



Mr Ground
Ground Designs
28 Loudon Road
Cromer
Norfolk
NR27 9EF

Application Number
PO/15/1036

Date Registered
21 July 2015

Fakenham

DECISION NOTICE

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

Location: 1 Jubilee Avenue, Fakenham, NR21 8DG

Proposal: Erection of two-storey dwelling (Outline)

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 Application for approval of all reserved matters must be made not later than the expiration of three years beginning with the date of this permission. Approval of these reserved matters (referred to in condition 2) shall be obtained from the Local Planning Authority in writing before any development is commenced. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason:

The time limit condition is imposed in order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 These reserved matters shall relate to the appearance, layout, landscaping, scale of the proposed development and the access thereto and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

Reason:

The application is submitted in outline form only and the details required are pursuant to the provisions of Article 4(1) to The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 3 This permission is granted in accordance with the plans first submitted with the application (drawing number PL02) and the amended plans (drawing number(s) PL02 Rev A received by the Local Planning Authority on 5 October 2015.

Reason:

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

- 4 The plans and particulars submitted in accordance with condition 2 above shall include an Arboricultural Method Statement and Tree Protection Plan (compiled in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations).

Reason:

To protect and enhance the visual amenities of the area, in accordance with the requirements of Policy EN 4 of the adopted North Norfolk Core Strategy.

- 5 The plans and particulars submitted in accordance with condition 2 above in relation to the access shall show the following:

1. Access arrangements including surface water drainage.
2. Visibility splays.
3. Parking provision in accordance with adopted standard.
4. Turning areas.

Reason:

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction, in accordance with Policy CT 5 of the adopted North Norfolk Core Strategy.

NOTES TO APPLICANT

1. The Local Planning Authority considers that it has worked positively and proactively with the applicant to secure a policy compliant proposal that has been determined in the wider public interest at the earliest reasonable opportunity.
2. This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

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

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 13 October 2015



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 revised Appeal procedures are obtainable via the planning portal www.planningportal.gov.uk or from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, telephone 0303 444 5000). Please request a Planning Appeal Form 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