



Appeal Decision

Site visit made on 15 May 2025

By Terrence Kemmann-Lane JP DipTP FRTPI MCMI

an Inspector appointed by the Secretary of State

Decision date: 27 May 2025

Appeal Ref: APP/U2615/W/25/3360594

Union Farm, Court Road, Rollesby, Great Yarmouth, NR29 5HG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Justin Millar against Great Yarmouth Borough Council.
 - The application Ref is 06/24/0904/F.
 - The development proposed is installation of new north and south roof extensions and dormer windows and roof adjustments; construction of raised patio and associated brick walls (Retrospective application).
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Decision

1. The appeal is allowed and planning permission is granted for installation of new north and south roof extensions and dormer windows and roof adjustments; construction of raised patio and associated brick walls at Union Farm, Court Road, Rollesby, Great Yarmouth, NR29 5HG in accordance with the terms of the application, Ref 06/24/0904/F, subject to the following condition:
 - 1) The development hereby permitted shall be completed in complete accordance with the application plans.

Preliminary matters

2. The council raises no objection to the application subject to the imposition of an appropriate condition to ensure compliance with the submitted plans. The Council provided pre-application advice (application 06/23/0689/PAE refers) relating to the proposed raising of the roof level and insertion of additional post box windows to the eastern wing of the property. Works connected with this pre-application advice have not been undertaken and are not related to this appeal proposal.

Main Issue

3. As will be seen from the first bullet point in the banner heading, there is no decision notice in this case. However, the council does not raise an objection to the development which has largely been carried out, subject to a condition. Therefore, the issue in this case is whether the permission sought by the application reference 06/24/0904/F number above, should be granted

Reasons

4. The appeal site is located in Rollesby, a village located 7.5 miles north-west of Great Yarmouth, and has a population of approximately 950 together with a number of services and facilities to meet the functional requirements of its

residents. Union Farm, located on Court Road, is surrounded by an open, rural setting. The closest built structures are a row of seven semi-detached/terraced dwellings located 70m south-west of the appeal site. South of these buildings is a Grade II listed building, The Old Court House, which was originally built as a workhouse in 1776. The appeal site was originally a farmhouse with an ancillary barn structure. In 1996, application ref. 06/96/0093/F was approved for alterations to the farmhouse and barn to provide extended accommodation. This involved creating an extension that linked the barn to the main farmhouse.

5. Policy H9 of the Great Yarmouth Local Plan relates to residential extensions, including outside the settlement boundaries. It is a positively worded policy seeking to support proposals where they comply with the character of the building and surroundings, are not adverse to the amenities of neighbouring occupiers, and have suitable parking and amenity provision. Policy HO3 of the made Rollesby Neighbourhood Plan, whilst referring predominately to new residential developments, notes in subsection c that contemporary and innovative design will be supported.
6. The character of the building can be described as having a farmhouse appearance with barn structures attached. These barns that link to the farmhouse-style structure give the house a rural character, that sits comfortably in the countryside environment and landscape around it. The barn structures have been subject to numerous alterations and extensions over the past 30 years that have resulted in more modern structures being added in contrast the original farmhouse building.
7. The proposed roof alterations are in a modern and contemporary approach. The proposed dormer extensions are below the existing ridge line of the building and sit alongside the host dwelling so that its form and appearance is retained. There would be limited visibility from public viewpoints, and the level of separation to the heritage asset is sufficient to ensure that there is no harm to its setting. Adequate parking and amenity space are retained to the property.
8. I note the objection from an interested person, but on balance the design and appearance of the development represents a thoughtful contemporary approach. These add interest to the dwelling which has evolved over a good number of years. In light of my assessment, the development is in accord with the policies. For these reasons the appeal will be allowed.
9. In respect of conditions, since the development has begun, the statutory condition that provides a time limit on the start of development is not required. However, since the development has not been fully completed, I consider that a condition should be imposed that it shall be carried out in accordance with the submitted plans. This is to ensure a satisfactory development and for certainty and the avoidance of doubt as to the development permitted.

Terrence Kemmann-Lane

INSPECTOR