

OUTLINE PLANNING PERMISSION

Notice of decision

PLANNING CONTROL

King's Court,
Chapel Street
King's Lynn,
Norfolk PE30 1EX

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Agent	Barry L Hawkins 15 Lynn Road Downham Market Norfolk PE38 9NL	Ref. No.	2/02/0577/O
		Received	02 April 2002
		Location	Land adjacent to Chapel Barroway Drove
Applicant	J M Turner 11 West Way Wimbotsham King's Lynn Norfolk PE34 3PZ	Parish	Stow Bardolph

Details **Site for construction of one dwelling**

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Outline planning permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

- 1) Application for the approval of reserved matters specified below shall be made within three years from the date of this permission (otherwise the permission lapses); and the development shall be begun within five years from the date of this permission or two years from the final approval of the reserved matters, whichever is the later date.
- 2) Before the start of any development on the site full details of the siting, design and external appearance of any buildings/structure, the means of access thereto and the landscaping of the site, shall be submitted to and approved by the Borough Planning Authority and the development shall conform to such approved details.
- 3) This permission shall not be taken as an approval of any details which may be shown on the approved plans unless they have been stated in the applications to form an integral part of the application.
- 4) Prior to any work commencing on site details of the foul water drainage system are to be submitted for the written approval of the Borough Planning Authority. Once agreed, the scheme shall be implemented and completed prior to the occupation of the dwelling.
- 5) The proposed dwelling shall be no higher in ridge height than adjacent dwellings, and shall respect the existing building line created by the dwelling immediately to the north east.
- 6) The proposed dwelling shall respect the design of traditional buildings in the locality in terms of style, detailing and finishing materials.
- 7) There shall be no windows in the north east or south west gables of any proposed dwelling other than at ground floor level.
- 8) Any element of the proposed dwelling that extends south east beyond the rear building line created by the adjacent Chapel and the dwelling immediately to the north east, shall be of single storey construction.

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- 9) The details required by condition 2 above shall include the proposed boundary treatments. For the avoidance of doubt these shall reflect the rural character and nature of the site, once agreed, the hedges/fences shall be constructed prior to the occupation of the dwelling.
- 10) The details required by condition 2 above shall include the provision of a turning area for any vehicles to enter and exit the site in a forward gear together with the proposed car parking provision. Once agreed, the access, parking and turning areas shall be laid out completed prior to the occupation of the dwelling. Thereafter they shall be retained and maintained for their designated use at all times.

The Reasons being:

- 1) Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2&3) This permission is granted under Article 3 of the above mentioned Order on an outline application and the conditions are imposed to enable the Borough Planning Authority to retain control over the siting and external appearance of the buildings, the means of access and landscaping of the site, in the interests of amenity and road safety.
- 4) To avoid the increase risk of pollution to the water environment.
- 5,8&9) In the interests of residential and visual amenity.
- 6) In the interests of visual amenity.
- 7) In the interests of amenity of adjacent properties, to ensure there is minimal overlooking or loss of privacy.
- 10) In the interests of highway safety.



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Head of Planning Control
on behalf of the Council
18 June 2002

Checked by:

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Agent John Stephenson
Ashby House
194 broomhill
Downham Market
Norfolk

Ref. No. 2/02/0576/F

Received 02 April 2002

Location 26b Ferry Bank

Parish Southery

Applicant Mr and Mrs Jones
26b Ferry Bank
Southery
Downham Market
Norfolk

Details Extensions to dwelling

*Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)*

Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following condition:**

- 1) The development hereby permitted shall be begun within five years from the date of this permission.

The Reason being:

- 1) Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.



Head of Planning Control
on behalf of the Council
24 May 2002

Checked by: