Graham Blyth Building Design
Attention: Mr Graham Blyth
Acanthus House
5 Mitre Tavern Yard
North Walsham
Norfolk
NR28 9BN

Date Of Decision : 08 December 2017
Location : The Manse, Globe Lane, Blofield, NR13 4JW
Applicant : 08Anchor Homes Ltd
Application Type: Full Planning

Town & Country Planning Act 1990

The Council in pursuance of powers under this Act GRANTS PLANNING PERMISSION for the development referred to above in accordance with the details on the application form and subject to the following conditions :-

1. The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.

2. The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

3. Prior to the commencement of development, details of all external materials including samples to be used in the development shall be submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

4. Prior to the first occupation of any of the dwellings hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification (Dwg. No. TRAD 5) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

5. Vehicular access to and egress from the adjoining highway shall be limited to the access shown on the approved drawing only. Any other access(es) or egresses shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.
6 Prior to the first occupation of any of the dwellings hereby permitted the proposed on-site car parking and manoeuvring areas shall be laid out and demarcated in accordance with the approved plan and retained thereafter available for that specific use.

7 Prior to the first occupation of any of the dwellings hereby permitted a 2 m wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 m above the level of the adjacent highway carriageway.

The reasons for the conditions are:-

1 The time limit is imposed in compliance 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 For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

3 To ensure the proper development of the site without prejudice to the amenities of the area, and in accordance with Policy GC4 of the Development Management DPD 2015.

4 To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water or onto the highway in accordance with Policies TS3 and TS4 of the Development Management DPD (2015).

5 In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD (2015).

6 To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD (2015).

7 In the interests of highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD (2015).

Plans and Documents:-

Arboricultural Implications Assessment received 21 June 2017
Block & Location Plans received 21 July 2017
Tree Root Protection System received 21 June 2017
Amended Plot 4 Elevations received 07 December 2017
Amended Plot 1 Floor Plans & Roof Plan received 07 December 2017
Amended Plot 3 Elevations received 07 December 2017
Amended Plot 2 Elevations received 07 December 2017
Amended Plot 3 Floor Plans received 07 December 2017
Amended Site Layout & Roofspace received 07 December 2017
Amended Site Layout recd 07122017
Amended Plot 1 Elevations received 07 December 2017

Informatives:-

The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.
If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk

Signed

[Signature]

Mr P Courtier
Head of Planning
Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU
Information relating to appeals against the decision of the Local Planning Authority.

If you are aggrieved by this decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be made within 6 months of the date of this notice unless the proposed development is for minor commercial development (shop fronts and similar) in which case any appeal must be made within 12 weeks of the date of this notice.

However, if an enforcement notice has been served for the same or substantially the same development within the period of two years before this application was made, or subsequently, then the period within which an appeal can be lodged is reduced to 28 days from the date of this decision or 28 days from the serving of the enforcement notice, whichever is the later.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 50 00 or via the Planning Portal at https://www.gov.uk/appeal-planning-inspectorate

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.