

NNDC Ref: PF/20/1600
Date: 21st December 2020

Registered: 6th October 2020

Ms Karen Lok
KL Studio
12B Malta Road
London
E10 7JT

DECISION NOTICE

Proposal: Single storey detached dwelling with accommodation in part of roof space
Location: 24-26 Wells Road, Fakenham, NR21 9AA
Applicant: Mr & Mrs Amy & Phillip Wong

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 hereby permitted shall begin no later than 3 years from the date of this decision.

Reason for the condition

As 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 following approved plans and documents, except as may be required by specific condition(s):

- Drawing No. 124-GA-00 Rev A - Existing site and Landscaping Plan drawn by KL dated 28/11/2020 received by the Local Planning on the 28 November 2020.
- Drawing No 124-GA-101 Rev A - Proposed First and Second Floor Plan drawn by KL dated 28/11/2020 received by the Local Planning on the 28 November 2020.
- Drawing No. 124-SE-120 A - Proposed Section drawn by KL dated 28/11/2020 received by the Local Planning on the 28 November 2020.
- Drawing No. 124-EL-150 Rev B - Proposed elevations drawn by KL dated 01/12/2020 received by the Local Planning on the 1 December 2020
- Drawing No. 124-GA-100 Rev B - Existing and proposed ground floor plans drawn by KL dated 01/12/2020 received by the Local Planning on the 1 December 2020

Reason for condition

For the avoidance of doubt.

- 3) Prior to their first use on site details of the bricks, tiles and timber cladding and colour finish to be used on the development hereby permitted shall be 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 for condition

To ensure the satisfactory appearance of the development in accordance with Policies EN 4 and EN 8 of the adopted North Norfolk Core Strategy.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order with or without modification) no enlargement of or alteration to the dwelling hereby permitted (including the insertion of any further windows or rooflights) shall be undertaken and no building, structure or means of enclosure within the curtilage of the dwelling shall be erected.

Reason for condition

To ensure a satisfactory relationship with neighbouring buildings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 5) Prior to the first occupation of the development hereby permitted the proposed access and parking 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 for condition.

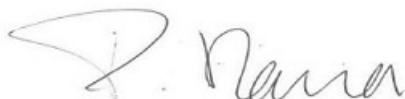
To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety, in accordance with Policy CT 6 of the adopted North Norfolk Core Strategy.

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.

Notes and Informatives to Applicant:

- 1) Article 35(2) Statement
The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

Decision Date: 19 December 2020



Mr Phillip Rowson
Head of Planning

Acting under Delegated Authority
On Behalf of the Council.

Town and Country Planning Act 1990

Appealing your Decision.

If you are aggrieved by the decision of your local planning authority 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.

If you wish to appeal against the local planning authority's decision to refuse planning permission or to grant permission subject to conditions you must do so within **6 months** of the date of this notice.

Appeals subject to an Enforcement Action.

If an enforcement notice is served relating to the same or substantially the same land and development as in your planning application and if you want to appeal against your local planning authority's decision on your application, then you must do so within **28 days** of the date of service of the enforcement notice, or within **6 months** of the date of this decision notice, whichever period expires earlier.

How to make an Appeal

Appeals can be made online at <https://www.gov.uk/planning-inspectorate> or using a form which can be obtained from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by calling tel. 0303 444 5000

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the 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 the Secretary of State.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the local planning authority and The Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least **10 days before submitting the appeal.**

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 the owner 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 Council, requiring the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.