



Mr Gray  
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Application Number  
PF/15/0642

Date Registered  
15 May 2015

Fakenham

## **NOTICE OF DECISION**

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

**Location: Land north of 18 Greenway Close, Fakenham, NR21 8DE**

**Proposal: Erection of two, two-storey dwellings and associated car parking**

**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 number 9530-1000H received by the Local Planning Authority on 14 September 2015, Design and Access Statement Revision B received by the Local Planning Authority on 13 July 2015 and Arboricultural Impact Assessment, Tree Protection Plan and Method Statement received by the Local Planning Authority on 05 August 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.

- 3 No development shall be commenced until precise details of the materials to be used in the construction of the external walls and roof of the dwellings have been submitted to and approved by the Local Planning Authority in writing. The development shall then be constructed in full accordance with the approved details.

**Reason:**

In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

- 4 Prior to the first occupation of the development hereby permitted the proposed on-site car parking and turning area shall be laid out, demarcated, 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 manoeuvring area, in the interests of highway safety, in accordance with Policy CT 6 of the adopted North Norfolk Core Strategy.

- 5 The development hereby approved shall be carried out in strict accordance with the methodology contained within the Arboricultural Implications Assessment prepared by C J Yardley, July 2015 and received by the Local Planning Authority on 05 August 2015.

Reason:

In the interests of the visual amenities of the area and in order to protect trees on the site, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 6 The landscaping as indicated on the approved plan (drawing number 9530-1000H) received by the Local Planning Authority on 14 September 2015 shall be carried out no later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing.

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.

- 7 Any new tree or shrub which within a period of ten years from the date of planting dies, is removed or become seriously damaged or diseased, shall be replaced during the next planting season with another of a similar size and species to the Local Planning Authority's satisfaction, unless prior written approval is given to any variation.

Reason:

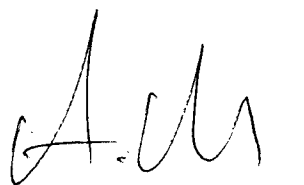
To protect and enhance the visual amenities of the area, in accordance with the requirements of Policy EN 4 of the adopted North Norfolk Core Strategy.

## NOTES TO APPLICANT

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.

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 27 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](mailto: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](http://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](mailto:llpg@north-norfolk.gov.uk)