger home extension - Single storey rear flat roof extension with roof lantern
SITE	33 Colomb Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr B Smith
DECISION	<b>REFUSED</b>
-----	
REFERENCE	<b>06/21/0688/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed removal of existing shared roof (with no.19) to the entrance portals of the adjoining properties and
SITE	18 Pavilion Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr P Maciolevicius
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0692/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed single storey rear extension to kitchen, dining and lounge with balcony above
SITE	27 East Anglian Way Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mr D Richards
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0699/F</b>
PARISH	Great Yarmouth 19
PROPOSAL	Proposed removal of existing shared roof (with no.18) to the entrance portals of the adjoining properties and
SITE	19 Pavilion Road Gorleston GREAT YARMOUTH Norfolk
APPLICANT	Mrs K Mesut
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0769/CU</b>
PARISH	Great Yarmouth 19
PROPOSAL	Change of use to C3 (Dwellinghouse) and associated works.
SITE	Dukes House, Flat 4 Duke Road Gorleston GREAT YARMOUTH
APPLICANT	Mr D Lohan
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0414/F</b>
PARISH	Great Yarmouth 21
PROPOSAL	Proposed extension of dormer in roof to increase usable loft space; Addition of dormer window; Internal
SITE	73 Salisbury Road GREAT YARMOUTH Norfolk
APPLICANT	Mr M Wallend
DECISION	<b>APPROVE</b>
-----	

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/21/0508/F</b>
PARISH	Great Yarmouth 21
PROPOSAL	Single storey rear extension to kitchen/dining room
SITE	36 Hawkins Avenue GREAT YARMOUTH
APPLICANT	Mrs M Nutman
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0609/F</b>
PARISH	Great Yarmouth 21
PROPOSAL	Single storey rear extension and pitched roof to replace existing flat roof
SITE	14 Balmoral Avenue GREAT YARMOUTH
APPLICANT	Mr and Mrs Burch
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0615/F</b>
PARISH	Great Yarmouth 21
PROPOSAL	Rear single storey extension and additional windows to existing building
SITE	49 Walpole Road GREAT YARMOUTH
APPLICANT	Mr S Henden
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0741/F</b>
PARISH	Great Yarmouth 21
PROPOSAL	Proposed erection of a first floor extension to the side elevation above existing garage
SITE	17 Barnard Avenue GREAT YARMOUTH
	Norfolk
APPLICANT	Ms K Reynolds
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0267/F</b>
PARISH	Hemsby 8
PROPOSAL	Single storey lean-to extension for use as workshop
SITE	30 Mill Road Hemsby
	GREAT YARMOUTH
APPLICANT	Mr L Allen
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0502/F</b>
PARISH	Hemsby 8
PROPOSAL	Single storey side extension
SITE	31 Long Beach Estate Winterton
	GREAT YARMOUTH
APPLICANT	Mr and Mrs B Pepper
DECISION	<b>APPROVE</b>
-----	

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/21/0540/F</b>
PARISH	Hemsby 8
PROPOSAL	Porch to front and conservatory to rear of property
SITE	12 Peacehaven Close Hemsby
APPLICANT	GREAT YARMOUTH
DECISION	Mr B Sharrock <b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0563/F</b>
PARISH	Hemsby 8
PROPOSAL	Single storey rear extension.
SITE	Lantege Kings Loke
APPLICANT	Hemsby GREAT YARMOUTH
DECISION	Mr and Mrs S Breeze <b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0604/F</b>
PARISH	Hemsby 8
PROPOSAL	Demolition of dwelling and construction of new three-bedroomed bungalow with parking to front
SITE	9 Ormesby Glebe Hemsby
APPLICANT	GREAT YARMOUTH
DECISION	Ms G Love <b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0624/F</b>
PARISH	Hemsby 8
PROPOSAL	Single storey side extension and alterations
SITE	35 Easterley Way Hemsby
APPLICANT	GREAT YARMOUTH
DECISION	Ms S Witheridge and Mr D Puckett <b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0643/F</b>
PARISH	Hemsby 8
PROPOSAL	Side extension forming larger lounge
SITE	Compass Rose Parklands North Road
APPLICANT	Hemsby GREAT YARMOUTH
DECISION	Mrs S Witheridge <b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0761/F</b>
PARISH	Hemsby 8
PROPOSAL	Proposed ground floor rear extension
SITE	School House School Loke
APPLICANT	Hemsby GREAT YARMOUTH
DECISION	C Shiggins <b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0786/TCA</b>
PARISH	Hemsby 8
PROPOSAL	Silver birch causing problems with neighbours hitting building and over hanging problems
SITE	Miadel The Street Hemsby Norfolk
APPLICANT	Mr John Lintonbon
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0851/CD</b>
PARISH	Hemsby 8
PROPOSAL	Sub division of side garden and the construction of a detached bed chalet bungalow. 06/18/0370/F Conditions(s)
SITE	The Old Vicarage (new bungalow adj) The Street Hemsby GREAT YARMOUTH
APPLICANT	Mr R Thompson
DECISION	<b>APPROVE (CONDITIONS)</b>

REFERENCE	<b>06/21/0445/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Proposed demolition of conservatory and erection of a two storey side extension reducing to single storey at
SITE	The Old School House Lowestoft Road Hopton-on-sea Norfolk
APPLICANT	Mr & Mrs J Buckenham
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0642/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Side extension to provide master suite, rear single story kitchen extension and internal remodeling.
SITE	2 Warren Road Hopton GREAT YARMOUTH
APPLICANT	Mr and Mrs B Vyas
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0649/F</b>
PARISH	Hopton On Sea 2
PROPOSAL	Proposed dormer extension to new en-suite bathroom
SITE	18 Kennel Loke Hopton GREAT YARMOUTH
APPLICANT	Mr and Mrs Bloomfield
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0722/TRE</b>
PARISH	Hopton On Sea 2
PROPOSAL	G1 - 32x Poplar - Crown lift by 5m and reduce 6.5m canopy
SITE	Potter Resort Coast Road Hopton-on-sea Norfolk
APPLICANT	Mr A Broom
DECISION	<b>APPROVE</b>



PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/21/0077/TRE</b>
PARISH	Martham 13
PROPOSAL	Remove lower limb of lime tree No 5
SITE	9 Westgrove Rollesby Road Martham GREAT YARMOUTH
APPLICANT	Mr D Wilton
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0406/F</b>
PARISH	Martham 13
PROPOSAL	Retrospective Application for timber framed garden room 4.4m x 3.68m x 4.25m
SITE	Littleboroughs 47 Staithe Road Martham GREAT YARMOUTH
APPLICANT	Mr J Colby
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0617/CD</b>
PARISH	Martham 13
PROPOSAL	Discharge of condition 14 of pp. 06/18/0149/O (Erection of 80 new dwellings with new access points, associated
SITE	Repps Road (Land to the North of) Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr J Reeve
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	
REFERENCE	<b>06/21/0632/EU</b>
PARISH	Martham 13
PROPOSAL	Allication for a lawful development certificate for existing use of 25 and 25a Hemby Road as no.2 separate
SITE	25 Hemsby Road Martham GREAT YARMOUTH Norfolk
APPLICANT	Mr S Moore
DECISION	<b>EST/LAW USE REF</b>
-----	
REFERENCE	<b>06/21/0743/CD</b>
PARISH	Martham 13
PROPOSAL	Discharge of condition 4 of pp 06/20/0682/f - ( detached cart shed) - Arborist report confirming root protection
SITE	Yew Tree Barn 49a Staithe Road Martham
APPLICANT	Mr & Mrs J Johnson
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	
REFERENCE	<b>06/21/0014/F</b>
PARISH	Mautby 6
PROPOSAL	Porch entrance to rear extension; extension to summer house; second storey extension
SITE	12 Thrigby Road Runham GREAT YARMOUTH Norfolk
APPLICANT	Mr J Wright
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0764/F</b>
PARISH	Mautby 6
PROPOSAL	Proposed barn conversion with extension to form new residential dwelling
SITE	Field View 9 Blanks Close Mautby GREAT YARMOUTH Norfolk
APPLICANT	Mrs D Gower
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/20/0580/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Single storey front side and rear extensions and proposed garage and store
SITE	27 Ranworth Drive Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr D Shreeve
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0125/CD</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Discharge conds 3 & 4 of pp 06/20/0291/F (bung/gge) in respect of arbori report and Phase1 contamination report
SITE	27 Station Road (land at rear of) Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr L Marsden
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	
REFERENCE	<b>06/21/0290/CD</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Discharge condition 5 of pp (7 dwellings) and condition 3 of pp 06/19/0161/D (reserved matters)
SITE	74 Station Road Beechcroft Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mr D Troy
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	
REFERENCE	<b>06/21/0485/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Removal of conservatory and erection of single storey extension to form day room with lantern lights to front
SITE	32 Private Road Ormesby St Margaret GREAT YARMOUTH
APPLICANT	Mrs V Clark
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0488/CD</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Discharge conditions 3/4/5/10/ 12/14 of pp 06/19/0441/F (four bungalows and garages)
SITE	32 Beach Road Scratby GREAT YARMOUTH
APPLICANT	Mr W Bensley
DECISION	<b>APPROVE (CONDITIONS)</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/21/0552/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Replacement of two-bedroomed single storey house with three-bedroomed single storey
SITE	6 Scratby Crescent Scratby
APPLICANT	GREAT YARMOUTH
DECISION	Mr and Mrs M Hutchinson <b>APPROVE</b>

REFERENCE	<b>06/21/0607/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Demolition of single storey dwelling and detached garage; new single storey dwelling and integral garage
SITE	1 Tern Road White Lodge
APPLICANT	Scratby GREAT YARMOUTH
DECISION	Mr and Mrs Thomas <b>APPROVE</b>

REFERENCE	<b>06/21/0666/F</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	Erection of 1.5 Storey extension to the front of the property, replacing the garage
SITE	70 Station Road Claeg
APPLICANT	Ormesby St Margaret GREAT YARMOUTH
DECISION	Ms M Bell <b>APPROVE</b>

REFERENCE	<b>06/21/0705/TRE</b>
PARISH	Ormesby St.Marg 16
PROPOSAL	T15 - Beech - Fell
SITE	shape 1-1.5m laterals and up to 2m in height
APPLICANT	1 Bracecamp Close Ormesby
DECISION	GREAT YARMOUTH Norfolk Mrs A Mobbs <b>REFUSED</b>

REFERENCE	<b>06/21/0433/F</b>
PARISH	Repps 13
PROPOSAL	Two storey side and single storey rear extension, and roof conversion, plus balconey to south elevation
SITE	Reed Cottage Ashby Road
APPLICANT	Repps GREAT YARMOUTH
DECISION	Mr and Mrs D Saunders <b>APPROVE</b>

REFERENCE	<b>06/21/0454/CU</b>
PARISH	Rollesby 13
PROPOSAL	Change of use of playing field for car boot sales to be held 28 days a year - Saturdays 06:30 - 13:00
SITE	Rollesby Playing Field Main Road
APPLICANT	Rollesby GREAT YARMOUTH
DECISION	Mrs S Hunt <b>APPROVE</b>

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	<b>06/21/0571/NMA</b>
PARISH	Rollesby 13
PROPOSAL	ROOF TILES : CREST PLANUM-BLACK/GREY WIENERBERGER HARTLEBURY TUSCAN RED MULTI
SITE	Kemps Farm Back Lane Rollesby GREAT YARMOUTH
APPLICANT	Mr G Roll
DECISION	<b>Accept Amend Notice</b>
-----	
REFERENCE	<b>06/21/0677/TRE</b>
PARISH	Rollesby 13
PROPOSAL	T1 - Blue Alantic Cedar - reduce size by 2.5 metres
SITE	West Croft Rectory Close Rollesby Norfolk
APPLICANT	Mr P Brown
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0815/NMA</b>
PARISH	Rollesby 13
PROPOSAL	Removal of 1 agricultural buildings; Construction of single storey barn to dwelling; Construction of
SITE	Kemps Farm Back Lane Rollesby GREAT YARMOUTH
APPLICANT	Mr G Roll
DECISION	<b>Accept Amend Notice</b>
-----	
REFERENCE	<b>06/21/0511/TCA</b>
PARISH	Somerton 8
PROPOSAL	Sorbus (T1) - Fell dead tree Removal of loose broken branches
SITE	The Gables The Street West Somerton Somerton
APPLICANT	Mrs J Robinson
DECISION	<b>NO OBJECTION</b>
-----	
REFERENCE	<b>06/21/0513/TCA</b>
PARISH	Somerton 8
PROPOSAL	T1 Hedge - Reduction and reshaping as overgrown Hazel - Re-coppicing as overgrown
SITE	The Gables The Street West Somerton Somerton
APPLICANT	Mrs J Robinson
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0682/F</b>
PARISH	West Caister 4
PROPOSAL	Single storey rear extension
SITE	Breydon View West Road West Caister GREAT YARMOUTH
APPLICANT	Ms B Madle
DECISION	<b>APPROVE</b>
-----	

**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS**

REFERENCE	<b>06/20/0692/F</b>
PARISH	Winterton 8
PROPOSAL	Demolish existing sub standard timber frame holiday dwelling and replace with purpose built chalet bungalow
SITE	36 Long Beach Estate Happy Valley Winterton GREAT YARMOUTH
APPLICANT	Mr F Little
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/20/0699/F</b>
PARISH	Winterton 8
PROPOSAL	Detached trailer shelter/ cover
SITE	21 Winmer Avenue Winterton GREAT YARMOUTH
APPLICANT	Mr and Mrs A and D Potts
DECISION	<b>REFUSED</b>
-----	
REFERENCE	<b>06/21/0282/PDE</b>
PARISH	Winterton 8
PROPOSAL	Prior approval notification for a larger home extension - Proposed rear flat roofed extension
SITE	1 Rowan Court North Market Road Winterton GREAT YARMOUTH
APPLICANT	Mr & Mrs T & D Whichelow
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0303/F</b>
PARISH	Winterton 8
PROPOSAL	Single storey flat-roofed roofed rear extension
SITE	8 Bulmer Lane Winterton GREAT YARMOUTH
APPLICANT	Mr P Goffin and Miss C Noon
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0311/F</b>
PARISH	Winterton 8
PROPOSAL	Demolition of existing property and erection of one three-bedroomed chalet bungalow
SITE	The Ark North Market Road Winterton GREAT YARMOUTH
APPLICANT	Mr M Rowely
DECISION	<b>APPROVE</b>
-----	
REFERENCE	<b>06/21/0596/TRE</b>
PARISH	Winterton 8
PROPOSAL	T1- Oak - Fell due to poor quality, heavy crown reduction or pollard to leave as habitat stump
SITE	Sycamore Lodge Somerton Road Winterton-on-sea Norfolk
APPLICANT	Mr M Duffield
DECISION	<b>APPROVE</b>
-----	

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE GROUP MANAGER (PLANNING) UNDER DELEGATED POWERS

REFERENCE	06/21/0606/F
PARISH	Winterton 8
PROPOSAL	Single storey front extension.
SITE	Stones Throw Cottage North Market Road Winterton GREAT YARMOUTH
APPLICANT	Mr & Mrs Hibbert
DECISION	REFUSED
-----	
REFERENCE	06/21/0636/F
PARISH	Winterton 8
PROPOSAL	Proposed first floor side roof extension to north elevation
SITE	Rivendell The Holway Winterton GREAT YARMOUTH
APPLICANT	Mr P Martin
DECISION	APPROVE
-----	
REFERENCE	06/21/0687/F
PARISH	Winterton 8
PROPOSAL	Proposed demolition of existing dwelling and construction of a new single storey dwelling
SITE	17 Long Beach Estate Winterton GREAT YARMOUTH
APPLICANT	Mrs M Lamont
DECISION	APPROVE
-----	
REFERENCE	06/21/0747/F
PARISH	Winterton 8
PROPOSAL	Proposed demolition of existing conservatory and erection of new single storey rear extension
SITE	2 Lavender Court Winterton GREAT YARMOUTH Norfolk
APPLICANT	Mr G Barrett
DECISION	APPROVE
-----	

\* \* \* \* End of Report \* \* \* \*



**PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE**

REFERENCE	<b>06/21/0537/LB</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed replacement and new exterior lighting -
SITE	Replacement of existing signage column in front of St Georges Theatre King Street GREAT YARMOUTH Norfolk
APPLICANT	Jane Beck
DECISION	<b>LIST.BLD.APP</b>

REFERENCE	<b>06/21/0586/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed installation of 1no. 6 metre tall heavy duty steel column and associated feature lighting projection apparatus
SITE	145 King Street and Yarmouth Way (Corner of) (Opposite St. Georges Theatre) GREAT YARMOUTH
APPLICANT	Mr M Stephenson
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0590/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Installation and replacement of existing exterior lighting on and within St Georges Theatre.
SITE	St Georges Theatre King Street GREAT YARMOUTH
APPLICANT	Mrs J Beck
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0591/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Installation of existing exterior lighting for the Tolhouse.
SITE	12 Tolhouse Street GREAT YARMOUTH Norfolk
APPLICANT	Mrs J Beck
DECISION	<b>APPROVE</b>

REFERENCE	<b>06/21/0592/LB</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed installation of exterior lighting: replacement of existing street lighting column with a
SITE	12 Tolhouse Street GREAT YARMOUTH Norfolk
APPLICANT	Mrs J Beck
DECISION	<b>LIST.BLD.APP</b>

REFERENCE	<b>06/21/0593/F</b>
PARISH	Great Yarmouth 14
PROPOSAL	Proposed installation of 1no. 6 metre tall heavy duty steel column and associated feature lighting projection
SITE	Tolhouse Gaol (Land east of) Tolhouse Street GREAT YARMOUTH
APPLICANT	Mr M Stephenson
DECISION	<b>APPROVE</b>

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING  
DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE **06/21/0528/LB**  
PARISH Great Yarmouth 15  
PROPOSAL Installation and replacement of lighting equipment to  
illuminate exterior of the Minster  
SITE The Minster Church of St Nicholas Church Plain  
GREAT YARMOUTH  
APPLICANT Mrs J Beck  
DECISION **LIST.BLD.APP**

REFERENCE **06/21/0587/F**  
PARISH Great Yarmouth 15  
PROPOSAL Installation of one 5m tall heavy duty steel column and  
associated feature lighting projection apparatus  
SITE Hollywood Cinema Marine Parade  
GREAT YARMOUTH (land south of)  
APPLICANT Mr M Stephenson  
DECISION **APPROVE**

REFERENCE **06/21/0588/F**  
PARISH Great Yarmouth 15  
PROPOSAL Installation and replacement of existing exterior lighting  
for the Minster  
SITE The Minster Church of St Nicholas Church Plain  
GREAT YARMOUTH  
APPLICANT Mrs J Beck  
DECISION **APPROVE**

REFERENCE **06/21/0158/F**  
PARISH Great Yarmouth 19  
PROPOSAL Conversion and extension of the public house (Sui  
Generis) to create a convenience store (Use Class  
SITE Albion Tavern Public House 87 Lowestoft Road  
Gorleston GREAT YARMOUTH  
APPLICANT N/A Punch Partnerships (PML) Ltd  
DECISION **APPROVE**

REFERENCE **06/21/0484/LB**  
PARISH Great Yarmouth 19  
PROPOSAL Installation and replacement of existing exterior lighting  
equipment to enhance the current exterior lighting  
SITE Gorleston Pavilion Theatre Pavilion Road  
Gorleston-by-sea GREAT YARMOUTH  
APPLICANT Ms J Beck  
DECISION **LIST.BLD.APP**

REFERENCE **06/21/0487/CU**  
PARISH Great Yarmouth 19  
PROPOSAL Application for change of use to Sui Generis Adult Gaming  
Centre. The proposal is to change the existing use from  
SITE 138A High Street Gorleston  
GREAT YARMOUTH  
APPLICANT M.J.S. Amusements LTD  
DECISION **APPROVE**

PLANNING APPLICATIONS CLEARED BETWEEN 01-SEP-21 AND 31-OCT-21 FOLLOWING DETERMINATION BY THE DEVELOPMENT CONTROL COMMITTEE

REFERENCE           **06/21/0589/F**  
PARISH               Great Yarmouth   19  
PROPOSAL           Installation and replacement of existing exterior lighting  
                          on Gorleston Pavilion.  
SITE                 Gorleston Pavilion Pier Gardens  
                          Gorleston GREAT YARMOUTH  
APPLICANT          Mrs J Beck  
DECISION           **APPROVE**

REFERENCE           **06/21/0538/F**  
PARISH               Ormesby St.Marg   16  
PROPOSAL           Demolish bungalow; erect two- storey chalet bungalow with  
                          solar panels on south facing roof; detached garage  
SITE                 29 The Esplanade Sea Haven  
                          Scratby GREAT YARMOUTH  
APPLICANT          Mr and Mrs Allison  
DECISION           **APPROVE**

REFERENCE           **06/21/0560/F**  
PARISH               Ormesby St.Marg   16  
PROPOSAL           First floor extension to east facing side elevation with  
                          roof light  
SITE                 4 Bracecamp Close Ormesby st Margaret  
                          GREAT YARMOUTH  
APPLICANT          Mr G Philo  
DECISION           **APPROVE**

REFERENCE           **06/21/0627/F**  
PARISH               Ormesby St.Marg   16  
PROPOSAL           Side and rear extension and conversion of garage  
  
SITE                 7 Spruce Avenue Ormesby St Margaret  
                          GREAT YARMOUTH  
APPLICANT          Mr and Mrs Clark  
DECISION           **APPROVE**

REFERENCE           **06/20/0571/F**  
PARISH               Winterton           8  
PROPOSAL           Conversion and extension of ex-telecoms building to  
                          single dwelling for holiday lets  
SITE                 Virgin Media Building (former) Low Road  
                          Winterton GREAT YARMOUTH  
APPLICANT          S Casey  
DECISION           **APPROVE**

\* \* \* \* End of Report \* \* \* \*

## **Appeals decided in September and October 2021**

Appeal ref: APP/U2615/W/20/3257688

### **06/19/0079/O - Land East of Ormesby Lane, Filby**

Erection of 6no. dwellings (Outline application with all matters reserved except for access).

Decision – APPEAL DISMISSED (09/09/21).

Appeal Ref: APP/U2615/Z/21/3269088

### **06/20/0564/A - Land at Fullers Hill Great Yarmouth**

Amend existing two 48-sheet advertising display hoarding to one 48-sheet digital advertising display

Decision – APPEAL DISMISSED (21/09/21).

Appeal Ref: APP/U2615/W/21/3269868

### **06/20/0445/F - Land off Jew's Lane, Bradwell**

One bedroom bungalow with Sedum roof

Decision – APPEAL DISMISSED (30/09/21).

Appeal ref: APP/U2615/W/21/3272953

### **06/20/0452/F – 118 Lowestoft Road, Gorleston**

Erection of bungalow on obsolete garage site to rear of 118 Lowestoft Road.

Decision – APPEAL DISMISSED (06/10/21).

Appeal Ref: APP/U2615/W/21/3269502

### **06/20/0426/CU - Rhonadean, 110-111 Wellesley Road, Great Yarmouth**

Retrospective application for change of use from guest house to HMO

Decision – APPEAL DISMISSED (25/10/21).

Appeal ref: APP/U2615/Y/20/3257394

### **06/19/0590/LB - St Johns Cottage St Johns Road, Belton**

Proposed single storey rear garden room extension

Decision – APPEAL DISMISSED (27/10/21).