



Applications prefixed by "97" are decision may by the Broads Authority. Committee applications are considered by the Planning Committee. Delegated applications are considered by the Head Of Planning Services

Appl. No : 07/ 2011/0908/F 1 Parish: Geldeston

Applicant : Mr Peter Salt

Location : 55 The Street, Geldeston

Proposal : Re-modelling of existing property external appearance using green oak frame.
Removal of existing outbuildings, construction of new 3 bay oak cart lodge with storage.

Decision : Approved with Conditions Delegated 23/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 application form, plans and drawings and other documents and details submitted or provided by the applicant on 6 June 2011 as amended by the elevational drawing of the garage submitted on 16 August 2011, the revised site layout and the street scene scale drawing both submitted on 27 September 2011.

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.

3 Development shall not progress above slab level until details, including samples and 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. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

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 2 of the Joint Core Strategy.

4 No development shall take place until details of the existing ground levels, proposed finished floor levels of the dwelling and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development have been submitted to and agreed in writing by the local planning authority. Such details shall also provide comparative levels of eaves and ridge heights of adjoining properties and details of the levels of any existing or proposed boundary treatments. The development shall be carried out in accordance with the details as approved.

Reason for the condition

To ensure that the development approved does not have any adverse effect on the amenities of local residents or on the character and appearance of the area, as required by Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 5 No works or development shall take place until a Tree Protection Plan and accompanying Method Statement if appropriate have 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, the following activities may not be undertaken at any time within the identified Construction Exclusion Zones and fenced areas:

the 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.;

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 2 of the Joint Core Strategy and Policy IMP2 of the South Norfolk Local Plan 2003.

- 6 No trees or hedges shall be cut down, uprooted destroyed, lopped or topped, other than in accordance with the approved plans and particulars, without the previous written approval of the local planning authority. Any trees or hedges removed without consent shall be replaced during the next planting season November/March with trees of such size and species as agreed in writing with the local planning authority.

Reason for the condition

To ensure that the trees and hedges are retained in the interests of the visual amenities of the area and the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy and Policy IMP2 of the South Norfolk Local Plan 2003.

- 7 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 for the condition:

To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety and in accordance with Policy IMP8 of the South Norfolk Local Plan 2003.

- 8 No foul drainage from the development hereby approved shall be discharged other than to the main sewer.

Reason for the condition

To prevent pollution of the water environment in accordance with Policy 3 of the Joint Core Strategy.

- 9 Prior to the first occupation of the development full details of the means of surface water disposal by means of soakaways shall be submitted and agreed to in writing with the local planning authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

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 3 of the Joint Core Strategy.

- 10 The development hereby approved shall be designed and built to achieve a water consumption rate of no more than 105 litres/person/day, equivalent to Level 4 of the Code for Sustainable Homes for water usage. No occupation of the dwelling shall take place until a full Code for Sustainable Homes assessment which relates to that dwelling and which confirms that the development has been constructed in accordance with Level 4 for water usage has been submitted to and agreed in writing by the local planning authority. All completed water conservation measure identified shall be installed in accordance with the details as agreed.

Reason for the condition

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 of the adopted Joint Core Strategy 2011

Appl. No : 07/ 2011/1226/F 2 Parish: Diss
 Applicant : Mr M Davy
 Location : 34 & 34A Victoria Road, Diss
 Proposal : Proposed sub division of existing dwelling to form 2 new residential units and bungalow to the rear of the site.
 Decision : Approved with Conditions Delegated 21/11/2011

- Conditions :
- 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

 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 application form, plans and drawings and other documents and details submitted or provided by the applicant 5124/04 as amended by letter/drawing ref: 5124/07/E and 5124/09/A submitted on 25th October 2011.

 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.
 - 3 No development shall take place until details, including samples and 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. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

 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 2 of the Joint Core Strategy.
 - 4 No development shall take place until details of the existing ground levels, proposed finished floor levels of the dwelling and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development have been submitted to and agreed in writing by the local planning authority. Such details shall also provide comparative levels of eaves and ridge heights of adjoining properties and details of the levels of any existing or proposed boundary treatments. The development shall be carried out in accordance with the details as approved.

 Reason for the condition
 To ensure that the development approved does not have any adverse effect on the amenities of local residents or on the character and appearance of the area, as required by Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.
 - 5 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 for the condition
 To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety in accordance with Policy IMP8 of the South Norfolk Local Plan.
 - 6 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are first occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details and retained as such thereafter.

 Reason for the condition
 In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy.

- 7 The development hereby approved shall be designed and built to achieve a water consumption rate of no more than 105 litres/person/day, equivalent to Level 4 of the Code for Sustainable Homes for water usage. No occupation of any of the dwellings shall take place until a full Code for Sustainable Homes assessment which relates to that dwelling and which confirms that the development has been constructed in accordance with Level 4 for water usage has been submitted to and agreed in writing by the local planning authority. All completed water conservation measure identified shall be installed in accordance with the details as agreed and thereafter permanently retained. .

Reason for the condition

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 and 20 of the Joint Core Strategy

- 8 In the event of any contamination of soil or ground water being discovered or suspected during construction, work shall cease immediately and the local planning authority must be advised in writing, to allow precise details of any necessary remedial work to be submitted to and approved in writing by the local planning authority before work may recommence on the site. Thereafter all remediation work shall be carried out in accordance with the details as agreed.

Reason for the condition

To safeguard the amenities of the locality in accordance with Policy UTL15 of the South Norfolk Local Plan 2003.

The attention of the developer is drawn to the guidance provided in the attached note.

Appl. No : 07/ 2011/1423/H 3 Parish: Brockdish
 Applicant : Mr & Mrs Thompson
 Location : White House Farm, Scole Road, Brockdish
 Proposal : Installation of photovoltaic cells on existing south facing garage roof
 Decision : Approved with Conditions Planning Committee 3rd 21/11/2011

- Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted drawings ref: BWHF 01 - 03 submitted on 27 August 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

- 3 Within 56 day of the photovoltaic panels ceasing to be operational, the equipment and ancillary fixtures shall be removed from the premises.

Reason for the condition

To ensure the protection of the special architectural and historic interest of the building as required by Policies 1 and 2 of the Joint Core Strategy and Policy IMP13 of the South Norfolk Local Plan.

Appl. No : 07/ 2011/1522/H 4 Parish: Seething

Applicant : Mr David Brown

Location : The Homestead, School Road,
Seething

Proposal : Proposed garaging and roof storage

Decision : Approved with Conditions Planning Committee 3rd 21/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted drawings ref: 622/01 - 03 submitted on 15 September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in colour, form, texture and bond those used in the existing building.

Reason for the condition

To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), there shall be no additional window or other opening constructed at first floor level or above in any elevation of the development hereby approved unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

To help safeguard the privacy and amenity of the occupiers of adjacent properties in accordance with policy IMP9 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1530/F 5 Parish: Wymondham

Applicant : South Norfolk Council

Location : Sub-division of garden at 57 Norwich
Road, Wymondham

Proposal : Demolition of outbuilding and erection of 3 bedroom house on land to the rear of 57 Norwich Road - Revised proposal.

Decision : Refused Planning Committee 3rd 21/11/2011

Reasons : 1 The proposed dwelling will be situated in close proximity to the western boundary of 59 Norwich Road and will fill the width of the site. The proposal is considered to be over development of the site which will result in the overshadowing of the neighbouring property which will be detrimental to the amenities of that property. The proposal is therefore contrary to Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan.

Appl. No : 07/ 2011/1534/LB 6 Parish: Easton
Applicant : Mr James Burke
Location : Bellevue, Ringland Road, Easton
Proposal : Retention of completed repair works to the house and first floor bathroom
Decision : Approved with Conditions Planning Committee 3rd 21/11/2011

Conditions : 1 The development shall be constructed in accordance with the submitted drawings ref: Floor plan, Wall supports, Beam support submitted on 15 September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

Appl. No : 07/ 2011/1580/RVC 7 Parish: Colney
Applicant : Trustees of Colney Parish Rooms
Location : Car park to rear of Parish Meeting Rooms, Watton Road, Colney
Proposal : Variation of Condition 2 of planning permission 2000/0387/F - to change grassed area to grasscrete gravel surfacing
Decision : Approved with Conditions Delegated 21/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the details submitted on 26th September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

Appl. No : 07/ 2011/1581/F 8 Parish: Keswick
Applicant : Mr & Mrs Nigel Darling
Location : High Noon Barn Intwood Lane
Cringleford
Proposal : Conversion and extension to barn to form one self contained dwelling and swimming pool
Decision : Approved with Conditions Delegated 21/11/2011

Conditions : 1 The development hereby permitted shall be begun before the expiration of TWO years from the date of this permission.

Reason for the condition

To ensure the retention of the barn by conversion within a reasonable time and to allow for the structural suitability of the building for conversion to be reassessed in the event that the permission hereby granted is not implemented within the specified time limit, all in accordance with policy HOU10 of the South Norfolk Local Plan 2003.

2 The development shall be constructed in accordance with the submitted drawings ref: 280611/4A, 280611/3B and supporting documents submitted on 26 September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in colour, form, texture and bond those used in the existing building.

Reason for the condition

To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy.

4 No development shall take place until details of the re-claimed roof materials have been agreed with the local authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be 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 2 of the Joint Core Strategy.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), no enlargement, improvement or other alterations of the dwelling/s [Class A]; no additions or alterations to the roof/s [Class B & C]; no provision of porches [Class D]; nor the provision within the curtilage of the dwellings of any building or enclosure, swimming or other pool [Class E]; or chimneys, flues or soil and vent pipes [Class G] or any other works as defined by Classes A, B C, D, E and G of Part1 of Schedule 2 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and the amenities of adjoining residents in accordance with Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order)(with or without modification), no fences, gates, walls or other means of enclosure as defined within Class A of Part 2 of Schedule 2 of that Order shall be carried out on the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and in accordance with Policy 2 of the Joint Core Strategy [and Policy ENV8 of the South Norfolk Local Plan 2003].

- 7 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy.

- 8 Prior to the first occupation of the development hereby permitted the proposed access / on-site parking 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 the condition

To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety in accordance with Policy IMP8 of the South Norfolk Local Plan.

- 9 No work shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason for the condition

To ensure the potential archaeological interest of the site is investigated in accordance with Policy 2 of the Joint Core Strategy and Policy ENV9 of the South Norfolk Local Plan 2003.

- 10 In the event of any contamination of soil or ground water being discovered or suspected during construction, work shall cease immediately and the local planning authority must be advised in writing, to allow precise details of any necessary remedial work to be submitted to and approved in writing by the local planning authority before work may recommence on the site. Thereafter all remediation work shall be carried out in accordance with the details as agreed.

Reason for the condition

To safeguard the amenities of the locality in accordance with Policy UTL15 of the South Norfolk Local Plan 2003.

The attention of the developer is drawn to the guidance provided in the attached note.

- 11 Notwithstanding the provisions of Article3, Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (Amendment) (N0.2) (England) Order 2008 (or any Order revoking or re-enacting that Order)(with or without modification) the access and driveway and turning area shall be surfaced in gravel and no alteration to this surfacing material or the construction of any other hardstanding within the curtilage of the site shall be allowed without the prior written approval of the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and in accordance with Policy 2 of the Joint Core Strategy and Policy ENV8 of the South Norfolk Local Plan 2003.

- 12 The development hereby approved shall achieve a water consumption rate of no more than 105 litres/person/day, equivalent to Level 4 of the Code for Sustainable Homes for water usage. No occupation of the dwelling shall take place until a full Code for Sustainable Homes assessment which relates to that dwelling and which confirms that the development has been constructed in accordance with Level 4 for water usage has been submitted to and agreed in writing by the local planning authority. All completed water conservation measure identified shall be installed in accordance with the details as agreed and thereafter permanently retained. .

Reason for the condition

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 and 20 of the Joint Core Strategy

- 13 Notwithstanding the permission hereby approved, no other works to repair, replace or to re-build any part of the barn other than that indicated in the supporting documents with the current application shall be permitted unless agreed in writing with the District Council as Local Planning Authority.

Reason for condition:

For the avoidance of doubt and to ensure that the proposal accords with the requirements of Policy HOU10 of the South Norfolk Local 2003.

- 14 No development shall take place until all the details of the strengthening required to the roof of the main barn and the lean-to roof on the south elevation as required by the structural report have been submitted and approved in writing by the Local Planning Authority. All details shall be clearly identified on an annotated plan showing any additional timbers and other methods of strengthening considered necessary as required by the structural report all these details shall be approved in writing by the district council as Local Planning Authority. The approved works and the works to repair the main arch opening of the barn shall be carried out within 6 month of the date of the this permission.

Reason for condition:

To ensure that the amount of new works required is acceptable, that the materials used retain the character of the existing barn in accordance with the requirements of policy of HOU10 of the South Norfolk Local Plan 2003, and to restore that the structural integrity of the brickwork to protect the longevity of the barn. Notwithstanding the permission hereby approved, no other works to repair, replace to re-build any part of the barn other than that indicated on the submitted plans, and contained within the structural report shall be permitted unless agreed in writing with the District Council as Local Planning Authority.

Appl. No : 07/ 2011/1592/H 9 Parish: Stoke Holy Cross

Applicant : Mr R Humphrey

Location : Thistledown Cottage, Chandler Road,
Stoke Holy Cross

Proposal : Rear extension to dwelling

Decision : Approved with Conditions Delegated 24/11/2011

- Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted drawings ref: 11/1304/01/A submitted on 10 October 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

Appl. No : 07/ 2011/1598/CU 10 Parish: Ellingham

Applicant : Mr Nigel Bale

Location : 123 Old Yarmouth Road, Ellingham

Proposal : Change of use of enclosed meadow land adjacent to existing caravan site into caravan storage area.

Decision : Refused Delegated 24/11/2011

- Reasons : 1 Inadequate visibility splays are provided at the junction of the access with the County highway and this would cause danger and inconvenience to users of the adjoining public highway, contrary to policy IMP8 - Safe and free flow of traffic of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1601/F 11 Parish: Hethersett
 Applicant : Orchard Developments (East Anglia) L
 Location : Plots 11, 13, 14, 16, 17 & 18 Lyngate Farm, Lyngate Close, Hethersett
 Proposal : Amendments to house types on plots 11, 13, 14, 16, 17 and 18 as a revision to consent numbers 2006/2217/D and 2011/0328/F
 Decision : Approved with Conditions Planning Committee 3rd 21/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted drawings ref: 11.01.26 D2A Rev A, D3 Rev A, D4 RevA, 4960 SL01 Rev T submitted on 28 September 2011 and drawings ref: 4960 PO5 Rev I, P06 Rev I, P17 Rev B submitted on 10 November 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

3 The materials used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details submitted on 17 August 2010 (2006/2217 condition 2) and approved on 1 September 2010 unless otherwise agreed in writing by the Local Planning Authority.

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 2 of the Joint Core Strategy.

4 The development shall be implemented in accordance with the slab levels of the dwellings / garages and finished site levels as approved on 1 September 2010 (condition 3 2006/2217 drawing 4960/RD02E) unless otherwise approved in writing by the Local Planning Authority.

Reason for the condition

To ensure that the development approved does not have an adverse effect on the amenities of local residents or on the character and appearance of the area, as required by policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

5 The boundary treatment shown on drawing 4960 SL01 Rev T hereby approved shall be constructed in the manner shown and completed before the associated building is first occupied, unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with policy 2 of the Joint Core Strategy.

6 All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with a programme agreed in writing with the local planning authority. If within a period of FIVE years from the date of planting, any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the local planning authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with IMP2 of the South Norfolk Local Plan 2003.

- 7 All works and development shall take place in strict accordance with the submitted Arboricultural Impact Assessment.

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, the following activities may not be undertaken at any time within the identified Construction Exclusion Zones and fenced areas:

- (a) the storage and/or siting of: vehicles, fuel, materials, site huts or other buildings or ancillary equipment;
- (b) raising or lowering of ground levels;
- (c) installation of underground services, drains etc.;

Reason for the condition:

To ensure existing trees, including those protected by the Norfolk (South Norfolk) Hethersett Tree Preservation Order 2005 No. 2, 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 IMP2 of the South Norfolk Local Plan 2003.

- 8 No trees or hedges shall be cut down, uprooted destroyed, lopped or topped, other than in accordance with the approved plans and particulars, without the previous written approval of the local planning authority. Any trees or hedges removed without consent shall be replaced during the next planting season November/March with trees of such size and species as agreed in writing with the local planning authority.

Reason for the condition

To ensure that the trees and hedges are retained in the interests of the visual amenities of the area and the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy and Policy IMP2 of the South Norfolk Local Plan 2003.

- 9 The play area shall be implemented in full in accordance with the approved details shown in drawing 4960 SLPA1 Rev E. The works shall be carried out in accordance with the timetable and provisions for future maintenance of the play area as submitted on 23 September 2010 and approved on 21 October 2010 unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

In order to provide for an appropriate level of services for residents in the local area as required by Policies IMP7 and UTL10 of the South Norfolk Local Plan 2003.

- 10 The detailed plans of the roads, footways, foul and surface water drainage shall be as approved by Norfolk County Council in their e mail of 10 March 2010 from Jonathan Larter unless otherwise agreed in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Reason for the condition

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with policy 2 of the Joint Core Strategy and Policy IMP8 of the South Norfolk Local Plan 2003.

- 11 No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.

Reason for the condition

To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway in accordance with policy 2 of the Joint Core Strategy and Policy IMP8 of the South Norfolk Local Plan 2003.

- 12 Before any dwelling is first occupied the site entrance shall be laid out to incorporate a speed table in the turning area at the end of Lyngate Close, as approved in connection with condition 9 of 2006/0860, unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

To ensure satisfactory development of the site and a satisfactory standard of highway design and construction in accordance with Policy IMP8 of the South Norfolk Local Plan.

- 13 The development shall be undertaken in accordance with the findings and recommendations of the contaminated land survey as submitted on 17 August 2010 and approved on 21 October 2010 (condition 10 2006/0860).

Reason for the condition

To safeguard the amenities of the locality in accordance with policy UTL15 of the South Norfolk Local Plan 2003.

- 14 Surface water disposal shall be in accordance with the details submitted on 10 October 2010 (condition 11 2006/0860) and shall be maintained in accordance with the details submitted on 17 August 2010 (condition 5 2010/0745) and approved on 21 October 2010 unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

To minimise the possibilities of flooding in accordance with policy UTL4 of the South Norfolk Local Plan 2003.

- 15 The development hereby approved shall be undertaken and retained in accordance with the timetable and schedule of works as set out in schedule 1 of the ecology surveys as submitted on 4 May 2010 unless otherwise agreed in writing by the Local Planning Authority

Reason for the condition

In order to ensure that protected species are not adversely affected by the development in accordance with Policies ENV14 and ENV15 of the South Norfolk Local Plan.

Appl. No :	07/ 2011/1606/H	12	Parish: Long Stratton
Applicant :	Mr & Mrs T Fulcher		
Location :	45 Porter Road, Long Stratton		
Proposal :	Two storey side extension		
Decision :	Refused	Delegated 24/11/2011	

- Reasons :
- 1 The proposal is contrary to the provisions of Policy 2 of the Joint Core strategy and policies IMP 9 and HOU 19 of the South Norfolk Local Plan 2003.
 - 2 The proposal involves an extension which, due to its design, scale, massing and location would have a detrimental effect on the residential amenity of the adjacent property in close proximity to the site boundary. The extension would also be an unneighbourly form of development in terms of its visual enclosing of the adjacent property.
 - 3 Insufficient information has been received by the local planning authority to adequately assess the merits of the scheme. In particular, in the absence of sufficient information relating to the provision of parking at the site and its adequacy in terms of size and access it is not possible to assess the impacts of the development on highway safety.

Appl. No : 07/ 2011/1612/H 13 Parish: Cringleford
 Applicant : Mr & Mrs N Hopwood
 Location : 82 Colney Lane, Cringleford
 Proposal : Proposed side and rear extensions together with various internal and external alterations.
 Decision : Approved with Conditions Delegated 24/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
 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 shall be constructed in accordance with the submitted details and drawings reference 0920.1 and 0920.2 submitted on 29th September 2011 unless otherwise agreed in writing by the Local Planning Authority.
 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.

Appl. No : 07/ 2011/1613/CU 14 Parish: Morley
 Applicant : The Morley Agricultural Foundation
 Location : JI Building, Manor Farm, Deopham Road, Morley St Botolph
 Proposal : Change of use from agricultural farm building to storage use
 Decision : Approved with Conditions Delegated 24/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
 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 shall be constructed in accordance with the submitted plans and documents submitted on 29 September 2011 unless otherwise agreed in writing by the Local Planning Authority.
 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.
 3 The premises shall be used for storage and distribution only and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended by the Use Class Amendment Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
 Reason for the condition
 To enable the local planning authority to retain control over any future changes of use of the application site in the interests of local amenities in accordance with Policy IMP9 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1614/H 15 Parish: Bergh Apton
Applicant : Mr Christopher Bertram
Location : The Manor, Threadneedle Street,
Bergh Apton
Proposal : To exchange park and house entrances from Threadneedle Street running
a drive through the Park to the House
Decision : Approved with Conditions Delegated 23/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted drawing ref: 1241 Rev B submitted on 28 September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

3 Prior to commencement of the use hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.

Reason for the condition

To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened in accordance with Policy IMP8 of the South Norfolk Local Plan.

4 Prior to the commencement of the use hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason for the condition

In the interests of highway safety in accordance with Policy IMP8 of the South Norfolk Local Plan.

5 No development shall take place until detailed drawings of the fencing have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason for the condition

To ensure the satisfactory appearance of the development as required by Policy 2 of the Joint Core Strategy.

6 All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with a programme agreed in writing with the local planning authority. If within a period of FIVE years from the date of planting, any tree or plant, or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the local planning authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy and Policy IMP2 of the South Norfolk Local Plan 2003.

- 7 No trees or hedges shall be cut down, uprooted destroyed, lopped or topped, other than in accordance with the approved plans and particulars, without the previous written approval of the local planning authority. Any trees or hedges removed without consent shall be replaced during the next planting season November/March with trees of such size and species as agreed in writing with the local planning authority.

Reason for the condition

To ensure that the trees and hedges are retained in the interests of the visual amenities of the area and the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy and Policy IMP2 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1615/LB 16 Parish: Bergh Apton

Applicant : Mr Christopher Bertram

Location : The Manor, Threadneedle Street,
Bergh Apton

Proposal : To exchange park and house entrances from Threadneedle Street running
a drive through the Park to the House

Decision : Approved with Conditions Delegated 23/11/2011

- Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted drawings ref: 1241 Rev B submitted on 28 September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

- 3 No development shall take place until detailed drawings of the fencing have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason for the condition

To ensure the satisfactory appearance of the development as required by Policy 2 of the Joint Core Strategy.

Appl. No : 07/ 2011/1616/LB 17 Parish: Hingham

Applicant : Mr Sam Coster

Location : 18 Market Place, Hingham

Proposal : Move internal doorway from original proposed position to where it once existed to re-instate the corridor giving access and right of way to the building at 17 Market Place

Decision : Approved with Conditions Delegated 24/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

Reason for the condition
As required to be imposed by section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and compulsory Purchase Act 2004.

2 The development shall be constructed in accordance with the submitted drawings ref: 211.01.3A submitted on 29 September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

Appl. No : 07/ 2011/1617/H 18 Parish: Wymondham

Applicant : Mr Christopher Brown

Location : 18 Vicar Street, Wymondham

Proposal : To install photovoltaic cells on south slope of garage roof.

Decision : Approved with Conditions Planning Committee 3rd 21/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the details submitted on 30th September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

Appl. No : 07/ 2011/1618/F 19 Parish: Ditchingham
 Applicant : Ditchingham Farms
 Location : Barn at Hall Farm, Belsey Bridge Road, Ditchingham
 Proposal : Change of use of redundant agricultural building to residential use
 Decision : Approved with Conditions Delegated 24/11/2011

Conditions : 1 The development hereby permitted shall be begun before the expiration of TWO years from the date of this permission.

Reason for the condition

To ensure the retention of the barn by conversion within a reasonable time and to allow for the structural suitability of the building for conversion to be reassessed in the event that the permission hereby granted is not implemented within the specified time limit, all in accordance with policy HOU10 of the South Norfolk Local Plan 2003.

2 The development shall be constructed in accordance with the submitted drawings ref: 11/15/01 and 11/15/02 submitted on 30 September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), there shall be no additional window or other opening constructed in any elevation of the development hereby approved unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

To help preserve the rural character of the building in accordance with Policy HOU10 of the South Norfolk Local Plan 2003.

4 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class H of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), no mechanical plant, tanks, satellite dishes, microwave antenna or other structures shall be located on or within the curtilage of the building other than those shown on the drawings hereby approved unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interest of the satisfactory appearance of the development and in accordance with Policy 2 of the Joint Core Strategy.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order)(with or without modification), no fences, gates, walls or other means of enclosure as defined within Class A of Part 2 of Schedule 2 of that Order shall be carried out on the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and in accordance with Policy 2 of the Joint Core Strategy and Policy ENV8 of the South Norfolk Local Plan 2003.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), no enlargement, improvement or other alterations of the dwelling [Class A]; no additions or alterations to the roof/s [Class B & C]; no provision of porches [Class D]; nor the provision within the curtilage of the dwellings of any building or enclosure, swimming or other pool [Class E]; or chimneys, flues or soil and vent pipes [Class G] or any other works as defined by Classes A, B, C, D, E and G of Part1 of Schedule 2 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and the amenities of adjoining residents in accordance with Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 7 No development shall take place until details, including samples and 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. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

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 2 of the Joint Core Strategy.

- 8 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:
- proposed finished levels or contours;
 - means of enclosure;
 - parking and access;
 - hard surfacing materials;
- Soft landscaping works shall include:
- planting plans;
 - written specifications (including cultivation and other operations associated with plant and grass establishment);
 - schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
 - implementation programme.
- If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the local planning authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with IMP2 of the South Norfolk Local Plan 2003.

- 9 In the event of any contamination of soil or ground water being discovered or suspected during construction, work shall cease immediately and the local planning authority must be advised in writing, to allow precise details of any necessary remedial work to be submitted to and approved in writing by the local planning authority before work may recommence on the site. Thereafter all remediation work shall be carried out in accordance with the details as agreed.

Reason for the condition

To safeguard the amenities of the locality in accordance with Policy UTL15 of the South Norfolk Local Plan 2003.

The attention of the developer is drawn to the guidance provided in the attached note.

- 10 No means of foul water disposal shall be used other than the sealed system or private treatment plant indicated on the application details.

Reason for the condition

To minimise the possibility of flooding in accordance with Policy 3 of the Joint Core Strategy.

Appl. No : 07/ 2011/1619/F 20 Parish: Bixley

Applicant : Trustees of The Arminghall Settlement

Location : Manor House, Arminghall Lane, Arminghall

Proposal : Part change of use of existing timber furniture workshop to ancillary accommodation to main dwelling and new external swimming pool.

Decision : Approved with Conditions Delegated 25/11/2011

Conditions :

- 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted drawings ref: 10.058/001/A, 10.058/003/A, 10.058/004/A, Design and Access Statement and Protected Species Report. submitted on 30th September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in colour, form, texture and bond those used in the existing building.

Reason for the condition
To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy.
- 4 No development shall take place on the site until the following details have been submitted to and approved in writing by the local planning authority: detailed drawings of the proposed windows and doors at a scale of no less than 1:20 and timber profiles of a scale no less than 1:5. The development shall be carried out in accordance with the details as approved and retained as such thereafter.

Reason for the condition
To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy.
- 5 No development shall take place until detailed drawings and written specifications of the following items have been submitted to approved in writing by the local planning authority: roof lights.

Reason for the condition
To ensure the satisfactory appearance of the development and as required by Policies 1 and 2 of the Joint Core Strategy.
- 6 No work shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

In this instance the programme of archaeological work will comprise the monitoring of any ground works associated with the proposed development. The Historic Environment Service can provide a brief for the archaeological work on request.

Reason for the condition
To ensure the potential archaeological interest of the site is investigated in accordance with Policy 2 of the Joint Core Strategy and Policy ENV9 of the South Norfolk Local Plan 2003.
- 7 No works shall take place on site until the Schedule Monument Consent has been obtained for the works.

Reason for the condition
As required by the Ancient Monuments and Archaeological Areas Act 1979.

- 8 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as The Manor House. At no time shall it be sold, leased or occupied independently from the main dwelling nor shall the common ownership or occupation of the annexe and main dwelling be severed.

Reason for the condition

To enable the local planning authority to retain control over the development which has been permitted, in accordance with Policy HOU21, to meet a specific personal need and where the occupation of the annexe as a separate dwelling will result in a sub-standard layout of land detrimental to the amenities of neighbouring uses contrary to Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 9 Before development starts, full details of the ecology mitigation to be undertaken as part of the scheme and timing for implementation (taking account of Protected Species Assessment, undertaken by Philip Parker Associates shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be implemented in full in accordance with the approved timetable and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

In order to safeguard the ecological interests of the site in accordance with Policy ENV14 of the South Norfolk Local Plan.

Appl. No : 07/ 2011/1620/F 21 Parish: Ashwellthorpe
Applicant : Mrs Jean Long
Location : Garden to rear of Hale Stones, New Road, Ashwellthorpe
Proposal : Sub-division of garden to provide building plot and erection of two storey dwelling
Decision : Approved with Conditions Planning Committee 3rd 25/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted drawings ref: 016/11/1 Elevation and block plan, 016/11/2 Cross section and floor plans submitted on 30 September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as detailed on the application form dated 30 September 2011.

Reason for the condition

To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy.

4 The boundary treatment shown on the plans and particulars hereby approved shall be constructed and retained in the manner shown and completed before the building is first occupied and shall be retained as such thereafter. In addition to the hedge on the south boundary, a timber panel fence of 1.8 metres high shall be erected on the southern boundary of the plot prior to the occupation of the dwelling and be retained thereafter.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy, and policy IMP9 of the South Norfolk Local Plan 2003.

5 The development hereby approved shall be designed and built to achieve a water consumption rate of no more than 105 litres/person/day, equivalent to Level 4 of the Code for Sustainable Homes for water usage. No occupation of the dwelling shall take place until a full Code for Sustainable Homes assessment which relates to that dwelling and which confirms that the development has been constructed in accordance with Level 4 for water usage has been submitted to and agreed in writing by the local planning authority. All completed water conservation measure identified shall be installed in accordance with the details as agreed and thereafter permanently retained. .

Reason for the condition

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 and 20 of the adopted Joint Core Strategy 2011

- 6 No development shall take place until full details of the method of ditch crossing including the diameter of any pipe have been submitted to and agreed in writing with the Environment Agency and the Local Planning Authority. Prior to the first occupation of the development hereby permitted the vehicular access shall be laid out in the position shown on the approved plan. Additionally from the property boundary to the near channel edge of the carriageway the construction specification shall be in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority. 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.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway, and to ensure that the flow of water in the ditch is not affected which could result in flooding in the local area in accordance with the principles of policy IMP8 of the South Norfolk Local Plan 2003.

- 7 Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened in accordance with the principles of policy IMP8 of the South Norfolk Local Plan 2003.

- 8 Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking 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 and policy IMP8 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1624/H 22 Parish: Framingham Earl
Applicant : Mr Duncan Southgate
Location : 42 Long Road, Framingham Earl
Proposal : Infill utility and conservatory between house and annexe - as approved permission 2010/2196/H
Decision : Approved with Conditions Delegated 21/11/2011

- Conditions :
- 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

Reason for 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 shall be constructed in accordance with the drawings ref: 102.00, 102.01, 102.02 REV C and 102.03 as submitted on 29 September 2011 unless otherwise agreed in writing by the Local Planning Authority.

Reason for 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.
 - 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in colour, form, texture and bond those used in the existing building.

Reason for condition

To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy.
 - 4 Unless otherwise agreed in writing with the Local Planning Authority, all works and development shall take place in strict accordance with the Tree Survey and Arboricultural Implications Assessment received as part of application 2010/2196.
The 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, the following activities may not be undertaken at any time within the identified Construction Exclusion Zones and fenced areas:
(a) the storage and/or siting of: vehicles, fuel, materials, site huts or other buildings or ancillary equipment;
(b) raising of lowering of ground levels;
(c) installation of underground services, drains etc.;

Reason for condition

To ensure that the existing trees, which are protected by the Norfolk (South Norfolk) Framingham Earl Tree Preservation Order 1985 No.2 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 IMP2 of the South Norfolk Local Plan 2003.
 - 5 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Whiteacre, 42 Long Road, Framingham Earl. At no time shall it be sold, leased or occupied independently from the main dwelling nor shall the common ownership or occupation of the annexe and main dwelling be severed.

Reason for condition

To enable the local planning authority to retain control over the development which has been permitted to meet a specific personal need and where the occupation of the annexe as a separate dwelling would result in a sub-standard layout of land, contrary to policy IMP 9 of the South Norfolk Local Plan 2003.
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Appl. No : 07/ 2011/1628/F 23 Parish: Kirby Cane
 Applicant : Mr M Brown
 Location : Holmleigh, School Road, Kirby Cane
 Proposal : To convert former stable/cartshed into self catering holiday accommodation
 Decision : Approved with Conditions Delegated 24/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 application form, plans and drawings and other documents and details submitted on 3 October 2011 and as amended by Structural Appraisal submitted on 18 November 2011.

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.

3 No development shall take place until details, including samples and colours where required, of the materials used in the construction of the external surfaces of the lean-to of the development hereby permitted have been submitted to and approved in writing by the local planning authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

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 2 of the Joint Core Strategy.

4 All external works and finishes and works of making good carried out on the stable/cartshed shall match the existing original work in respect of materials used, detailed execution and finished appearances except where indicated otherwise on the drawing hereby approved.

Reason for the condition

To ensure the satisfactory appearance of the development as required by Policy 2 of the Joint Core Strategy.

5 No person shall occupy any part of the development hereby permitted for a period exceeding SIX WEEKS. Furthermore, no person shall occupy any part of the development hereby permitted within a period of THREE WEEKS following the end of a previous period of occupation by that same person of any part of the development hereby permitted.

A register of bookings of the development hereby permitted shall be maintained at all times and shall be made available for inspection to an officer of the local planning authority upon reasonable notification by that officer to inspect the register.

At no time shall the common ownership of the holiday accommodation and the main dwelling known as Holmleigh be severed.

Reason for the condition

To enable the local planning authority to retain control over the development which has been permitted, in accordance with Policy T0U7 in respect of a specific use and where the occupation of the development as full-time residential accommodation would result in a sub-standard layout of land, contrary to Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), no enlargement, improvement or other alterations of the building [Class A]; no additions or alterations to the roof [Class B & C]; no provision of porches [Class D]; nor the provision within the curtilage of the building of any other building or enclosure, swimming or other pool [Class E]; or chimneys, flues or soil and vent pipes [Class G] or any other works as defined by Classes A, B, C, D, E and G of Part1 of Schedule 2 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and the amenities of adjoining residents in accordance with Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011 (or any Order revoking and re-enacting that Order) (with or without modification) no solar PV or solar thermal equipment [Class A]; Solar equipment within the curtilage [Class B], ground source heat pump [Class C]; water source heat pump [Class D]; flues [Class E, F] air source heat pumps [Class G]; wind turbine [Class H, I] or any other works as defined in Part 40 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and the amenities of adjoining residents in accordance with Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 8 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected along the side and rear boundaries. The boundary treatment shall be completed before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy.

- 9 Prior to the first occupation of the development hereby permitted the vehicular access shall be laid out in the position shown on the approved plan. Additionally from the property boundary to the near channel edge of the carriageway the construction specification shall be in accordance with Norfolk County Council Residential Access specification. 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.

Reason for the condition

To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy IMP8 of the South Norfolk Local Plan.

- 10 Prior to the first occupation of the development hereby permitted the proposed access / on-site car and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for the condition

To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety in accordance with Policy IMP8 of the South Norfolk Local Plan.

- 11 Prior to the first occupation of the development hereby permitted a visibility splay measuring 2 metres X 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason for the condition

In the interests of highway safety in accordance with Policy IMP8 of the South Norfolk Local Plan.

- 12 The mitigation measures of the Biodiversity and European Protected Species Survey submitted 3 October 2011 (attached) shall be implemented during the construction of the development hereby permitted, unless otherwise agreed in writing with the local planning authority.

Reason for the Condition

To ensure that the development is not detrimental to habitat and species protection, and biodiversity and geological conservation on the site, as required by policies ENV14 and ENV15 of the South Norfolk Local Plan 2003, and Planning Policy Statement 9.

- 13 In the event of any contamination of soil or ground water being discovered or suspected during construction, work shall cease immediately and the local planning authority must be advised in writing, to allow precise details of any necessary remedial work to be submitted to and approved in writing by the local planning authority before work may recommence on the site. Thereafter all remediation work shall be carried out in accordance with the details as agreed.

Reason for the condition

To safeguard the amenities of the locality in accordance with Policy UTL15 of the South Norfolk Local Plan 2003.

The attention of the developer is drawn to the guidance provided in the attached note.

Appl. No : 07/ 2011/1630/LB 24 Parish: Wymondham

Applicant : Mr Christopher Brown

Location : 18 Vicar Street, Wymondham

Proposal : To install photovoltaic cells on south slope of garage roof.

Decision : Approved with Conditions Planning Committee 3rd 21/11/2011

- Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

Reason for the condition

As required to be imposed by section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and compulsory Purchase Act 2004.

- 2 The development shall be constructed in accordance with the details submitted on 30th September 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

Appl. No : 07/ 2011/1631/H 25 Parish: Flordon

Applicant : Mr & Mrs Andrew Davidson

Location : Sunnyside, Long Lane, Flordon

Proposal : Single storey rear extensions to dwelling

Decision : Approved with Conditions Delegated 24/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the details and drawings submitted on 3rd October 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

Appl. No : 07/ 2011/1644/H 26 Parish: Newton Flotman

Applicant : Mr & Mrs A Clarke

Location : Bridge End, Church Road, Newton Flotman

Proposal : Retrospective planning application to retain garden decking.

Decision : Approved with Conditions Delegated 24/11/2011

Conditions : 1 The development shall be constructed in accordance with the submitted drawings ref: W0262/001 REV 0 submitted on 6 October 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

2 Within 56 days from the date of this permission the proposed 1.615 metre high timber post and panel fence shown on plan W0262/001/0 on the south west edge of the decking running from corner to corner shall be erected and maintained in perpetuity.

Reason for condition
To prevent overlooking and to protect the amenity and living conditions of adjacent residential property, as required by Policy IMP9 of the South Norfolk Local Plan.

Appl. No : 07/ 2011/1647/H 27 Parish: Chedgrave
Applicant : Miss E Howlett
Location : 12 Langley Road, Chedgrave
Proposal : Demolish existing single storey rear projection and replace with two storey pitched roof extension.
Decision : Approved with Conditions Delegated 21/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted drawings ref: HOWLETT 1/ 2 submitted on 5 October 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

Appl. No : 07/ 2011/1648/H 28 Parish: Pulham St Mary
Applicant : Mr & Mrs David Donnison
Location : 7 Goldsmith Way, Pulham St Mary
Proposal : Replacement of a flush UPVC picture window with a four pane bay window with a flush fascia beneath. The window is situated at the front of property.
Decision : Approved with Conditions Delegated 24/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the drawings submitted on 5 October 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.

Appl. No : 07/ 2011/1658/H 29 Parish: Loddon
Applicant : Mrs Lindsey Cooper
Location : 60 High Bungay Road, Loddon
Proposal : Installation of drop kerb on public highway and parking area
Decision : Approved with Conditions Delegated 21/11/2011

- Conditions :
- 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

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 shall be constructed in accordance with the submitted photographs and information submitted on 6 October 2011 unless otherwise agreed in writing by the Local Planning Authority.

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.
 - 3 Prior to the commencement of the first use hereby permitted the vehicular access shall be laid out in the position shown on the approved plan. Additionally from the property boundary to the near channel edge of the carriageway the construction specification shall be in accordance with the Norfolk County Council residential access specification. 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.

Reason for the condition
To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy IMP8 of the South Norfolk Local Plan.
 - 4 Prior to commencement of the use hereby permitted the proposed access/ on-site car 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 the condition
To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety in accordance with Policy IMP8 of the South Norfolk Local Plan.
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Appl. No : 07/ 2011/1662/H 30 Parish: Wymondham
 Applicant : Mr Robert Olley
 Location : 10 Folly Road, Wymondham
 Proposal : Proposed second storey extension to rear
 Decision : Approved with Conditions Delegated 21/11/2011

- Conditions :
- 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

 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 shall be constructed in accordance with the submitted drawings ref: 001,003,004 submitted on 7 October 2011 and 004 east elevation submitted 21 November 2011 unless otherwise agreed in writing by the Local Planning Authority.

 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.
 - 3 The first floor windows in the east and west elevation to the bathroom and ensuite hereby approved shall be obscure glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass and shall be installed in accordance with the approved details prior to the first occupation of the building / the extension being first brought into use and shall remain so in perpetuity.

 Reason for the condition
 To prevent overlooking and to protect the amenity and living conditions of adjacent residential property, as required by policy IMP9 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1663/H 31 Parish: Bunwell
 Applicant : D & R Developments - Mr D Kempste
 Location : Hillcott, Bunwell Hill, Bunwell
 Proposal : Two-storey extensions to side and rear of dwelling
 Decision : Approved with Conditions Delegated 24/11/2011

- Conditions :
- 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

 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 shall be constructed in accordance with the submitted drawings ref: ellis 04,06,02 submitted on 10 October 2011 unless otherwise agreed in writing by the Local Planning Authority.

 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.

Appl. No : 07/ 2011/1672/H 32 Parish: Pulham St Mary
 Applicant : Mr A & Mrs A Littlewood
 Location : Sherwood, Station Road, Pulham St Mary
 Proposal : First floor extension to front of dwelling with associated alterations
 Decision : Approved with Conditions Delegated 24/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
 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 shall be constructed in accordance with the submitted drawings ref: 11/1019/001 submitted on 11 October 2011 unless otherwise agreed in writing by the Local Planning Authority.
 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.

Appl. No : 07/ 2011/1692/F 33 Parish: Diss
 Applicant : Traditional English Properties
 Location : 6A Mount Street, Diss
 Proposal : Change of use of existing gym/treatment rooms to two individual residential units
 Decision : Approved with Conditions Delegated 21/11/2011

Conditions : 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
 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 shall be constructed in accordance with the submitted drawings ref: 4885/01 Rev A and 4885/02 Rev A submitted on 15 June 2011 unless otherwise agreed in writing by the Local Planning Authority.
 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.
 3 The first floor window serving the bathroom in the east elevation of the development hereby approved shall be obscure glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass and shall be installed in accordance with the approved details prior to the first occupation of the first floor flat.
 Reason for the condition
 To prevent overlooking and to protect the amenity and living conditions of adjacent residential property, as required by policy IMP9 of the South Norfolk Local Plan 2003.