Borough Council of King's Lynn & West Norfolk

Planning Committee Monday, 6th November, 2023 at 9.30 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

a) **Presentation (**Pages 2 - 171)

Contact Democratic Services Borough Council of King's Lynn and West Norfolk King's Court Chapel Street King's Lynn Norfolk PE30 1EX Tel: 01553 616394 Email: democratic.services@west-norfolk.gov.uk

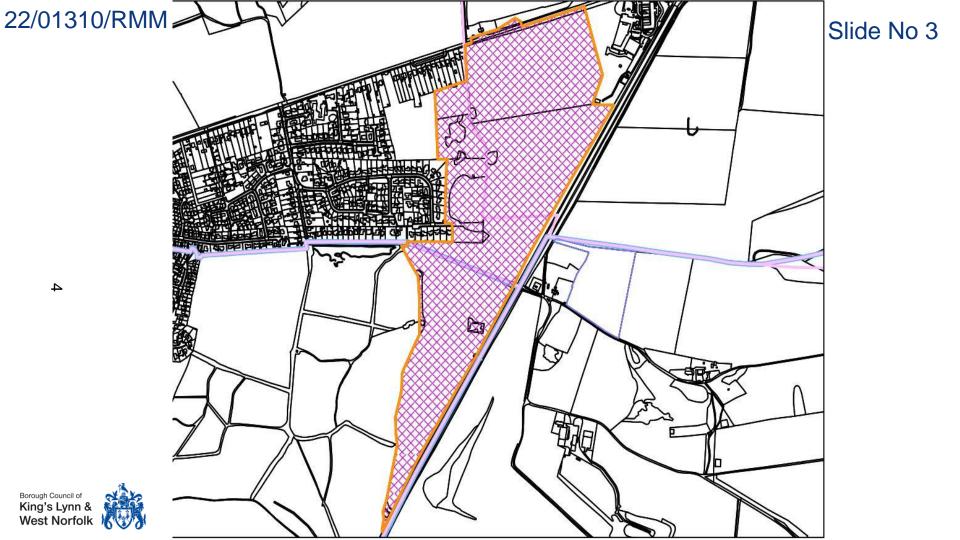
Planning Committee 6 November

Agenda Item 9a



N







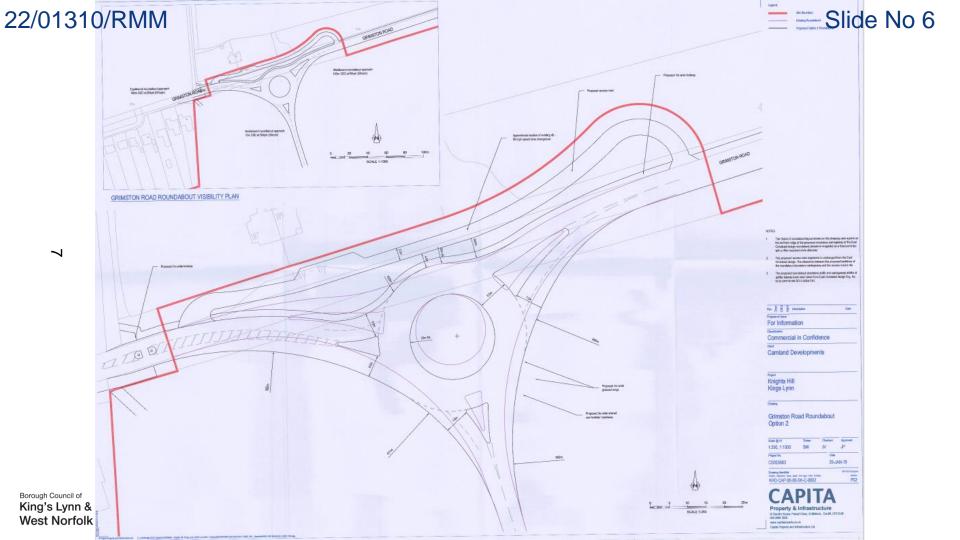


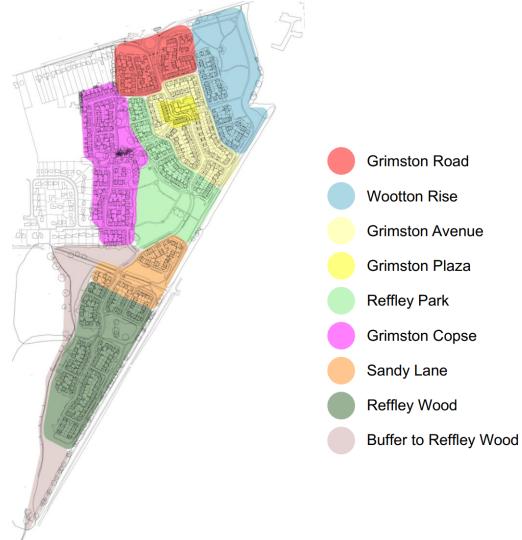


Slide No 5



Borough Council of King's Lynn & West Norfolk





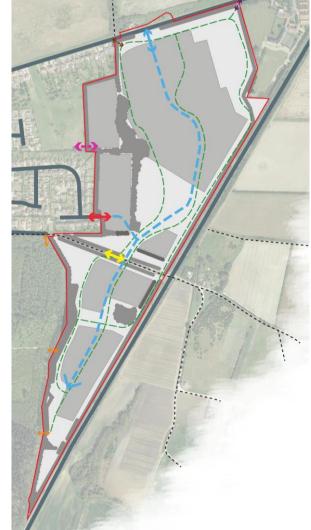








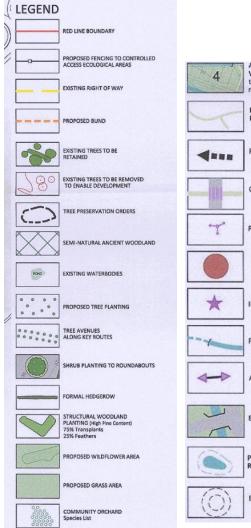


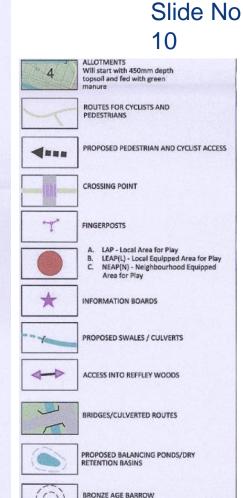




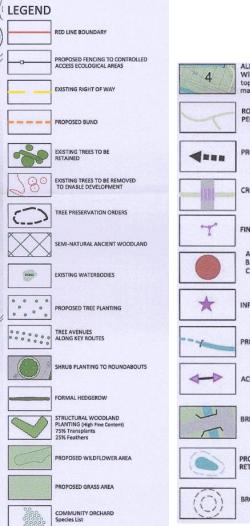


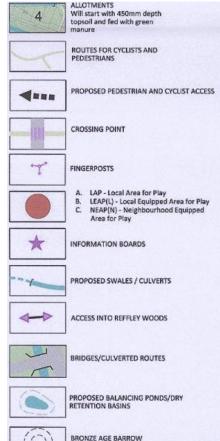












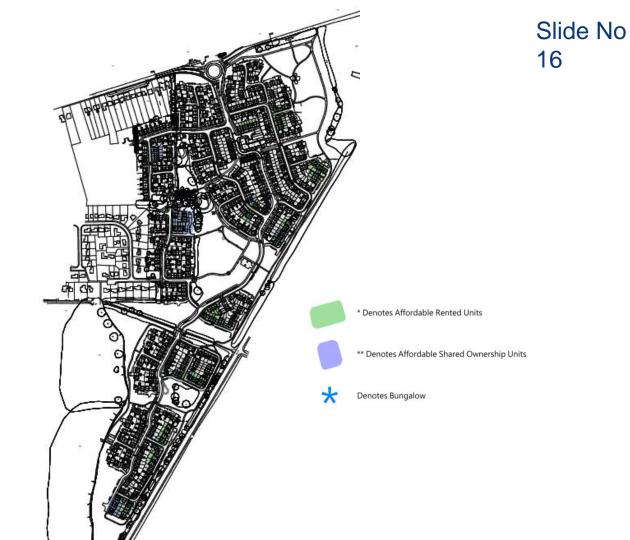














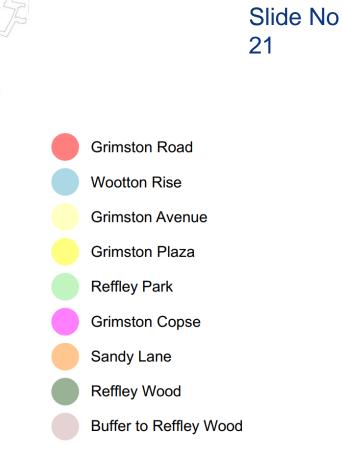




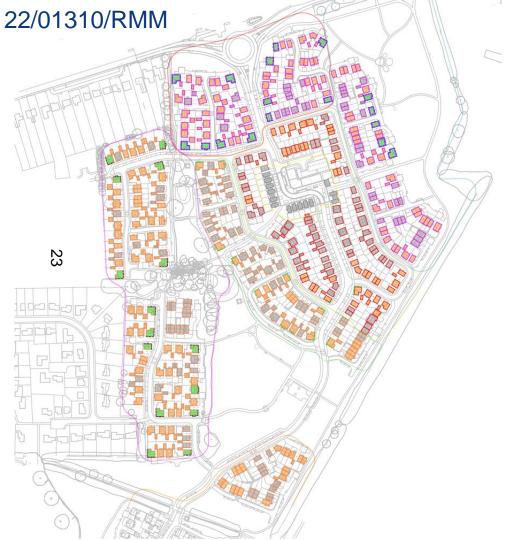


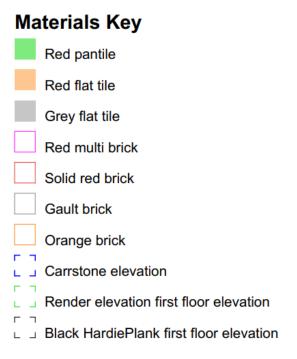


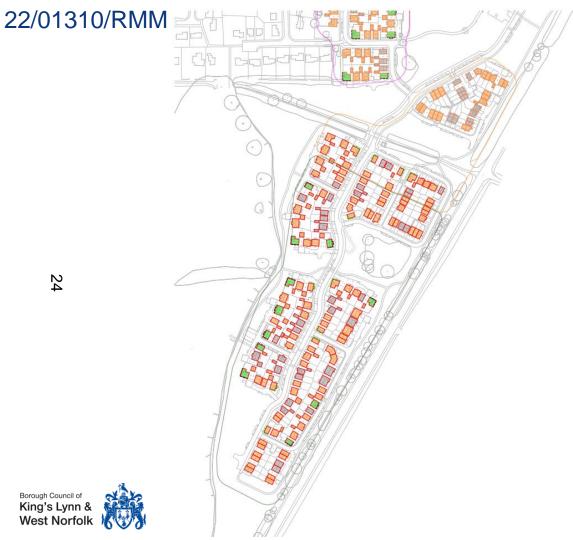


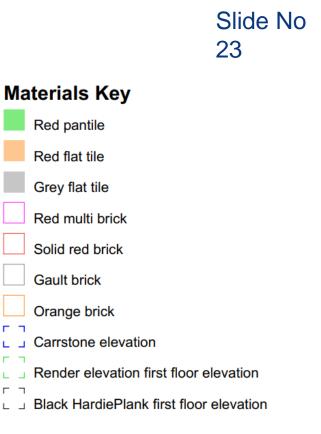




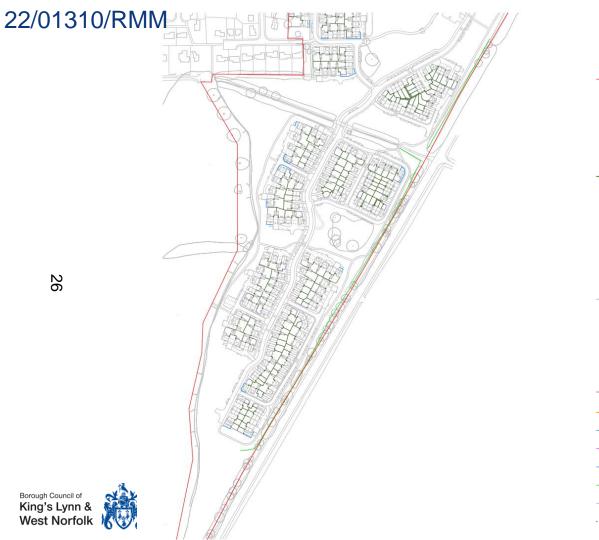




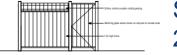






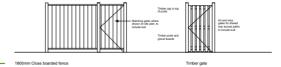


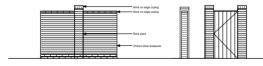
Boundary Treatment Key



Slide No 25

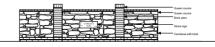
1500mm high close boarded fence with 300mm trellis top to overlook parking





1800mm Brick wall

Timber gate



1200mm Carrstone and brick wall entrance feature

1100mm Low brick wall with metal railing

1050mm Low brick wall to match brickwork of house

900mm Estate railing

2000mm Close Boarded Fence

2100mm Close Boarded Fence (as per acoustic report)





 Name
 Ball
 Description

 4 (2004)
 Statu (2014)
 Statu (2014)

 5 (2014)
 Statu (2014)
 Statu (2014)

 6 (2014)
 Statu (2014)
 Statu (2014)

 7 (2014)
 Statu (2014)
 Statu (2014)

 7 (2014)
 Statu (2014)
 Statu (2014)

 7 (2014)
 Statu (2014)
 Statu (2014)







The second secon

marcel a Assessment at signification
 marcel a Assessment at signification
 marcel a Assessment at a signification
 marcel a Assessment at a signification
 marcel a Assessment at a signification
 marcel at a signification



Borough Council of King's Lynn & West Norfolk

Slide No 30

Grimston Road Character Area









Grimston Road Character Area



West Norfolk

Wootton Rise Character Area

Slide No

32





Wootton Rise Character Area





FRONT ELEVATION

REAR ELEVATION





FRONT ELEVATION

REAR ELEVATION







Slide No

33

FRONT ELEVATION

a harden har

SIDE ELEVATION



Grimston Avenue Character Area

Slide No

34





Grimston Avenue Character Area

Slide No

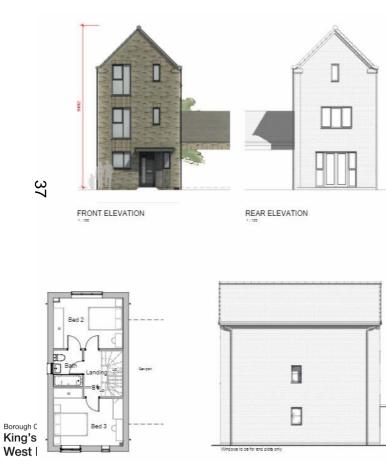
35



Borough Council of King's Lynn & West Norfolk

Slide No 36

Grimston Plaza Character Area



FRONT ELEVATION



Slide No 37

Grimston Plaza Character Area





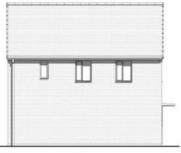
FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION







Slide No 38

Grimston Copse Character Area





SIDE ELEVATION

REAR ELEVATION

Slide No 39

Grimston Copse Character Area





Reffley Park Character Area

Slide No

40



Borough Council of King's Lynn & West Norfolk

Slide No 41

Reffley Park Character Area





SIDE ELEVATION









Borough Council of King's Lynn & West Norfolk

Slide No 42

Reffley Park Character Area





Ε

REAR ELEVATION









Slide No 43

Sandy Lane Character Area







REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION





FRONT ELEVATION

REAR ELEVATION

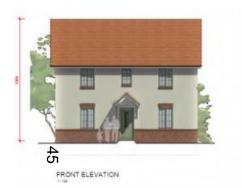








Sandy Lane Character Area





REAR ELEVATION



FRONT ELEVATION



44

Slide No

SIDE ELEVATION







SIDE ELEVATION

VVV

SIDE ELEVATION

REAR ELEVATION

Sandy Lane Character Area



6 FRONT ELEVATION

Borough King'

West



REAR ELEVATION



FRONT ELEVATION



Slide No

REAR ELEVATION





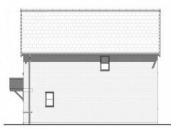
Slide No 46

Reffley Wood Character Area





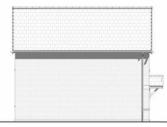
FRONT ELEVATION













Slide No 47

Reffley Wood Character Area





FRONT ELEVATION

SIDE ELEVATION 1.100



FRONT ELEVATION











Slide No 48

Reffley Wood Character Area





SIDE ELEVATION



FRONT ELEVATION

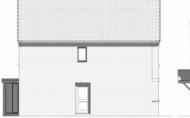


RONT ELEVATION















Reffley Wood Character Area

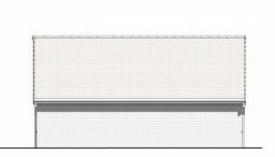
Slide No

49



GROUND FLOOR PLAN





Ar Bennard Barrow Ar Barro 50



Plots: 106 (AS)

Front door to be painted black in line with David Wilson standard doortypes.

All detached garage door colours to match front door colour. All integral garage door colours to match front door colour. All Soffis, tacias and barge boards to be white. All windows to be white UPVC and top hung.



Projecti	Knights Hill, Kings Lynn						
these	Plansing						
Ciant	strw						
Dest title	Wootton Rise - Midhurst						
liate	1:100@A3						
Date	55,05,2823						
Deen	WW						
Cienteri	182						
	100831-RGP-23-ZZ-HPAV1-A- 1321						
140 478 - 7 0 74 Mileta Bee 9 01114 204 1	non, 11 Princess Read West, Lewester, 114 (Dec 1980) - FOLS (De 1981) en Landon, VIII (DOC 1140) (DE 1972) 2010 - gept in die designifiegt para de design Folgen in die designifiegt para de design folgen eine de terreter auf de terreter auto- terreter auto- schlich de terreter auto- terreter auto-						



GROUND FLOOR PLAN

FRONT ELEVATION

1.100

Borough Council of King's Lynn { West Norfol

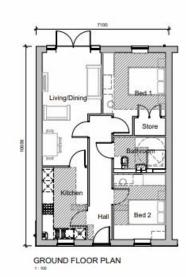


SIDE ELEVATION

REAR ELEVATION





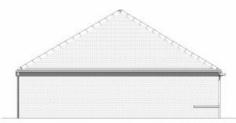




FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Front door to be painted Anthractie Grey RAL 7016 or similar approved. All detached garage door colours to match front door colour. A lintegral garage door colours to match front door colour. All Sofths, facias and barge boards to be white. All windows to be white UPVC and top hung.

Plots: 124 (AS), 125 (AS), 126 (OPP)

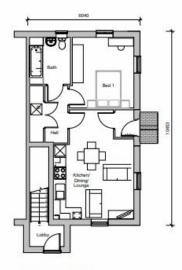


Knights: Hill, Kings Lyten Property Planing **United** Det 1 80W Unertitle Wootton Rise - Thetford liste 1:100 @ A1 25,40,/2023 Date: Deen WRW-Dested LBU 100831-RGP-23-ZZ-HPAV1-A-0320 Westerland Places, 71 Print res. Read West, Latersite, 128 eTX - 7 0214 00414020 - 9 0214 205 0001 74 Mich Bowe, Landon, WIT 2021 - 7420 1017 2047 7 0216 201 1017 - spin and - designifing process

Borough Council of King's Lynn & West Norfolk



FIRST FLOOR PLAN

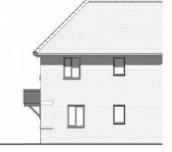


GROUND FLOOR PLAN

1:100



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



Plots: 447(AS), 448 (AS)

Front door to be painted black in line with David Wilson standard doortypes.

All detached garage door colours to match front door colour. All integral garage door colours to match front door colour. All Soffix, facias and barge boards to be white. All windows to be white UPVC and top hung.



***	Knights Hill, Kings Lynn
-	Paning
-	8DW
est title	Rettley Wood - Type 58/59
in i	1:100 @A3
÷	16/05/2002
-	icta.
abel	LBU
•	100831-RGP-22-ZZ-HPAV1-A- 0634

Website Power, 11. Princess Read West, Leitensen List etter, 11. Else 2014 1990 - FELS 2014 1991 1994 - The State State State State State State State 1995 - State State State State State State State State 1995 - State State State State State State State State 1995 - State State State State State State State State 1995 - State State State State State State State State 1995 - State State State State State State State State State 1995 - State State State State State State State State 1995 - State State State State State State State State State 1995 - State 1995 - State 1995 - State 1995 - State 1995 - State 1995 - State State

-

1.0

Borough Council of King's Lynn & West Norfolk

Rev		thater	Cleck David		0	11.51	_	
A.,	Side Window added and Roaft scape revised to-match day plan.	18,05,01	- 140	M	5	lla	Э	No
	Pist numbers changed	11,08/38	JIE.	8.88				
¢	Ridge Height dimensione added	20,008/28	158	1.00	E 4	0		
b	Sheet Name changed to 'Westury'	27,88,23	JIE	6.06	5	3		



4076





SIDE ELEVATION



GROUND FLOOR PLAN





SIDE ELEVATION



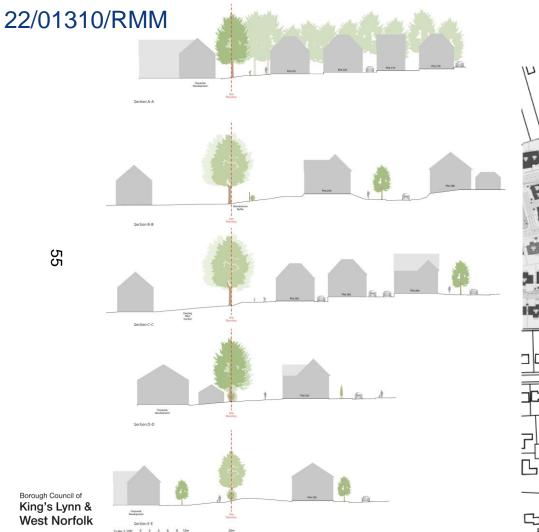


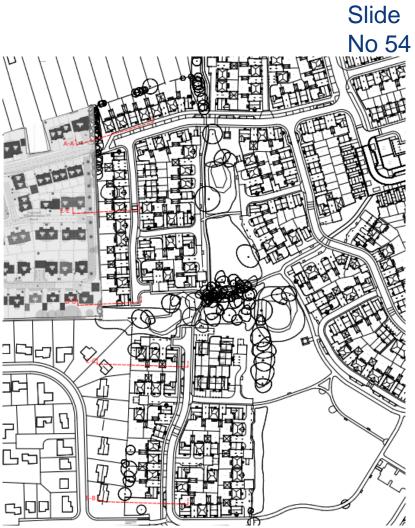


100831-RGP-23-ZZ-HPAV1-A- 0649 D net.

Waterlass Human TJ, Historian Humal Wesk Laterstans, 122 478 7 5224 204 9850 74 Wesk Street, Lamoton, WTT 82Q, 7 528 5217 2017 7 52:58 204 9852 ing proceed-strengt-flip proceed

(i) Reserve A for major or par, its service of the interpolar modulation presses, National part is supported by the interpolation of the language statement between the symposite module equivalence with previous of MAD Control Appropri-mental grap and Trading angles.







View from Grimston Road looking west

22/01310/RMM







Borough Council of King's Lynn & West Norfolk







Borough Council of King's Lynn & West Norfolk



Slide

No 59



Borough Council of King's Lynn & West Norfolk

View from layby on Grimston Road looking east



Borough Council of King's Lynn & West Norfolk

Dwellings on Grimston Road Layby







Slide No 64

Dwellings on Grimston Road Layby





Borough Council of King's Lynn & West Norfolk Dwellings on Ullswater Avenue – Site is behind dwellings

Slide No 66

Dwellings on opposite side of Ullswater Avenue





Dwellings on Ullswater Avenue – Site is behind dwellings

IN STR

清晰而白





Dwellings on Ullswater Avenue looking east towards site and emergency vehicular access



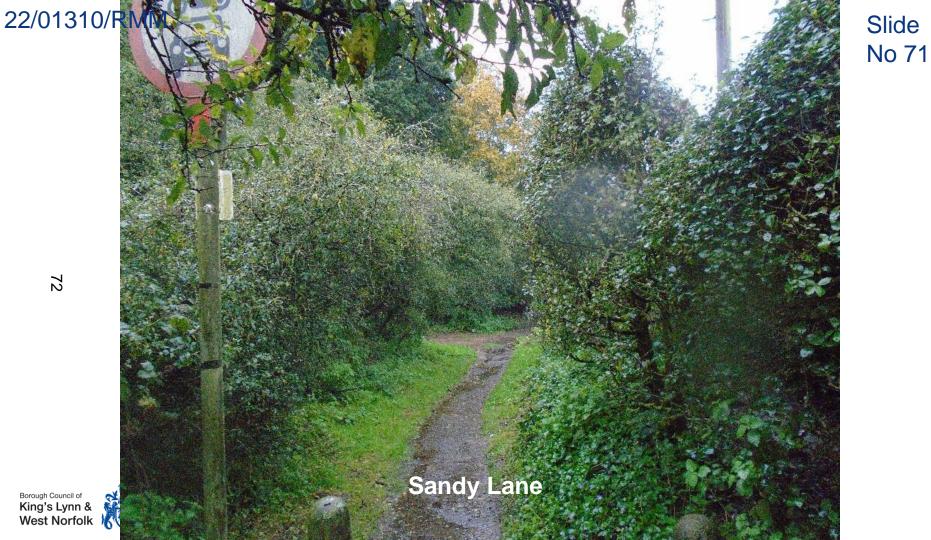




Dwellings on Ullswater Avenue looking west towards footpath connection with Sandy Lane



Borough Council of King's Lynn & West Norfolk Footpath facing west – Sandy Lane access via bollard





Slide No 72

Borough Council of King's Lynn & West Norfolk Sandy Lane heading east







Ecological mitigation zone to the north of Sandy Lane





Ecological mitigation zone to the north of Sandy Lane – dwelling on Ullswater Avenue can be seen

Borough Council of King's Lynn & West Norfolk View from northwest corner of site towards Knights Hill

77





Slide No 77



View from approximate position of roundabout towards dwellings on Grimston Road



View from approximate position of roundabout towards dwellings on Grimston Road





View from approximate position of roundabout looking south





View from approximate position of roundabout looking east

Borough Council of King's Lynn & West Norfolk View from mid-centre of northern part of site facing northeast - Knights Hill can be seen





of site facing east

Slide

No 83







Borough Council of King's Lynn & West Norfolk View of Sandy Lane hedgerows from northern part of site



View of Sandy Lane hedgerows facing west – Reffley Woods can be seen





View from Sandy Lane eastwards Towards the A149



View from Sandy Lane southeast into southern part of the site





View from Sandy Lane southwest into southern part of the site

23/00086/F

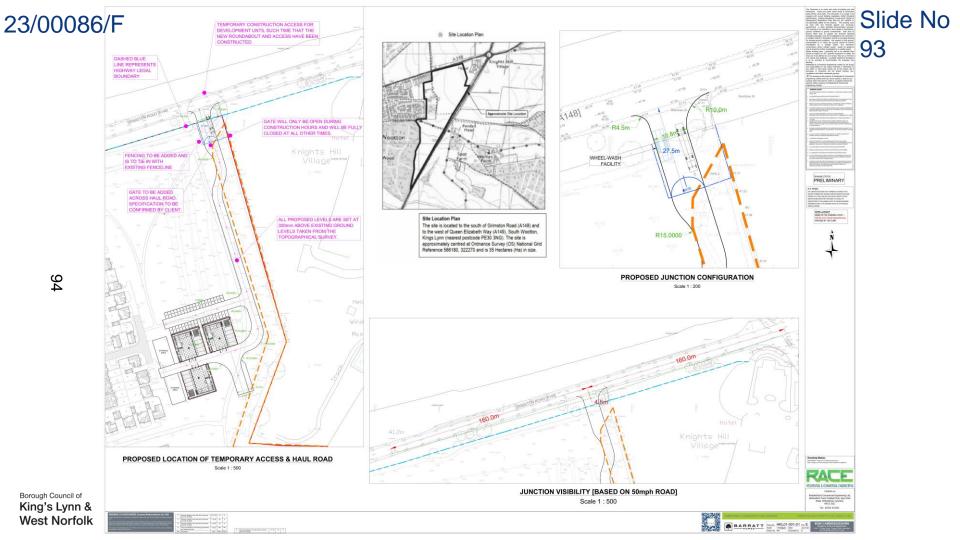




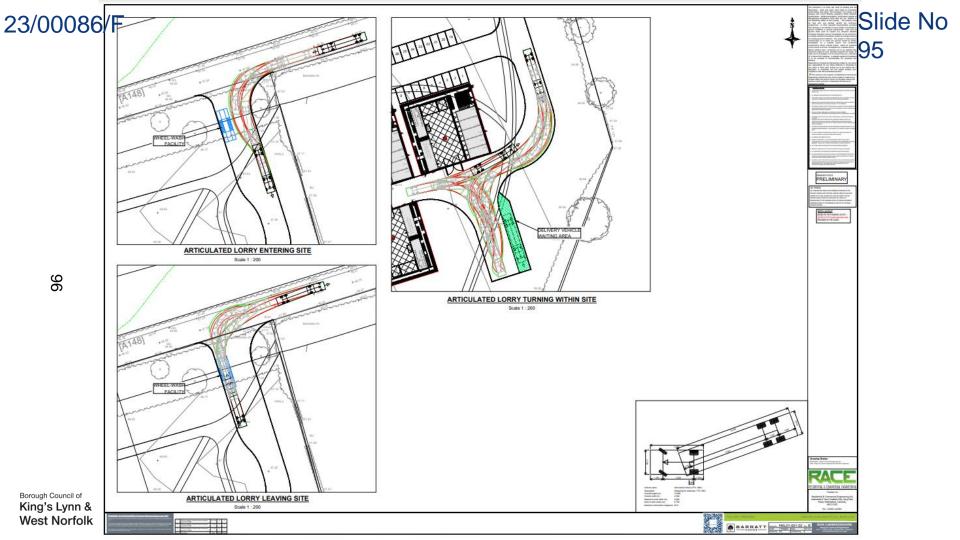


Slide No 92

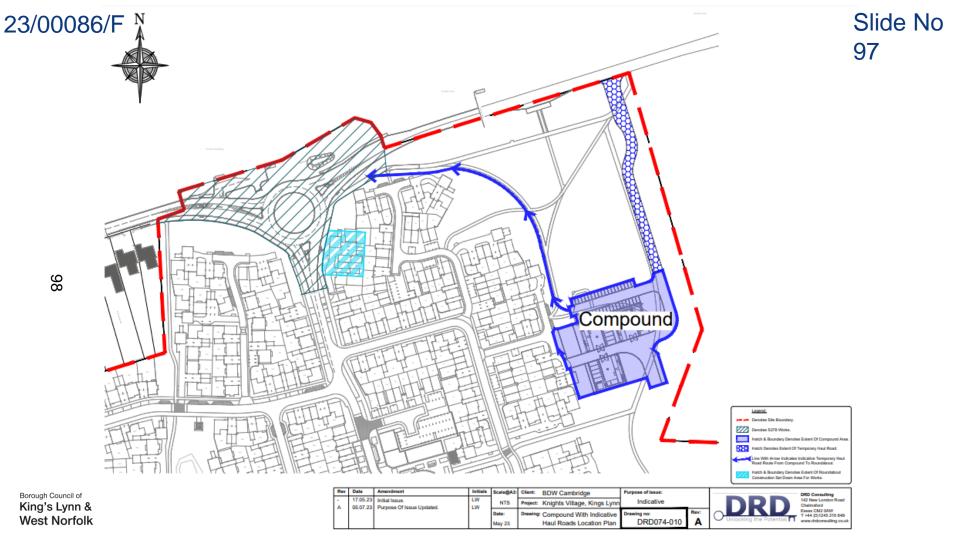




































Slide No

105

Borough Council of King's Lynn & West Norfolk





23/00086/F

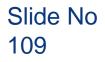
Slide No 108





Internal site looking south





Borough Council of King's Lynn & West Norfolk

Internal site looking north/west

9.0

20 - 0 - 0 - 0'









Internal site looking north/west

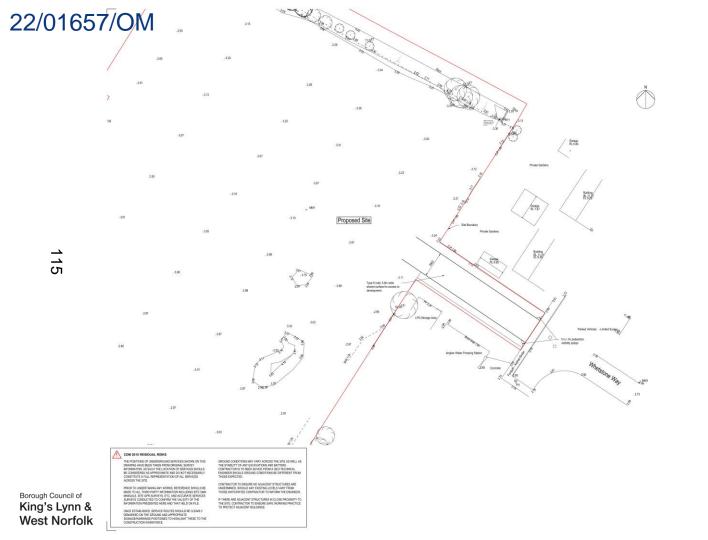


Slide No 113



Borough Council of King's Lynn & West Norfolk







hips Te Land e		etstone Way, Or	linds			
PRO	POSEI	D ACCESS	5			
2114	15	SMCE bases to 0300	ZZ	ZZ	DR	Z P03
p	PSS	17.03.20	122	1:200		A1
FOF	TIR		MA			S2

P21145-SMCE-ZZ-ZZ-0R-H-0100





View along side/NE boundary of site from access to the field



23/00384/F



23/00384/F



Borough Council of

King's Lynn &

West Norfolk



















View from western neighbour towards existing dwelling



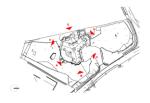




























THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION

P1 P2 P3 P4 P5 P6 P7 P8



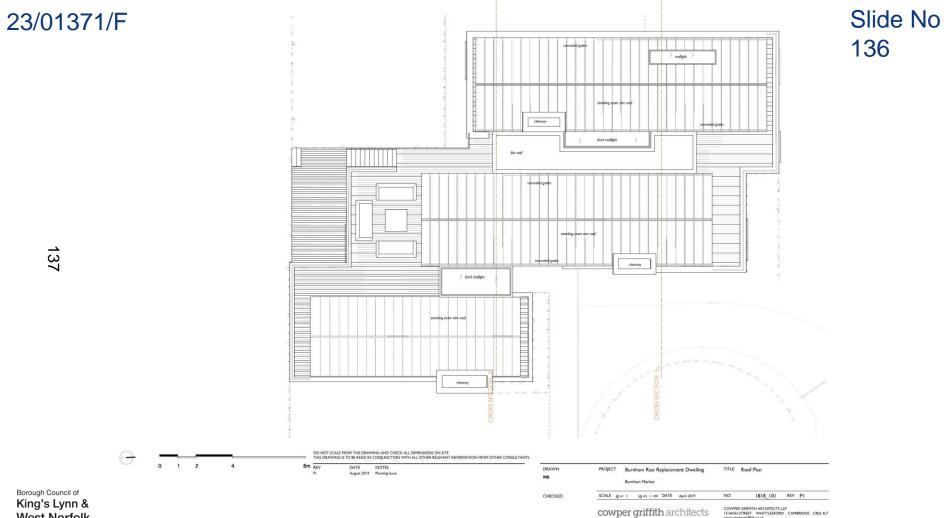
NOTES	DRAWN
Planning Issue	
Variation of conditions	NS
Non-material amendment: window added	
Minor amendment: window added	
Angled fins added to proposed window	CHECKED
Position of proposed window corrected	CHECKED
Proposed additional window omitted	
Proposed additional window with privacy slats	
	Planning Issue Variation of conditions Non-material amendment: window added Minor amendment: window added Angled fins addet to sproposed window Postlen of proposed window corrected Poposed additional window omitted

DRAWN	PROJECT	Burnham Rise Replacement Dwelling	TITLE West Elevation			
NS	Burnham Market					
CHECKED	SCALE @/	A1 1: /@ A3 1:100 DATE April 2019	NO	1818_112	REV P8	
	cowper griffith architects			COWPER GRIFFITH ARCHITECTS LLP 15 HIGH STREET WHITTLESFORD CAMBRIDGE CB22 4 www.cowpergriffith.co.uk		

Slide No

135

Borough Council of King's Lynn & West Norfolk



137

Borough Council of King's Lynn & West Norfolk

COWPER GRIFFITH ARCHITECTS LLP IS HIGH STREET WHITTLESFORD CAMBRIDGE CB22 4LT www.cowpergriffith.co.uk



Borough Council of King's Lynn & West Norfolk

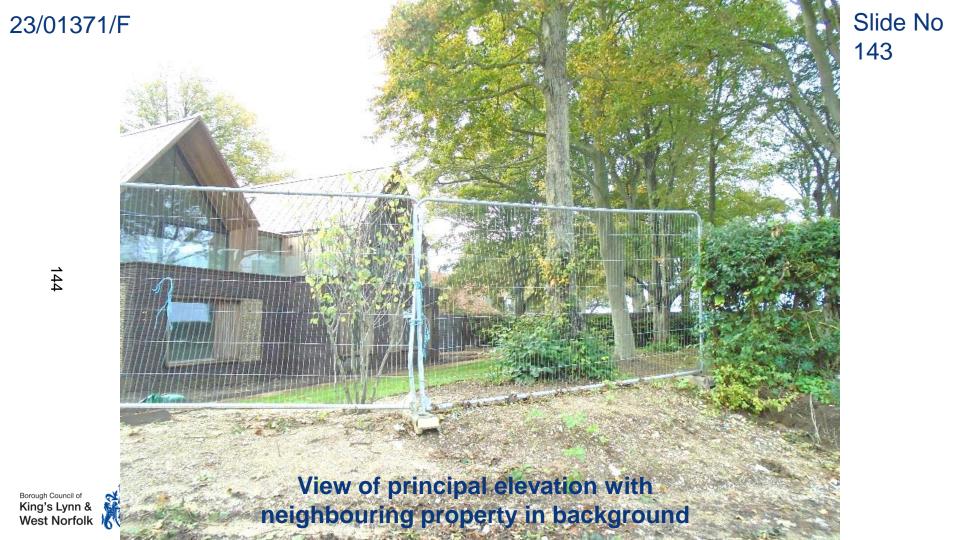












Speaker Piers Harris



Slide No 145

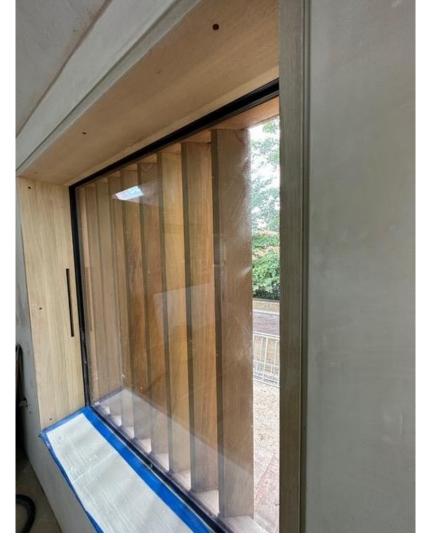
COMPER GRITTH ARCHITECTS LLP IS HIGH STREET WHITTLEFORD CAMERIDGE CE22 4.T

cowper griffith architects



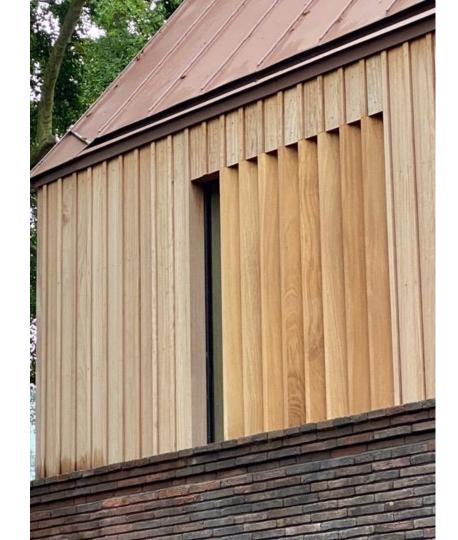






Slide No 147

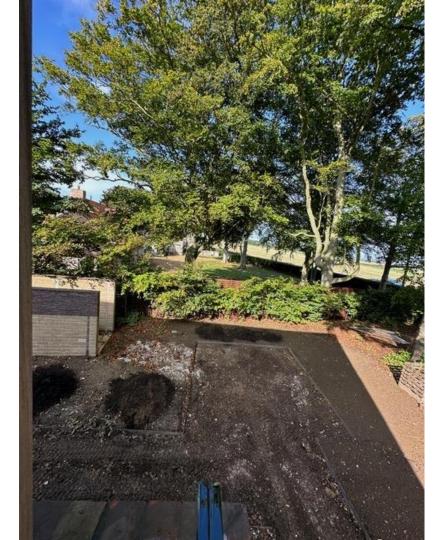
Borough Council of King's Lynn & West Norfolk





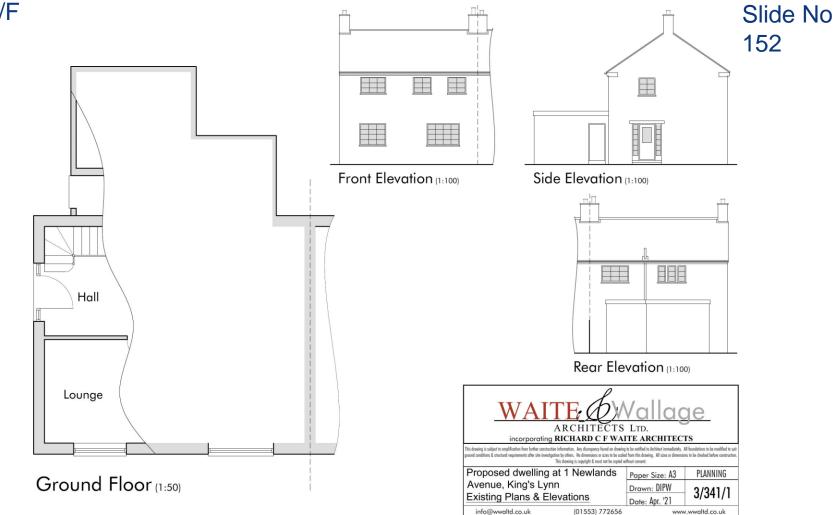












153

Borough Council of

King's Lynn &

West Norfolk





Slide No 154

Borough Council of King's Lynn & West Norfolk













Borough Council of King's Lynn & West Norfolk View of neighbouring properties on St Edmundsbury Rd 0 D











Borough Council of King's Lynn & West Norfolk



















View from rear garden looking southwest towards neighbouring property on St Eds Road

End of Presentation

