

South Norfolk House, Cygnet Court, Long Stratton, Norwich,
NR15 2XE
Tel : 01508 533633, Text phone 01508 533622,
Freephone 0808 168 2000, Email planning@s-norfolk.gov.uk,
Website www.south-norfolk.gov.uk



Agent

Mr David Jewell
Architectural Design and Planning Partnership
73 Yarmouth Road
Thorpe St Andrew
Norwich
NR7 0AA

Applicant

Mr Simon Carver
Pear Tree Farm
Alburgh Road
Hempnall
NR15 2NS
United Kingdom

DECISION NOTICE

Town and Country Planning Act 1990

Reference : 2021/0325
Application Type : Householder
Applicant : Mr Simon Carver
Location : Pear Tree Farm Alburgh Road Hempnall NR15 2NS
Proposal : Extension, refurbishment and re-modelling of design to existing detached dwelling
Date of Decision : 14 May 2021

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

1. The development hereby permitted must be begun before the expiry of **THREE YEARS** from the date of this decision.

Reason for the condition

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details received as listed below:

Location Plan, Proposed Site/ Block Plan and 0200 Proposed Floor Plan submitted 19 March 2021

0270 Rev A Proposed Elevations submitted 14 May 2021

Reason for the condition

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy and the South Norfolk Local Plan Development Management Policies Document 2015.

3. Development shall not progress above slab level until details, including colours where required, of the materials used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall then be constructed in accordance with the approved details.

Reason for the condition

To enable the local planning authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy DM3.8 of the South Norfolk Local Plan Development Management Policies Document 2015

4. No development other than the works required for the laying of foundations shall begin until full details of the means of surface water drainage, have been submitted to and agreed in writing with the local planning authority. The details should include the results from percolation tests if appropriate and incorporate installation of water efficiency and water saving devices such as rain saver systems. The development shall be carried out in accordance with the agreed details prior to the first occupation and shall be retained as such thereafter.

It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.

Reason for the condition

To minimise the possibilities of flooding in accordance with Policy DM4.2 of the South Norfolk Local Plan Development Management Policies Document 2015.

5. Development shall not begin until a scheme for the protection of the retained trees has been submitted to, and approved in writing by, the Local Planning Authority. The submitted details are to be guided by the recommendations set out in BS5837 (Trees in Relation to Construction). Unless otherwise agreed, all approved tree protection measures are to be installed prior to the commencement of development work to implement this planning permission.

The approved tree protection measures are to be maintained in good condition and observed throughout the construction period. Unless otherwise agreed in writing by the Local Planning Authority, no construction-related activities (for example: storage and/or siting of: vehicles, fuel, materials, site huts or other buildings or ancillary equipment; raising of lowering of ground levels; installation of underground services, drains etc.) may be undertaken within the identified Construction Exclusion Zones and fenced areas.

In the event that any tree(s) become damaged during construction, the Local Planning Authority shall be notified, and remedial action agreed and implemented.

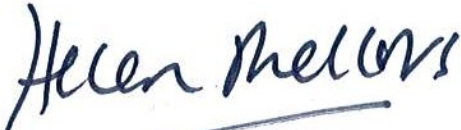
Reason for the condition:

To ensure existing trees are protected during site works in the interests of the visual amenity of the area and the satisfactory appearance of the development in accordance with Policy DM4.8 of the South Norfolk Local Plan Development Management Policies Document 2015.

Informatives

1. The Local Planning Authority confirm it has taken a positive and proactive approach to reach this decision in accordance with the requirements of the National Planning Policy Framework

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, bylaw, order or regulation and specifically any consent required under the Building Regulations 2010 (as amended). The attached notes for applicants are also part of this decision notice.

A handwritten signature in black ink that reads "Helen Melors". The signature is written in a cursive style with a horizontal line underneath the name.

Assistant Director - Planning

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Decision Notice & Notes Attached

Approved Plans:

The Council's approval is only for the details shown on the plans originally submitted or, if amended, as listed on the decision notice. If you wish to change the approved plans in any way, please contact Planning Services quoting the application reference number to check if the changes would be acceptable. In some case/s, a fresh application for approval will be required for the proposed changes. You should not change the approved plans and start work until the proposed changes are approved by the Council.

Conditions of Approval:

If the Council's approval is subject to conditions, you must ensure that any action required, including the need to obtain the Council's further approval for items such as landscaping details or materials to be used, is taken before work commences.

The Council has the power to take action to force compliance with the approved plans and/or the requirements of any conditions attached to the decision notice. Any failure to carry out work strictly in accordance with the approved plans and/or any conditions may result in the work having to be removed or changed.

Notice of Commencement of Work

Before work starts on the proposal, please complete and return the notice below to the Council at the address given. If the development is liable for the Community Infrastructure Levy (you should have received a Liability Notice), it is essential that you submit the following Commencement Notice and Assumption of Liability Notice. Failure to do so could result in the loss of any exemptions which have been granted and result in payment being due immediately and subject to a 20% surcharge.

Completion of this form will also help us to check that the approved plans and conditions are being complied with. Please note this is not a formal notice of commencement for the purposes of the Building Regulations.

Commencement Notice

Return to: Planning, South Norfolk Council, South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE

Application Reference Number: 2021/0325

Description of Development: Extension, refurbishment and re-modelling of design to existing detached dwelling

Location/address of Development: Pear Tree Farm Alburgh Road Hempnall NR15 2NS

Details of person sending this notice

Title	First Name	Last Name
Address 1		
Address 2		
Address 3		
Town		
Country		
Post Code		
Telephone Number		
E mail Address		

Work on the above proposal is to commence on: Date: _____

Building Regulation approval Reference no: _____

Signed: _____ Date : _____

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.

Time periods to submit appeal

As this decision relates to a householder application, then any appeal must be submitted with **12 weeks** of the date of this notice.

If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be submitted within **28 days** of the date of this notice

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK

The Secretary of State can allow a longer period for giving notice of 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. The Secretary of State need not consider an appeal if it seems to the Secretary of State that permission for the proposed development could not have been given by the Council or could not have been given without the conditions imposed having regard to the statutory requirements, to the provisions of the development order and to any directions given under a 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.

Appeals can be made online at <http://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or tel no. 0303 444 5000

Purchase Notices

If permission to develop land or carry out works is refused or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, the owners of the land may claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of either Part VI of the Town and Country Planning Act 1990.



After Planning comes Building Control

Building Control is a statutory requirement on the vast majority of building projects (including internal alterations and conversions) irrespective of whether planning permission has been required or not.

It is the process of ensuring projects are completed in accordance with the building regulations and exists to ensure that the safety and well-being of any person is not compromised by changes or work that takes place.



CNC Building Control can help in numerous ways, including:

- Technical input and pre-submission advice
- Guidance on applying for and registering an application
- Becoming part of your design team
- Ensuring projects are completed timely and to budget, including providing advice and guidance on related facets such as energy reports, acoustic issues, air tightness testing and fire strategy.

In essence, CNC will support you through your project from pre-planning and commencement all the way to project completion and issuing of certification.

For more information or to obtain a quotation, please use one of the following:

Email – quotations@cncbuildingcontrol.gov.uk

Phone – 0808 168 5041

CNC Building control provides the statutory building control functions for the Local Authority areas of Kings Lynn and West Norfolk, Fenland, South Norfolk, Norwich City, and Broadland.



borough Council of
Kings Lynn &
West Norfolk



NORWICH
City Council

Fenland
District Council

