



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/ 2011/0543/F	1	Parish: Framingham Earl
Applicant :	Mr A Burbidge		
Location :	Church Of St Andrew, Yelverton Road, Framingham Earl		
Proposal :	Removal of north porch and construction of new extension (the Narthex) to accommodate a remodelled vestry with storage facilities and kitchenette, a new vestibule and an accessible toilet.		
Decision :	Approved with Conditions	Planning Committee 1st 05/01/2012	
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 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 1054/(--)/01/ Rev A, 1054/(--)/03, 1054/(S-)/01/Rev A, Archaeological Evaluation, Aborticultural Implications Assessment and Design and Access Statement as amended by letter/drawing ref: 1054/(--)/02/Rev D and ASS5026/200/01/Rev A submitted on 18th 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 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 large scaled detailed drawings and written specifications of the following items have been submitted to approved in writing by the local planning authority: (a) junctions between new glazing and existing fabric; (b) projecting roof canopy; (c) roof light (d) frameless glazing and doors; (e) window to vestry Reason for the condition To ensure the satisfactory appearance of the development and 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 and IMP18 of the South Norfolk Local Plan 2003.		

- 5 All external and internal works and finishes and works of making good 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 and 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 2003.

- 6 No development 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 historic building recording 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 historic building recording would comprise a photographic survey of the north porch for which a brief can be obtained from Norfolk County Council Historic Environment Services, Union House, Gressenhall, Dereham, NR20 4DR.

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 All leadwork shall comply with the specifications and recommendations of the Lead Sheet Association.

Reason for the condition

To ensure the satisfactory appearance of the development and 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 and IMP18 of the South Norfolk Local Plan 2003.

- 8 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 mitigatory work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority, which programme shall (for the avoidance of doubt) include (if considered by the Local Planning Authority to be necessary) post excavation assessment, analysis, archiving and publication of results to the satisfaction of the Local Planning Authority.

In this case the programme of mitigatory work will comprise an archaeological excavation for which a brief will be issued by Norfolk County Council Historic Environment Service.

Reason for the condition

To ensure the potential archaeological interest of the site is investigated in accordance with Policy 1 of the Joint Core Strategy and Policy ENV9 of the South Norfolk Local Plan 2003.

- 9 During all works and development all retained trees shall be protected in strict accordance with the submitted Arboricultural Implications Assessment and Report. This condition does not require the retention or protection of the Deodar Himalayan Cedar tree (T1).

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 IMP2 of the South Norfolk Local Plan 2003 and policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011.

- 10 Prior to the commencement of work on site, full details of the means of surface water drainage, shall be submitted to and agreed in writing with the local planning authority. The details should include the results from percolation tests if appropriate and incorporate installation of water efficiency and water saving devices such as rain saver systems. The development shall be carried out in accordance with the agreed details prior to being brought into use and shall be retained as such thereafter. It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.

Reason for the condition

To minimise the possibilities of flooding in accordance with policy 3 of the Joint Core Strategy.

Appl. No : 07/ 2011/1273/RVC 2 Parish: Dickleburgh and Rushall
Applicant : TCI Renewables Ltd
Location : Land east of Semere Green Road
(forming part of Upper Vaunces Farm), Dickleburgh
Proposal : Variation of Condition 1 of planning permission 2009/0369/F - for retention of existing meteorological wind monitoring mast at Upper Vaunces Farm, till 7th October 2012
Decision : Approved with Conditions Planning Committee 3rd 03/01/2012

Conditions : 1 The mast hereby permitted shall be removed from the site, all materials and equipment brought onto the site in connection with the development shall be removed and the land shall be restored to its former condition on or before 7th October 2012.

Reason for the condition

To enable the local planning authority to retain control over the development which, although it will be an alien feature in the landscape, will not cause significant harm provided it is only in place for a temporary period.

2 The development hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details submitted with this application and as approved in accordance with condition 2 of application number 2009/0369/F.

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/ 2011/1455/F 3 Parish: Starston

Applicant : Mr G Godsmark & Ms L Dobson

Location : Grove Hill Barn, Bunns Lane,
Starston

Proposal : Alterations to existing stables and formation of additional stable. Works include removal of temporary stable. Formation of dog pens and removal of existing temporary pens.

Decision : Approved with Conditions Planning Committee 1st 03/01/2012

Conditions :

- 1 The existing dogs pens indicated on drawing number 11/1016/002/A to be removed shall be removed within three months of the date of this permission.

Reason for the condition;

In the interests of the amenities of local residents in accordance with Policy IMP9 of the South Norfolk Local Plan 2003.
- 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 11/1016/001 as amended by letter/drawing ref: 11/1016/002/A submitted on 21st 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 dog pens 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 The stables, loose boxes and dog pens hereby permitted shall be used solely to accommodate the horses and dogs owned by the occupier of the main dwelling known as Grove Hill Barn and shall not be used for any commercial livery, riding, breeding or training purposes.

Reason for the condition
In the interests of the amenities of local residents in accordance with Policy IMP9 of the South Norfolk Local Plan 2003.
- 5 There shall be no more than 7 adult dogs kept on the site as any one time, adult dog being defined as a dog over the age of 12 months.

Reason for the condition:

In the interests of the amenities of local residents in accordance with Policy IMP9 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1629/H 4 Parish: Easton
Applicant : Mr J Large
Location : 16 Woodview Road, Easton
Proposal : Retrospective application for erection of fencing. Proposed erection of corner summer house.
Decision : Approved with Conditions Planning Committee 1st 06/01/2012

Conditions : 1 The development shall be constructed in accordance with the details submitted on 3rd October 2011 and subsequent email dated 14th December 2011 confirming the reduction in height of the end fence panel and corner post to 1.2 metres 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/ 2011/1739/F 5 Parish: Hethersett
 Applicant : Mr Richard Powell
 Location : Sub-division of garden at, Cedar Lodge Cedar Road, Hethersett
 Proposal : Proposed 3 bedroom bungalow
 Decision : Approved with Conditions Planning Committee 1st 06/01/2012

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 revised elevation and floor plan rev B submitted on 3 January 2012 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 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 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 groundworks for the development under archaeological control.

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.

5 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.

6 Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking 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.

- 7 Notwithstanding the provisions of Class [A or E] of Part 1 of Schedule 2 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), the garage hereby permitted shall be retained in the form shown on the approved drawing for the accommodation of private vehicles and shall not be converted to any other form of domestic accommodation unless the appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

To ensure that car parking provision is maintained on the site in accordance with Policy IMP8 of the South Norfolk Local Plan 2003.

- 8 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 Joint Core Strategy

- 9 Unless otherwise agreed in writing with the Local Planning Authority, all works or development shall take place in strict accordance with the submitted Arboricultural Implications Assessment, Tree Protection Plan and Method Statement.

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.

- 10 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/ 2011/1829/H 6 Parish: Bawburgh
 Applicant : Mr & Mrs De Villiers
 Location : Millbanks, Harts Lane, Bawburgh,
 Norfolk, NR9 3LT
 Proposal : Removing Existing Conservatory and replacing the structure with a new
 Orangery
 Decision : Approved with Conditions Delegated 03/01/2012

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 PDA-11-149 002 (Existing & Proposed Part Elevations) and PDA-11-149 003 (Location & Site Plan As Proposed) submitted on 8th 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.

Appl. No : 07/ 2011/1834/LB 7 Parish: Loddon
 Applicant : Dr Jane Mawer
 Location : Lynton House, 5 Church Plain,
 Loddon
 Proposal : Installation of solar panels on rear roof elevatoin
 Decision : Refused Planning Committee 1st 05/01/2012

Reasons : 1 The South Norfolk Local Plan supports renewable energy provided that the benefits are not outweighed by demonstrable harm to the locality and in areas designed for architectural or historic quality consideration will be given to the compatability of the proposal with the features that such designations are intended to protect.

This dwelling is a Grade 2 listed building the proposal would cover a significant amount of distinctive traditional roof which would result in harm to the character and appearance of the dwelling.

The proposal is contrary to the provisions of the adopted South Norfolk Local Plan 2003 including, in particular policies UTL 13 and IMP 13.

Appl. No : 07/ 2011/1839/H 8 Parish: Cringleford
 Applicant : Mr & Mrs Burton
 Location : Bovis Plot 178, 5 Tulip Gardens,
 Cringleford, Norfolk, NR4 7JY
 Proposal : New Conservatory
 Decision : Approved with Conditions Delegated 04/01/2012

- 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 9th November 2011 drawings reference RCS/MH/BURTON/01 (Existing Elevations & Plan) and RCS/MH/BURTON/02 (Proposed Elevations & Floor Plan) 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.
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Appl. No : 07/ 2011/1840/F 9 Parish: Poringland
 Applicant : Mr I Mutch
 Location : Land rear of, Holly Bank Heath Loke,
 Poringland, Norfolk, NR14 7JU
 Proposal : Construction of one detached 5 bedroom dwelling with double garage
 along with new access drive
 Decision : Refused Delegated 04/01/2012

- Reasons :
- 1 The proposal is contrary to the provisions of the adopted Joint Core Strategy and the South Norfolk Local Plan including, in particular, Policy 2 (Promoting good design) of the Joint Core Strategy and Policy IMP8 (Safe and free flow of traffic) of the South Norfolk Local Plan as it has not been demonstrated how the development would relate to the new residential development to the north of the site through which it is proposed to access the new dwelling, nor to the recently permitted dwelling adjacent to Holly Bank on Heath Loke, and does not adequately demonstrate how access to the plot will be gained from the nearest public highway.
 - 2 In addition it is considered that the proposal is contrary to PPS25 as insufficient information has been received to demonstrate that the proposed development will have adequate surface water and foul water drainage in an area of known drainage problems and to demonstrate compliance with Policy 3 of the Joint Core Strategy.
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Appl. No : 07/ 2011/1848/F 10 Parish: Broome
 Applicant : Mrs H Morris
 Location : Barn at Red House Farm, Lugs Lane,
 Broome, Norfolk, NR35 2HT
 Proposal : Conversion of barn to provide workers accommodation
 Decision : Approved with Conditions Delegated 05/01/2012

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: 1183:1.01, 02, 03, 04 and 05 submitted on 11 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 Occupation of the units hereby permitted shall only be by people employed on the adjacent agricultural unit.

Reason for the condition

To prevent independent occupation of the units which would not be satisfactory in terms of residential amenity and therefore contrary to Policy IMP9 of the South Norfolk Local Plan 2003.

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 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 barn and to safeguard the privacy and amenity of the occupiers of adjacent properties in accordance with Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

5 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.

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.

- 7 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.

- 8 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.

- 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.

Appl. No : 07/ 2011/1849/H 11 Parish: Wymondham
 Applicant : Mr & Mrs J Sharman
 Location : 213 Norwich Road, Wymondham
 Proposal : Proposed new garage
 Decision : Approved with Conditions Delegated 04/01/2012

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: 9572/2 submitted on 10 November 2011 and 9572 3 A showing the repositioning of garage received 12 December 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 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.

4 No works or development shall take place until the existing Beech tree has been protected by the erection of a fence or barrier 5 metres from the base of the tree.

These 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 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 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

Appl. No : 07/ 2011/1850/H 12 Parish: Cringleford
 Applicant : Mr & Mrs Peck
 Location : Bovis Plot 174, 13 Tulip Gardens,
 Cringleford, Norfolk, NR4 7JY
 Proposal : New conservatory to rear of property
 Decision : Approved with Conditions Delegated 04/01/2012

- 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 11th November 2011 drawings reference RCS/KB/PECK/01 (Existing Elevations & Plans) and RCS/KB/PECK/02 (Proposed Elevations & Floor Plan) 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/ 2011/1851/H 13 Parish: Pulham St Mary
 Applicant : Mr A Tomson
 Location : Oakleigh Grange Farm, North Green,
 Pulham St Mary, IP21 4XY
 Proposal : part first floor and new one and half storey extension to dwelling.
 Decision : Refused Planning Committee 1st 05/01/2012

- Reasons : 1 The proposal involves an extension which, due to its design, scale and external appearance results in a development which is detrimental to the character appearance of the existing dwelling and which would not ensure that its special architectural or historic interest would be preserved.
- 2 The proposal is contrary to the provisions of the South Norfolk Local Plan 2003 and the Joint core Strategy 2011, including, in particular, policies HOU14(Extensions to dwellings in the open countryside) and Policy 2(Promoting good design).

Appl. No : 07/ 2011/1852/LB 14 Parish: Pulham St Mary
 Applicant : Mr A Tomson
 Location : Oakleigh Grange Farm, North Green,
 Pulham St Mary, IP21 4XY
 Proposal : part first floor and new one and half storey extension to dwelling.
 Decision : Refused Planning Committee 1st 05/01/2012

- Reasons : 1 The proposal involves an extension which, by virtue of its scale and design, would result in a development which would not ensure that the special architectural or historic interest of the listed building would be preserved.
- 2 The proposal is contrary to the provisions of the South Norfolk Local Plan 2003 and the Joint Core Strategy 2011, including, in particular, policies IMP13(Alteration of listed buildings) and Policy 1(Addressing climate change and protecting environmental assets)

Appl. No : 07/ 2011/1856/RVC 15 Parish: Tibenham
 Applicant : Mr David Jaggard
 Location : Broadview Farm, Mill Road,
 Tibenham, Norfolk, NR16 1QE
 Proposal : Removal of Condition 2 of planning permission DE\10018 - agricultural
 occupancy restriction
 Decision : Approved with Conditions Delegated 06/01/2012
 Conditions : 1 no conditions

Appl. No : 07/ 2011/1869/F 16 Parish: Costessey
 Applicant : Mr J Atashkadeh
 Location : Land & outbuilding at 56 Grove
 Avenue, Costessey
 Proposal : Change of use of annexe into 4 bedroom bungalow
 Decision : Approved with Conditions Planning Committee 1st 06/01/2012

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: A1/01 and proposed elevations and floor plan submitted on 16 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 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.

4 No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. This scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public/environment when the site is developed. No development shall take place on the site until the measures in the scheme as approved have been implemented and completed.

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.

5 Prior to the first occupation of the development hereby permitted the 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.

Appl. No : 07/ 2011/1872/H 17 Parish: Wymondham
Applicant : Mr Darran Sleigh-Smith
Location : Chestnut Cottage, Sutton Street,
Suton, Norfolk, NR18 9JJ
Proposal : Single storey rear extension
Decision : Approved with Conditions Delegated 05/01/2012

- 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: NH/05/29/1, 2 and 3 REV A submitted on 17 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.
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Appl. No : 07/ 2011/1873/F 18 Parish: Carleton Rode
 Applicant : Mr P Hughes
 Location : Primrose Farm Barn, Hall Road,
 Carleton Rode
 Proposal : Extension of converted agricultural building including conversion of existing
 attached barn
 Decision : Approved with Conditions Delegated 04/01/2012

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: 03 Elevation and floor plans, and 04 Site and block plan submitted on 17 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 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 annexe [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 dwellings of any building or enclosure, swimming or other pool [Class E]; or chimneys, flues or soil and vent pipes or the installation of air source heat pumps [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.

4 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 Primrose Farm Barn, Hall Road, Carleton Rode. 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 would be in conflict with the settlement policy contrary to Policy ENV8 [and/or] 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.

- 5 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 including the render for the barn 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.

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 including the render for the barn 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.

- 6 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 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 and Policy IMP18 of the South Norfolk Local Plan 2003.

- 7 No works to facilitate the conversion of the barn to an annexe other than detailed in the report No 5890. The roof structure is to be replaced to provide a structure of adequate strength for tiling as detailed in the report. All external walls to be underpinned as necessary, no new external walls shall be constructed unless full details of the extent of works and the reason has been detailed and agreed in writing by the local planning authority. All cement render to be removed and repaired with a render to be agreed with in writing with the local planning authority. Full details of any new internal walls to be submitted and agreed in writing with the Local Planning Authority.

Reason for condition

To ensure that the building converted retains as much of the original fabric and character as possible, and that the materials used in its repair are appropriate for the building, in accordance with the principles of Policy 2 of the Joint Core Strategy, and policy IMP15 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1874/LB 19 Parish: Carleton Rode
 Applicant : Mr P Hughes
 Location : Primrose Farm Barn, Hall Road,
 Carleton Rode
 Proposal : Extension of converted agricultural building including conversion of existing
 attached barn
 Decision : Approved with Conditions Delegated 04/01/2012

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: 03 Floor and elevation plans, 04 Site and block plan submitted on 17 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 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 including the render for the barn 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 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 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 and Policy IMP18 of the South Norfolk Local Plan 2003.

5 No works to facilitate the conversion of the barn to an annexe other than detailed in the report No 5890. The roof structure is to be replaced to provide a structure of adequate strength for tiling as detailed in the report. All external walls to be underpinned as necessary, no new external walls shall be constructed unless full details of the extent of works and the reason has been detailed and agreed in writing by the local planning authority. All cement render to be removed and repaired with a render to be agreed with in writing with the local planning authority. Full details of any new internal walls to be submitted and agreed in writing with the Local Planning Authority.

Reason for condition

To ensure that the building converted retains as much of the original fabric and character as possible, and that the materials used in its repair are appropriate for the building, in accordance with the principles of Policy 2 of the Joint Core Strategy, and policy IMP15 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1880/H 20 Parish: Burgh St Peter
 Applicant : Mr & Mrs N Springall
 Location : Wentayne Beeches, Mill Road, Burgh
 St Peter
 Proposal : Single storey side extensions. Enlarged dormer window to side. Erection of
 detached garage to front.
 Decision : Approved with Conditions Delegated 05/01/2012

- 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: 01, 02A & 03A submitted on 18 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 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 The bathroom window in the northern elevation 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 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.
 - 5 No development of the garage hereby approved shall take place until details, including samples and colours where required, of the materials used in the construction of the external surfaces 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.
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Appl. No : 07/ 2011/1888/H 21 Parish: Dickleburgh and Rushall
 Applicant : Mr David White
 Location : The Gables, Harleston Road,
 Dickleburgh, Norfolk, IP21 4PD
 Proposal : Single storey conservatory to rear of dwelling
 Decision : Approved with Conditions Delegated 03/01/2012

- 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 submitted on 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.

Appl. No : 07/ 2011/1890/H 22 Parish: Hedenham
 Applicant : Dr Greg Read
 Location : Old Leaf Cottage, Earsham Road,
 Hedenham, Norfolk, NR35 2DF
 Proposal : Erection of vernacular open fronted cart shed style timber frame garage
 Decision : Approved with Conditions Delegated 05/01/2012

- 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: 1342 submitted on 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.

Appl. No : 07/ 2011/1891/LB 23 Parish: Wymondham
 Applicant : Mr Marco Moretti
 Location : Wattlefield Hall, Wattlefield Road,
 Wattlefield
 Proposal : Erection of bat boxes on two existing chimneys
 Decision : Approved with Conditions Delegated 05/01/2012

- 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: WH/01, Proposed chimney roost boxes, bat box design submitted on 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.

Appl. No : 07/ 2011/1892/F 24 Parish: Runhall
 Applicant : Bunting & Sons - Mr Roland Bunting
 Location : Frogs Hall Farm, Hall Road,
 Welborne
 Proposal : Installation of three small scale wind turbines (14.97m to hub, 5.5m
 diameter blades)
 Decision : Refused Delegated 04/01/2012

- Reasons :
- 1 The proposed development is located with a field containing medieval earthworks and the foundations of a medieval building (NHER 8865). There is potential for significant heritage assets to be adversely affected by the proposed development. Insufficient information has been submitted to assess the significance of the heritage assets present or the impacts of the development on such assets. The proposal is therefore contrary to Policy 1 of the Joint Core Strategy, Policies ENV9 and UTL13 of the South Norfolk Local Plan and Planning Policy Statement 5.
 - 2 The site is located in an open countryside location with clear views of the site from the north, west and south. The turbines will be in an isolated position, unrelated to existing structures. Insufficient information has been submitted to assess the landscape impact of the proposal or to justify the need for 3 turbines. The proposal is therefore contrary to Policy UTL 13 of the South Norfolk Local Plan.

Appl. No : 07/ 2011/1895/O 25 Parish: Cringleford
 Applicant : Mr & Mrs N Attwood
 Location : Sub-division of garden of, 5 Colney Drive, Cringleford, NR4 7RH
 Proposal : Proposed single dwelling including garage, drive and parking on western side of existing gardens
 Decision : Approved with Conditions Planning Committee 1st 06/01/2012

Conditions : 1 Application for the approval of the reserved matters must be made before the expiration of THREE YEARS from the date of this permission. The development hereby permitted should be begun before the expiration of TWO YEARS from the date of approval if the last of the reserved matters to be approved.

Reason for the condition

As required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved in writing by the local planning authority. These plans and descriptions shall relate to: the access, appearance, scale, landscaping and layout of any building to be erected together with the precise details of the type and colour of the materials to be used in their construction.

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 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 Joint Core Strategy

4 No development shall take place until precise details of the means of foul water and sewage disposal have been submitted to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the details as agreed prior to the first occupation and retained as such thereafter.

Reason for the condition

To minimise the possibilities of flooding and pollution in accordance with Policy 3 of the Joint Core Strategy.

5 Prior to the commencement of work on site, full details of the means of surface water drainage, shall be submitted to and agreed in writing with the local planning authority. The details should include the results from percolation tests if appropriate and incorporate installation of water efficiency and water saving devices such as rain saver systems. The development shall be carried out in accordance with the agreed details prior to the first occupation and shall be retained as such thereafter.

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

Reason for the condition

To minimise the possibilities of flooding in accordance with policy 3 of the Joint Core Strategy.

Appl. No : 07/ 2011/1904/F 26 Parish: Wymondham
 Applicant : Mr & Mrs Nick Anderson
 Location : Unit 4, Morley Hall Farm Barns
 London Road, Sutton, Norfolk, NR18
 9SN
 Proposal : Workshop conversion to fourth dwelling
 Decision : Refused Planning Committee 1st 05/01/2012

- Reasons :
- 1 The proposal is contrary to the provisions of the adopted South Norfolk Local Plan 2003 including, in particular, policies HOU10 and ENV8 .
 - 2 The existing building is of recent construction and has never been used for the intended purpose of domestic workshop. In addition, the alterations to the workshop to facilitate its use as a dwelling exceed the purpose of policy HOU10 as the building will be significantly increased in height and footprint to provide what is tantamount to a new independent dwelling which is contrary to policy HOU10, and ENV8 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1909/H 27 Parish: Dickleburgh and Rushall
 Applicant : Master Jason Watling
 Location : 15 Catchpole Walk, Dickleburgh
 Proposal : Extension and associated alterations to front of dwelling - resubmission of
 2011/1463/H following refusal
 Decision : Approved with Conditions Delegated 03/01/2012

- 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: 11/1010/001A submitted on 22 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 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.

Appl. No : 07/ 2011/1941/H 28 Parish: Toft Monks
 Applicant : Mr & Mrs Fernandez
 Location : Tyger Barn, Wood Lane, Toft Monks,
 Norfolk, NR34 0DA
 Proposal : Single storey rear extension
 Decision : Approved with Conditions Delegated 04/01/2012

- 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 submitted on 29 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 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.

Appl. No : 07/ 2011/1946/LB 29 Parish: Tacolneston
 Applicant : Mrs J White
 Location : Old Manor Farmhouse, 74 Norwich
 Road, Tacolneston, NR16 1BY
 Proposal : Retrospective application for replacement windows and doors
 Decision : Approved with Conditions Delegated 04/01/2012

Conditions : 1 No conditions

Appl. No : 07/ 2011/2003/H 30 Parish: Kirby Bedon
 Applicant : Mr Avadis Sakkaoghli
 Location : Oaklands, Loddon Road, Kirby Bedon, Norfolk, NR14 7QB
 Proposal : Proposed revision to previously approved scheme - front bay windows to have pitched roof in lieu of flat roof previously approved.
 Decision : Approved with Conditions Delegated 04/01/2012

- 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: 9510/2 REV B submitted on 8 December 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.

Appl. No : 07/ 2011/2063/NMA 31 Parish: Bressingham
 Applicant : Mr Keith Seager
 Location : Meadow View, 2 Common Road, Bressingham
 Proposal : Non material amendment to planning permission 2011/0620/F - to change window frames from timber to upvc on Plots 1 & 2. Replace window in bedroom 2 on Plot 1 with french doors.
 Decision : Approved with no Conditions Delegated 03/01/2012