

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/20/0349/F**

Submitted :- 29th July 2020

Development at :-

7 Pound Lane
Filby

For :-

Demolition of existing rear extension to allow side and rear double storey extension and a single storey rear extension. Addition of front boundary wall and erection of garage.

Agent :-

Mr R Unsworth
7
Pound Lane
Filby
GREAT YARMOUTH
NR29 3HP

Applicant :-

Mr R Unsworth
7
Pound Lane
Filby
GREAT YARMOUTH
NR29 3HP

Part 2 - Particulars of Decision

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

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

The reason for the condition is :-

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following revised plans (drawing refs: PL-PE-004 and PL-G-001) received by the Local Planning Authority on 30th November 2020.

The reason for the condition is:-

For the avoidance of doubt.

3. Notwithstanding the information on the application forms and the approved plans, the proposed bricks and tiles shall match those currently used on the dwelling.

The reason for the condition is :-

In the interests of visual amenity.

4. The first floor window on the south elevation to the room labelled en-suite (on plan PL-PE-004) shall be obscure glazed to security level Pilkington Level 5. This obscure glazing shall be installed prior to the first use of the extension and shall remain thereafter in perpetuity.

The reason for the condition is :-

To mitigate any concerns regarding overlooking.

5. Prior to the first use of the development hereby permitted the vehicular access/crossing over the verge shall be constructed in accordance with the highways specification (TRAD 5) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

The reason for the condition is: -

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

6. The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

The reason for the condition is: -

In the interests of the safety of persons using the access and users of the highway.

7. No part of the proposed structure (the boundary wall), including its foundations, shall overhang or encroach upon highway land and no gate/door/ground floor window shall open outwards over the highway.

The reason for the condition is: -

In the interests of highway safety.

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

The reason for the condition is: -

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

9. REASON FOR APPROVAL OF THE APPLICATION :-

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

10. STATEMENT OF POSITIVE ENGAGEMENT: In dealing with this application Great Yarmouth Borough Council has actively sought to work with the applicant in a positive and proactive manner.

11. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Area Managers based at (insert appropriate area contact details).

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

12. It is the Applicant's responsibility to clarify the boundary with the public highway. Private structures such as fences, or walls will not be permitted on highway land. The highway boundary may not match the Applicant's title plan. For further details please contact the highway research team at highway.boundaries@norfolk.gov.uk .

Dea Mains

Date: 16th December 2020

Planning Manager
Town Hall, Hall Plain, Great Yarmouth