



Mr Watts
Richard Pike Associates
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Thorpe Road
Norwich
NR1 1UH

Application Number
PF/16/1084

Date Registered
01 November 2016

Fakenham

NOTICE OF DECISION

Town and Country Planning Act 1990 The Town and Country Planning (Development Management Procedure) (England) Order 2015

Location: Land off Lancaster Avenue, Fakenham NR21 8BW

Proposal: Erection of two storey, three bed detached dwelling

Applicant: Victory Housing Trust

NORTH NORFOLK DISTRICT COUNCIL, in pursuance of powers under the above mentioned Act hereby **PERMIT** the above mentioned development in accordance with the accompanying plans and subject to the conditions specified hereunder:

- 1** The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:

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** This permission is granted in accordance with the amended plans (drawing numbers 9570-1000A and 9570-5000) received by the Local Planning Authority on 05 December 2016.

Reason:

To ensure the satisfactory layout and appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 3** Prior to the first occupation of the development hereby permitted the vehicular accesses shall be provided and thereafter retained at the position shown on the approved plan (drawing no. 9570-5000) in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason:

To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway, in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

- 4 Vehicular, pedestrian and cyclist access to and egress from the adjoining highway shall be limited to the accesses shown on drawing number 9570-5000 only. Any other access or egress shall be permanently closed, and the footway shall be reinstated in accordance with a detailed scheme to be agreed by the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

Reason:

In the interests of highway safety, in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

- 5 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety, in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

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

Reason:

To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety, in accordance with Policy CT 6 of the adopted North Norfolk Core Strategy.

- 7 The approved hedge along the south-eastern boundary of the site, once established, shall be maintained at a minimum height of 1.8m unless otherwise agreed in writing by the Local Planning Authority

Reason:

In the interests of neighbouring amenity, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order with or without modification) no window shall be inserted in the first floor side elevations of the dwelling hereby permitted unless planning permission has been first granted by the Local Planning Authority.

Reason:

To ensure a satisfactory relationship with neighbouring dwellings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy, as amplified by paragraphs 3.3.9 to 3.3.11 of the Design Guide.

NOTES TO APPLICANT

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

It is an offence to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the 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 Highway Development Management Group. Please contact Darren Mortimer on 01263 516145.

If required, street furniture will need to be repositioned at the applicants own expense.

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

2. Whilst discussion with the applicant or their representative was not required in the determination of this application, the Local Planning Authority considers that it has worked positively and proactively to approve a policy compliant proposal that has been determined in the wider public interest at the earliest reasonable opportunity, in accordance with the requirements of the National Planning Policy Framework (paragraphs 186 & 187).

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Decn. Date 07 December 2016



Acting under Delegated Authority
On Behalf of the Council

Please Note:

Please be aware that if dischargeable conditions have been imposed on this permission a fee will be payable in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008. At the time of print the fee for each request is £97.00. However, there is no limit to the number of conditions which can be discharged in any one request. Applications can be submitted on a form available on the website or by letter. If you require any further clarification please telephone (01263) 516150 or e-mail planning@north-norfolk.gov.uk

Notes relating to decisions on planning applications

1. This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local authority to refuse permission for the proposed development or to grant permission or approval subject to conditions, he/she may appeal to the Secretary of State for the Environment, Transport and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of the notice. Please note, only the applicant possesses the right of appeal.

(Appeals forms and information on Appeal procedures are obtainable via the planning portal

<https://www.planningportal.co.uk/info/200207/appeals/>

or from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, telephone 0303 444 5000). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of part IX of the Town and Country Planning Act 1990 and as amended by part III of the Planning and Compensation Act 1991

(a) The statutory requirements are those set out in Section 78 of the Town and Country Planning Act 1990.

Please Note:

The designation of addresses, or any changes to existing addresses, must be approved by the Council. Please contact the Corporate Property Data Unit at the Council's Cromer Headquarters in this connection - telephone 01263 516048 /516013 or e-mail : llpg@north-norfolk.gov.uk