



Planning Committee
Monday, 5th February, 2024 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

1. **Presentation on applications**

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

5 February 2024

Agenda Item 9

2



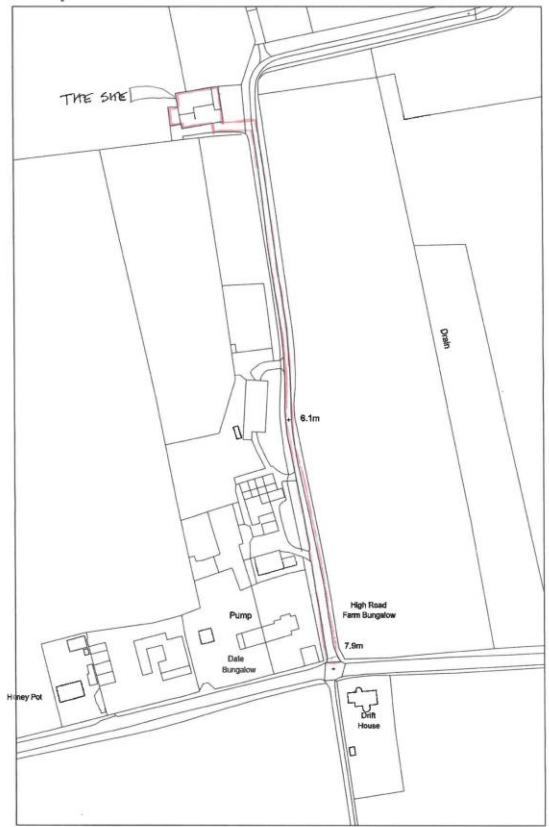
23/00580/F

3



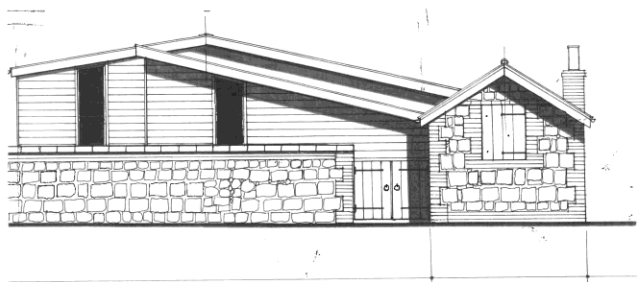
4

MapServe®



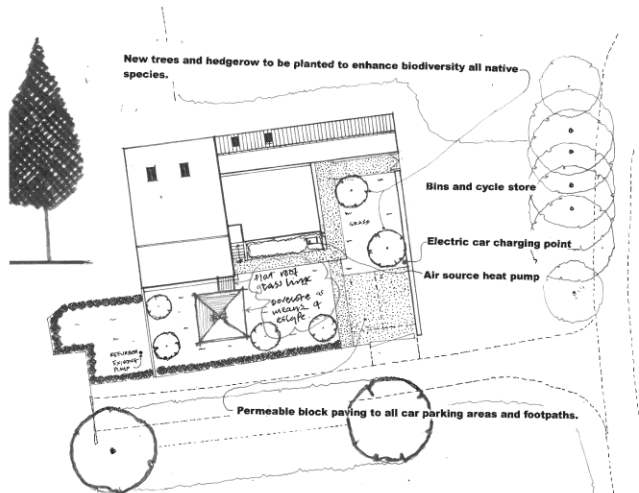
LOCATION PLAN 1: 1:1250 @ A3





levation.

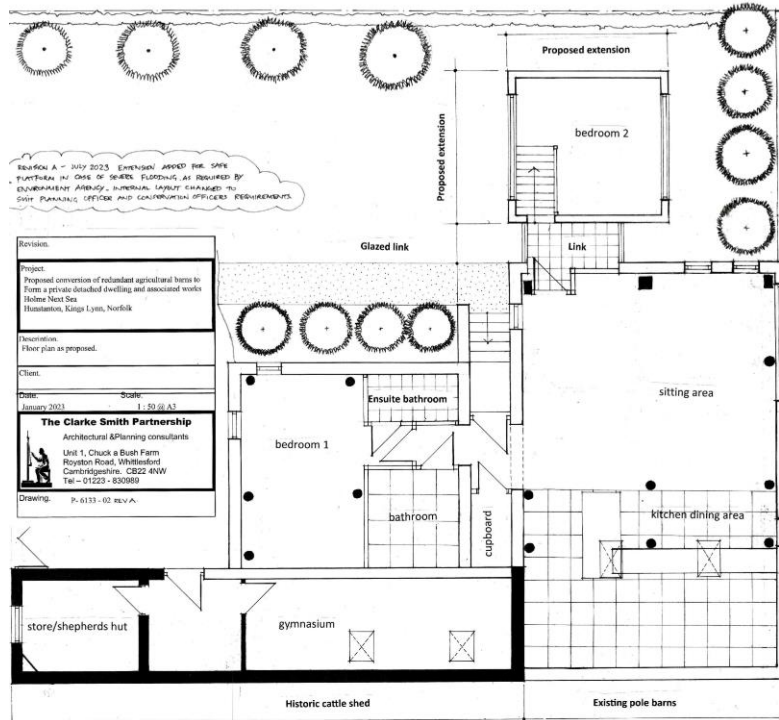
5



Proposed site plan scale 1:200

Sketch showing small extension to provide safe refuge in case of severe flooding.

9



REVISION A - JULY 2023. EXTENSION ADDED FOR SAFE PLATFORM IN CASE OF SEVERE FLOODING AS REQUIRED BY ENVIRONMENT AGENCY. INTERNAL LAYOUT CHANGED TO SUIT PLANNING OFFICER AND CONSTRUCTION OFFICERS REQUIREMENTS.

Revision:	
Project:	
Description:	
Client:	
Date:	Scale:
<p>The Clarke Smith Partnership Architectural & Planning consultants Unit 1, Chuck & Bugh Farm Royston Road, Whitteford Cambridgeshire. CB22 4NW Tel - 01223 - 830989</p>	
Drawing: P-6133-02 REV A	





Existing Southern elevation.



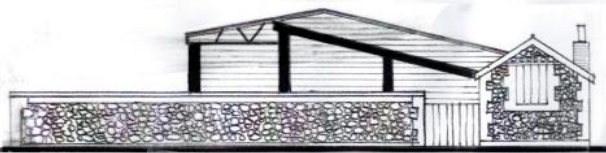
Existing Western elevation.



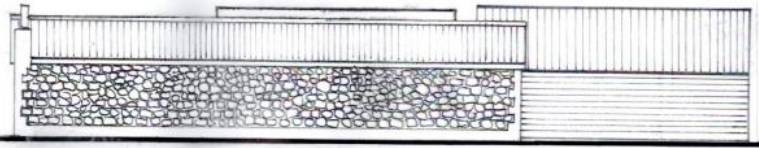
Proposed Southern elevation.



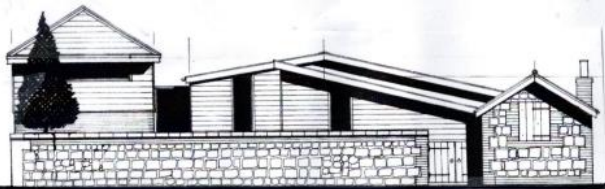
Proposed Western elevation.



Existing Eastern elevation.



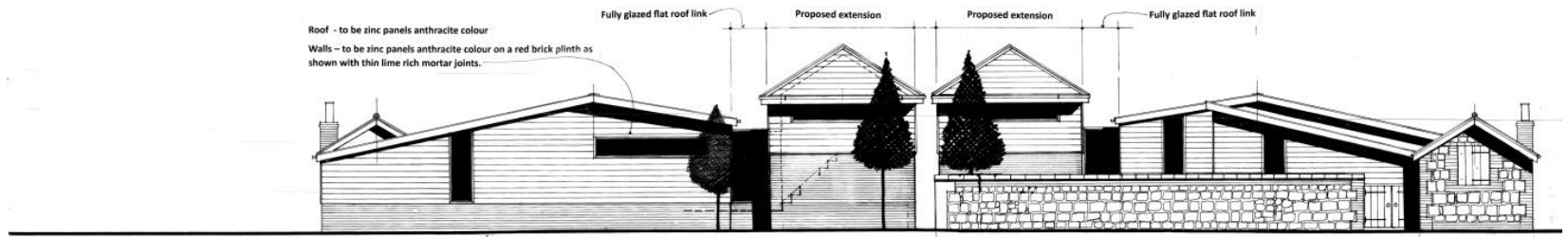
Existing Northern elevation.



Proposed Eastern elevation.

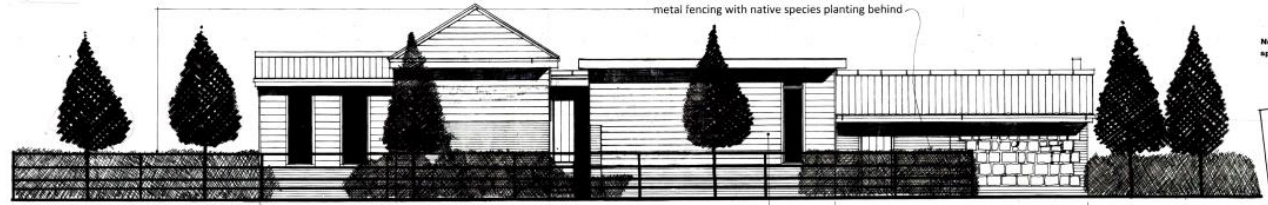


Proposed Northern elevation.

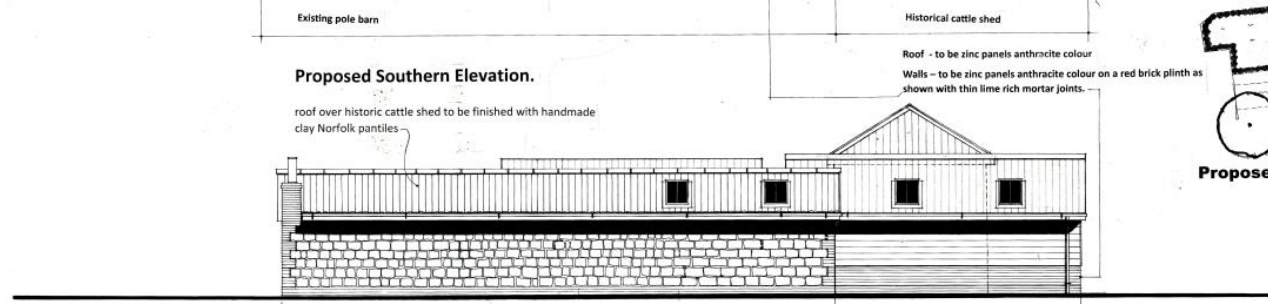


Proposed Western Elevation.

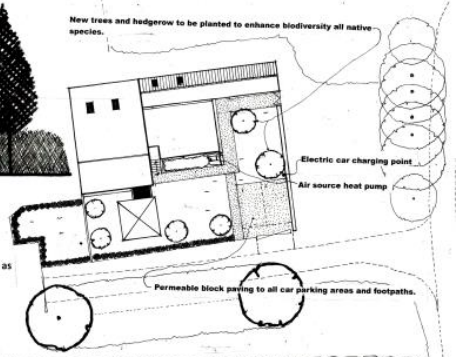
Proposed Eastern Elevation.



Proposed Southern Elevation.

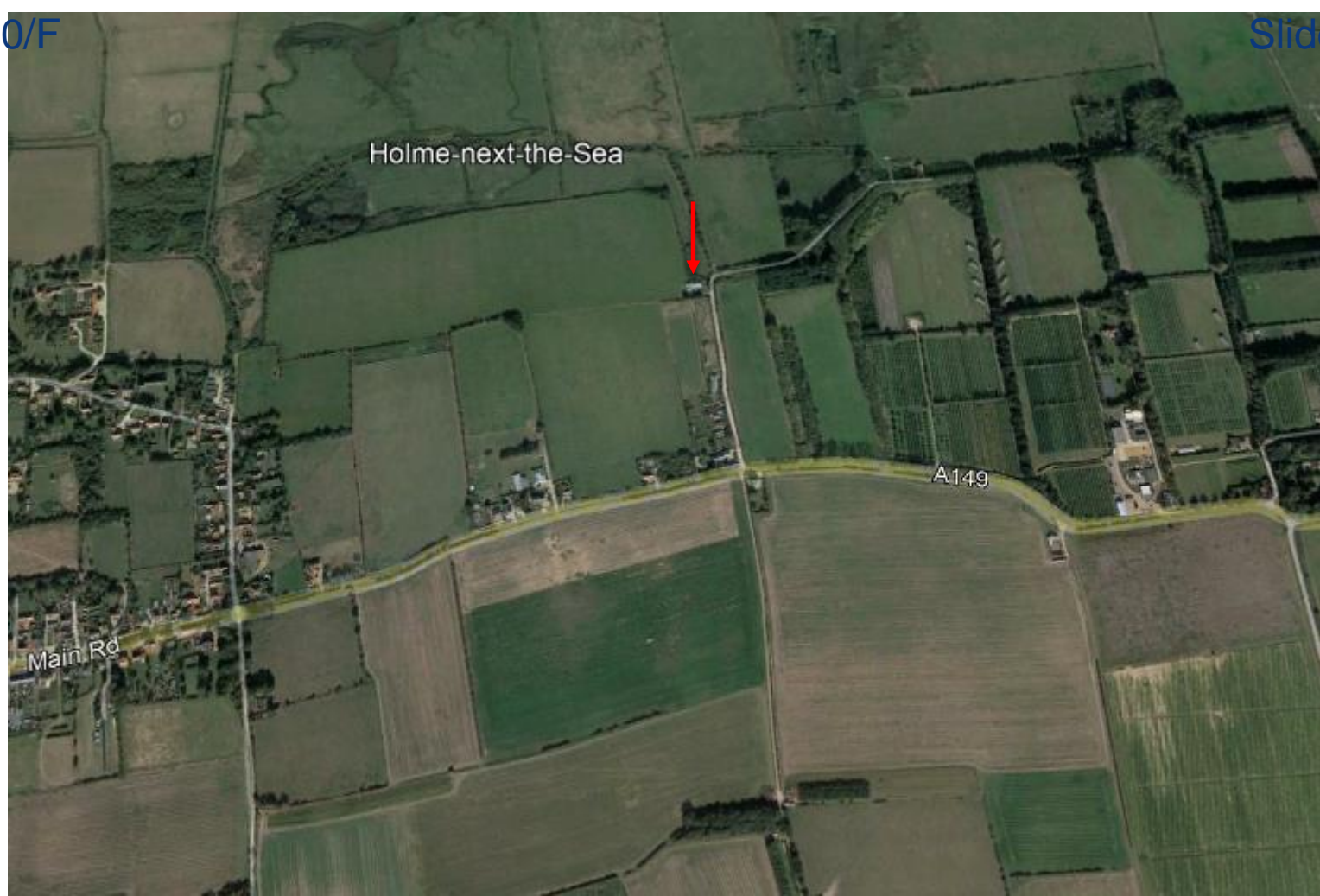


Proposed Northern Elevation.



Proposed site plan scale 1:200

Revision:
Project: Proposed conversion of redundant agricultural barns to form a private detached dwelling and associated works Wolne Nest Spa Hunstanton, King's Lynn, Norfolk
Description: Elevations as proposed.
Client:
Date: January 2023
Scale: 1:50 @ A3
The Clarke Smith Partnership Architectural & Planning consultants Unit 1, Chuck a Bush Farm



6





10

Eastern wall and bothy, lean to structure to be removed



11

West wall of pole barn



12

North wall of Bothy and Cattle Shed



18

Internal courtyard view of pole barn, with cattle shed visible



14

Internal courtyard view, looking east



15





Internal pole barn as viewed from Cattle Shed



17

Internal pole barn, Carstone wall to be retained



18

Internal pole barn

19

Access track south towards Thornham Road





20

Access track continuing north

Speaker Slides

Wendy Norman

Parish Council



This is what tidal flooding in Holme looks like....



22

NDP Policy HNTS 2 makes more than sufficient provision for housing - directing it away from areas at greatest risk of flooding in accordance with NPPF 165

23/00940/F



1 LIEGE COTTAGES. BASIN ROAD. OUTWELL. CAMBRIDGESHIRE. PE14 8TQ

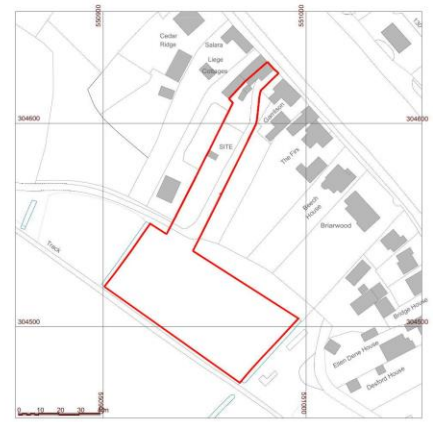


SITE PLAN scale 1:500

Location plan

LM/03/B

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SCALE BAR Metres

LOCATION PLAN scale 1:1250

DATE 11.12.19 @ 1:00 PRINT AT A2	DATE MAY 2023	VERSION A. 2019/2021 Drawing first issued. A. 2019/2021 Drawing revised
TITL EXISTING LOCATION & SITE PLAN.		

sharman architecture
OAK BARR, WILLOW GROVE, BOROUGH FEN, PETERBOROUGH, PETS 7QB
tel: 07534 124 884 email: sharman@sharmanarch.com

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scale	1:1250 & 1:500	date	MAY 2023
printed	PRINT AT A2	revision	1 2 3 4
PROPOSED LOCATION & SITE PLAN.		Drawing File Location C:\Users\james\Documents\Projects\2300940\2300940.dwg Created by: james Last Modified: 23/05/2023 10:52:00 Drawing File Name: 2300940.dwg	

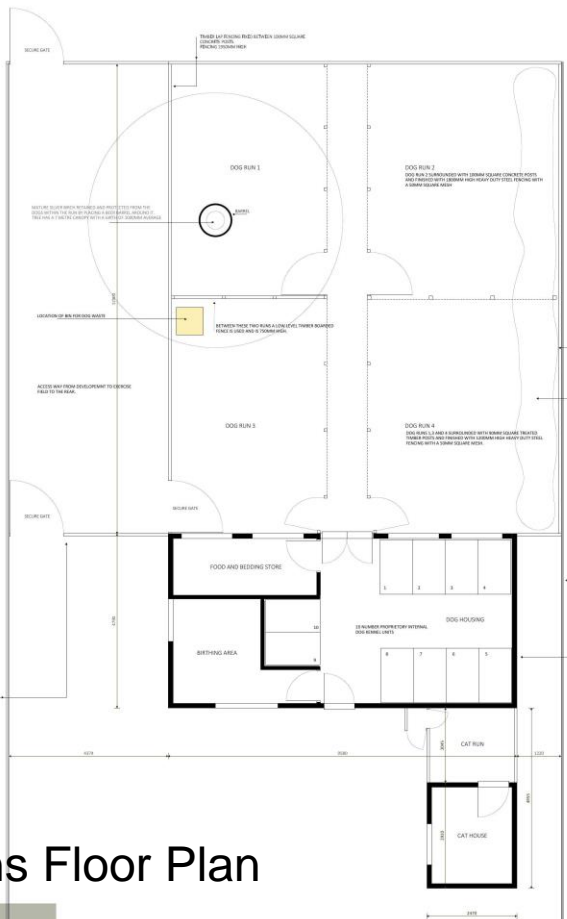
25

Proposed Site Plan

Kennel and Runs Floor Plan

PROPOSED FLOOR PLAN LAYOUT

Borough Council of King's Lynn & West Norfolk



- TRIMMED LAP FENCING TO BE IN POWER OF STEEL FENCING TO SECURE THE DOG RUNS FROM NEIGHBOURS.
- INCLUDE THE TYPICAL CONNECTION OF 20 NUMBER RAILS WITH AN APPROXIMATE HEIGHT OF 1.6 METRES.
- REINFORCE THE REAR WALLS WITH APPROPRIATE CONNECTIONS OF REINFORCING BARS TO EXISTING CONCRETE FOUNDATION.
- THE UNIT HAS BEEN BUILT LOCALLY AND IS CONSTRUCTED AS FOLLOWS:
 - CONCRETE FOUNDATION
 - ALL CONCRETE TO BE CAST IN PLACE
 - ALL CONCRETE TO BE CURED FOR 28 DAYS
 - ALL CONCRETE TO BE PROTECTED FROM WEATHER AND VIBRATION ON CASTING
 - ALL CONCRETE TO BE PROTECTED FROM WEATHER AND VIBRATION ON CASTING
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 - ALL CONCRETE TO BE PROTECTED FROM WEATHER AND VIBRATION ON CASTING

drawing number LG/05/B

revision:
1. 20/01/2023 drawing issued
2. 20/01/2023 drawing revised

NOTES
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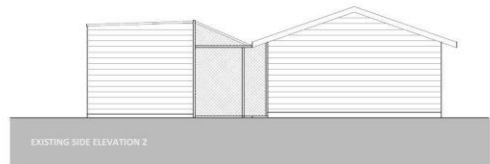
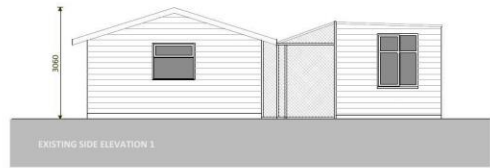
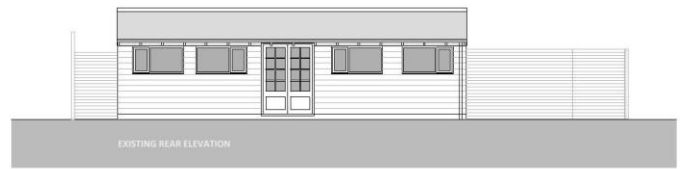
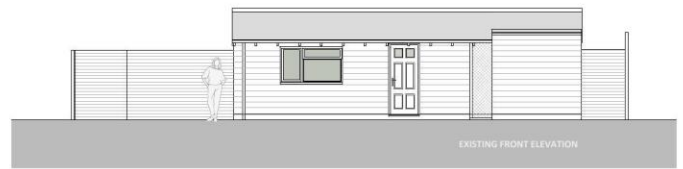
TITLE
PROPOSED GROUND FLOOR PLAN

scale 1:50 Print at A1 date APRIL 2023 drawn PS

CONTRACTOR
MR & MRS JONES

sharman architecture
ONE BARN, WELLOW DRIVE, BOURGHEREN, PETERBOROUGH, PE1 7GB
tel 01753 638 888 email ps@sharmanarch.co.uk

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DATE EXISTING ELEVATIONS	SCALE 1:100 @ A3	DATE MAY 2023
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CONTRACT MR & MRS JONES	PROJECT A 18/05/2023 DRAWING FIRST ISSUED
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Kennel Elevations



PLAN VIEW OF FIELD SHELTER



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Site FIELD SHELTER	Scale 1:100 @ A3	Date MAY 2023
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Contract MR & MRS JONES	Project A 23/009403 DRAWING FIRST ISSUED
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sharman architecture
 OAK BARN, WILLOW DROVE, BOROUGH FEN, PETERBOROUGH, PE6 7QB
 tel: 07724 529 094 email: paulsharman1@btinternet.com

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Field Shelter Elevations and Floor Plan

29

Street Scene looking south-east





30

Street Scene looking north-west



31

Parking area in rear garden of dwelling, Roof of kennel building in background



32

Looking back towards main dwelling. Neighbouring dwelling on right hand side



Path towards bottom of garden where kennel is located. Acoustic fencing separates



Front of proposed kennel building



Cat room for private use only attached to front of kennel building



West boundary of the site and adjacent building with lawful commercial use



East boundary of the site abutting rear of neighbours garden



38

Gap down side of kennel building providing access to runs

39

View of the outdoor runs looking south





40

View of outdoor runs looking west



Rear boundary of the site and tree to be retained



42

Right of Way adjacent rear boundaries.



43

Proposed field for exercising dogs



One of the CCTV cameras which are in place to monitor the site

Speaker Slides William Smith





46





47



OVERVIEW

RESIDENTIAL PROPERTIES
AND GENERAL
TOPOGRAPHY



Back Ln

Registered
Dog breeder

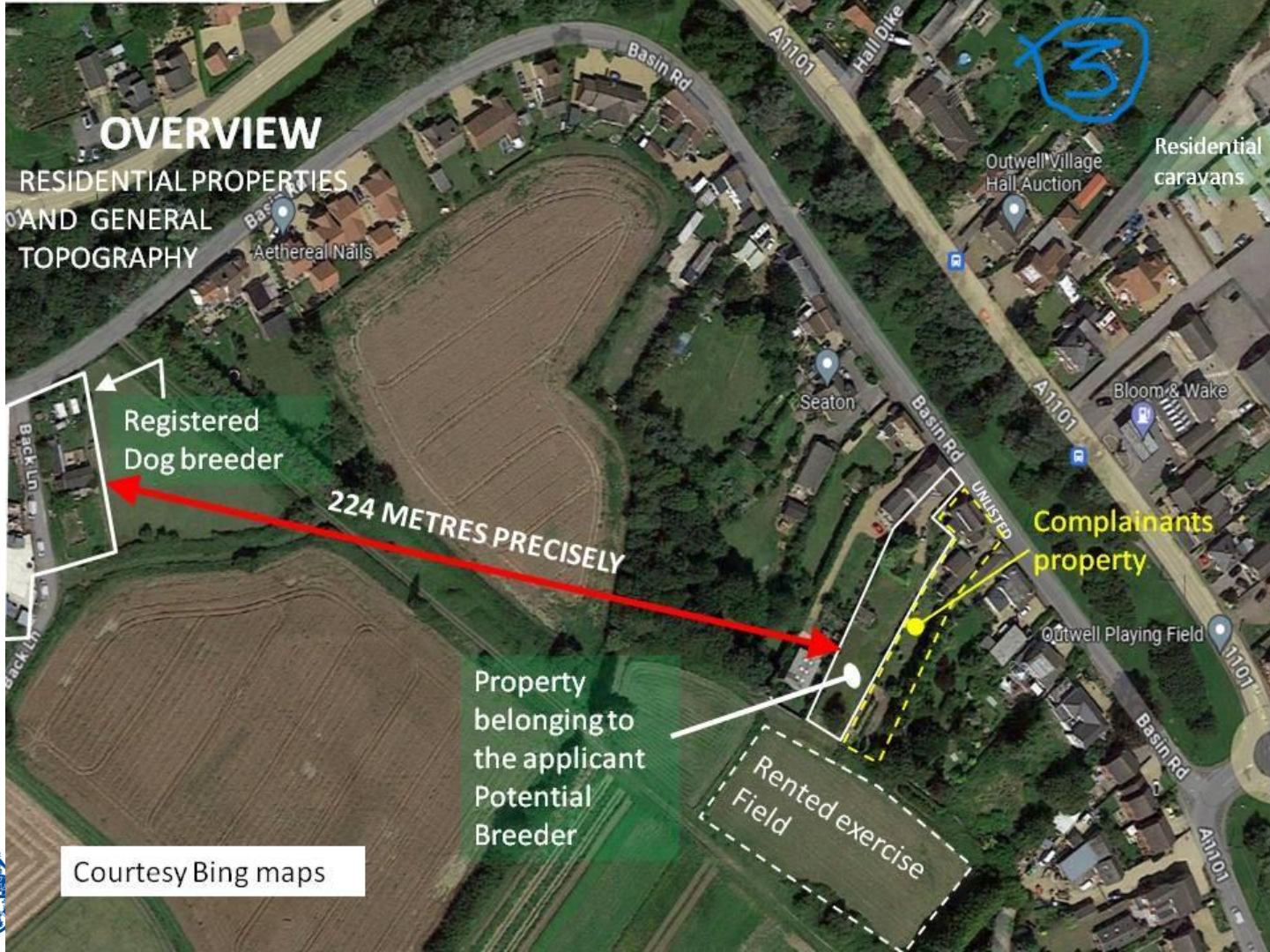
224 METRES PRECISELY

Property
belonging to
the applicant
Potential
Breeder

Rented exercise
Field

Complainants
property

Courtesy Bing maps

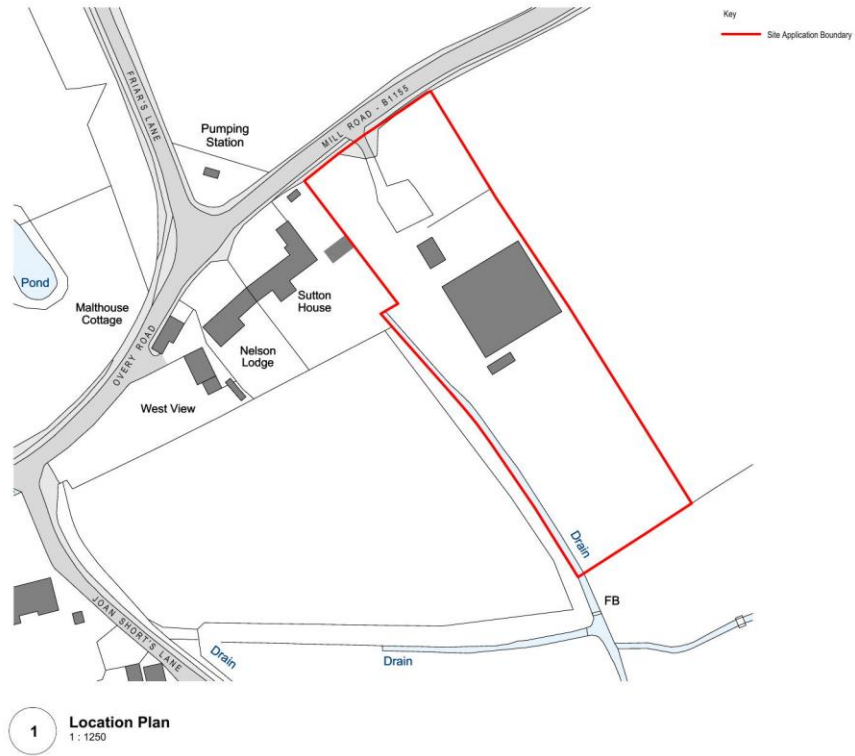


48

23/00103/F



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These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

Scale: 1:1250@A3
0 5m 10m 15m 20m 25m 30m 35m

North Arrow

Revisions

Rev.	Description	Date	Drawn By	Checked By

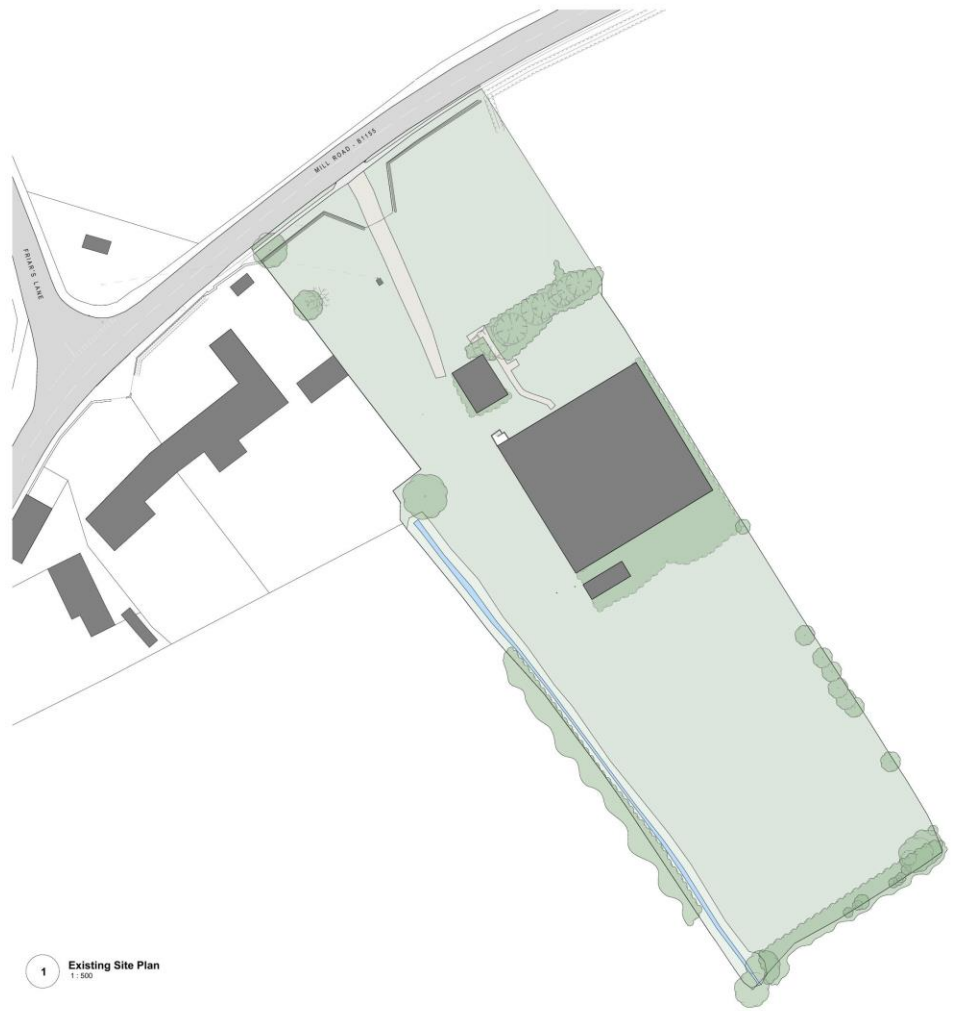
PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit for Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J & H.K. Smith				
DRAWING TITLE				
Location Plan				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1: 1250@A3	30.09.2022	TH	DO	DAF
DRAWING NUMBER				
3135 - LAN - XX - XX - DR - A - 0001				

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Norwich Office: Swellingham House, 98 Pottersgate, Norwich, NR2 1EQ
tel: 01603 631 319
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1 Existing Site Plan 1:500

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Please refer to the contract for more information on the client's responsibilities under CDM 2015.

If you are responsible for works to make yourself aware of your obligations under CDM 2015 and all associated regulations.



Revisions	Rev.	Description	Date	Drawn	Checked	By

PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING TITLE				
SZ - PFI for Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J. & H.C. Smith				
DRAWING TITLE				
Existing Site Plan				
SCALE	DATE	DESIGNED BY	CHECKED BY	APPROVED BY
1:500	30.09.2022	TH	DO	DMF
DRAWING NUMBER				
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1 Proposed Site Plan
1:500

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Please refer to the header of the drawing for the relevant CDM 2015 information.
If it is your responsibility we advise you to seek professional advice of your own volition (CDM 2015) and not Lampropro.



- Key**
- ▶ Existing site access
 - Existing trees retained
 - Proposed boundary planting
 - Proposed trees
 - - - Indicate location of All High Pressure Sewerage
 - - - In clearance other than All High Pressure Sewerage (AHPS)
 - - - Existing buildings removed

- 1. Integrated single garage
- 2. Site office
- 3. Refuse collection point
- 4. 10m x 50m private site access road
- 5. Retained non-residential green space
- 6. Car parking
- 7. House Type A (ref drawing 3135 - LAN - XX - XX - DR - A - 0301)
- 8. House Type B (ref drawing 3135 - LAN - XX - XX - DR - A - 1002)
- 9. House Type C (ref drawing 3135 - LAN - XX - XX - DR - A - 0303)
- 10. Agricultural buildings (ref drawing 3135 - LAN - XX - XX - DR - A - 0304)
- 11. House Type D (ref drawing 3135 - LAN - XX - XX - DR - A - 1003)

Revisions	Rev.	Description	Date	Drawn	Checked	By

PURPOSE OF ISSUE
PL - For Planning Submission

DRAWING TITLE
SZ - For Information

PROJECT TITLE
OVERY ROAD NURSERIES, BURNHAM MARKET

CLIENT
M.J. & H.C. Smith

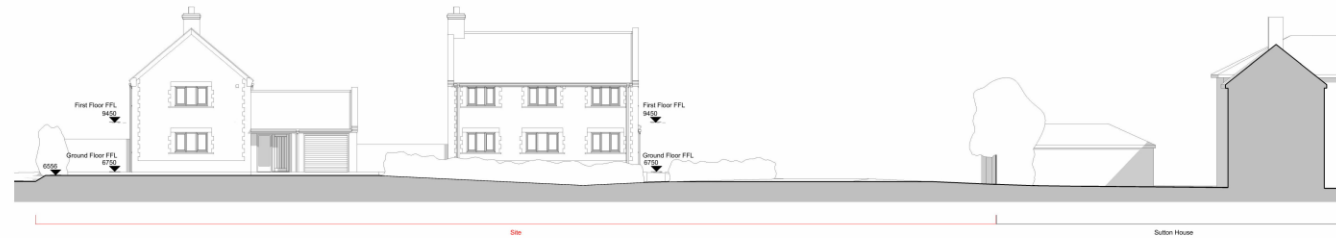
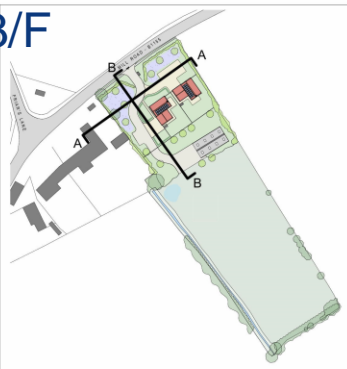
DRAWING TITLE
Proposed Site Plan

SCALE	DATE	DESIGNED BY	CHECKED BY	APPROVED BY
1:500/4	30.09.2022	TH	DO	DMF

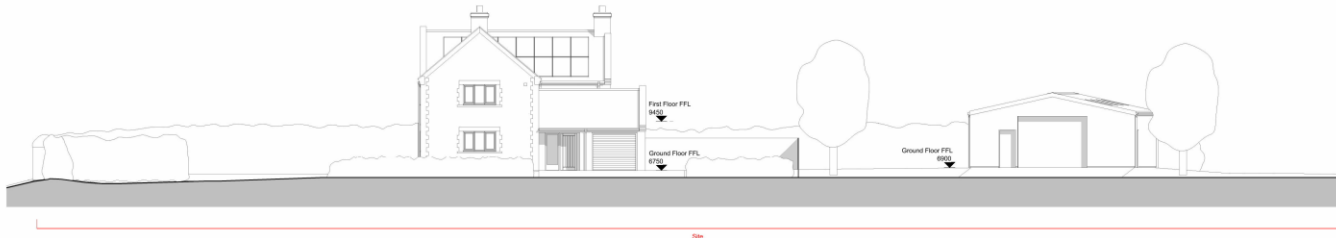
DRAWING NUMBER
3135 - LAN - XX - XX - DR - A - 0102

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1 Proposed Site Section AA
1:100



2 Proposed Site Section BB
1:100

NOTES

1. All dimensions are in millimetres unless otherwise stated.
2. The proposed development is shown in red on the site plan.
3. The proposed development is shown in green on the site plan.
4. The proposed development is shown in blue on the site plan.
5. The proposed development is shown in yellow on the site plan.
6. The proposed development is shown in orange on the site plan.
7. The proposed development is shown in purple on the site plan.
8. The proposed development is shown in pink on the site plan.
9. The proposed development is shown in light blue on the site plan.
10. The proposed development is shown in light green on the site plan.
11. The proposed development is shown in light yellow on the site plan.
12. The proposed development is shown in light orange on the site plan.
13. The proposed development is shown in light purple on the site plan.
14. The proposed development is shown in light pink on the site plan.
15. The proposed development is shown in light light blue on the site plan.
16. The proposed development is shown in light light green on the site plan.
17. The proposed development is shown in light light yellow on the site plan.
18. The proposed development is shown in light light orange on the site plan.
19. The proposed development is shown in light light purple on the site plan.
20. The proposed development is shown in light light pink on the site plan.

FORM 101

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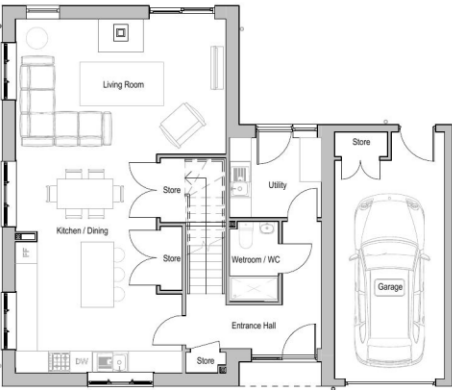
Rev.	Description	Date	Drawn	Checked
1	Site Plan	10/10/2023	10/10/2023	10/10/2023
2	Site Plan	10/10/2023	10/10/2023	10/10/2023

PL - For Planning Submission	
S2 - For Information	
S3 - For Information	
S4 - For Information	
S5 - For Information	
S6 - For Information	
S7 - For Information	
S8 - For Information	
S9 - For Information	
S10 - For Information	
S11 - For Information	
S12 - For Information	
S13 - For Information	
S14 - For Information	
S15 - For Information	
S16 - For Information	
S17 - For Information	
S18 - For Information	
S19 - For Information	
S20 - For Information	

3155, LAN, XX, XX, DR, A, 2202 P12

Lanpro

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1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100

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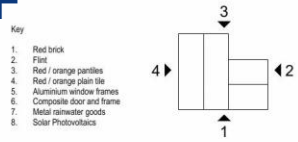
Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit For Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J & H.K. Smith				
DRAWING TITLE				
House Type A - Proposed Floor Plans				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1:100@A3	05.09.2022	TH	DO	DAF
DRAWING NUMBER				
3135 - LAN - XX - XX - DR - A - 0301				
<small>Architecture Waterplanning & Urban Design Landscape Architecture</small>				
<small>Norwich Office: Svedlingham House, 98 Puddinggate, Norwich, NR2 1ED tel: 01603 631 319 www.lamproservices.co.uk</small>				

04/07/2023 11:55:04
 C:\Projects\2300103\F\3135 - LAN - XX - XX - DR - A - 0301\Drawings\0301 - BurnhamMarket - Client.dwg
 User: MJC
 Plot: 1:100@A3

55



- 1. Red brick
- 2. Flint
- 3. Red / orange pantiles
- 4. Red / orange plain tile
- 5. Aluminium window frames
- 6. Composite door and frame
- 7. Metal rainwater goods
- 8. Solar Photovoltaics



1 Front Elevation
1 : 100



2 Side 1 Elevation
1 : 100



3 Rear Elevation
1 : 100



4 Side 2 Elevation
1 : 100

NOTES

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CDM 2015

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These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

1 : 100(A3)

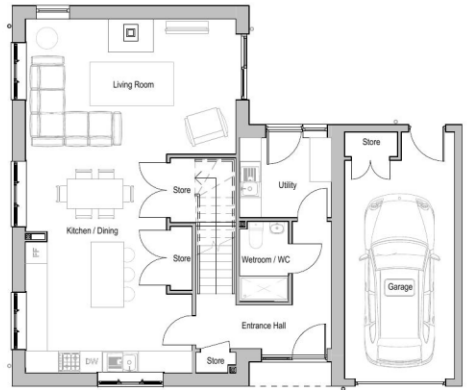
Revisions

Rev.	Description	Date	Drawn By	Checked By

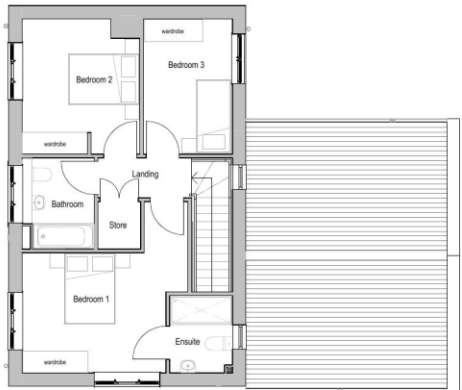
PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit For Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J & H.K. Smith				
DRAWING TITLE				
House Type A - Proposed Elevations				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1 : 100(A3)	30.09.2022	TH	DO	DAF
DRAWING NUMBER				
3135 - LAN - XX - XX - DR - A - 1001				
Architecture Waterplanning & Urban Design Landscape Architecture				
Norwich Office: Swellingham House, 98 Pottersgate, Norwich, NR2 1EQ Tel: 01603 631 319 www.lamproservices.co.uk				

06/2022 23/00103/F - 01 - Proposed House, 98 Pottersgate, Burnham Market, Elmham, NR2 1EQ
 3135 - LAN - XX - XX - DR - A - 1001

56



1 Ground Floor Plan
1 : 100



2 First Floor Plan
1 : 100

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These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



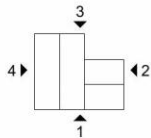
Revisions

Rev.	Description	Date	Drawn By	Checked By

PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit For Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J & H.K. Smith				
DRAWING TITLE				
House Type B - Proposed Floor Plans				
SCALE	DATE	DRAWN BY	CHECKED BY	APPROVED BY
1 : 100@A3	05.09.2022	TH	DO	DAF
DRAWING NUMBER				
3135 - LAN - XX - XX - DR - A - 0303				
Architecture Waterplanning & Urban Design Landscape Architecture				
Norwich Office: Swellingham House, 98 Puddinglake, Norwich, NR2 1ED tel: 01603 631 319 www.lamproservices.co.uk				

57

- 1. Red brick
- 2. Flint
- 3. Red / orange pantiles
- 4. Red / orange plain tiles
- 5. Aluminium window frames
- 6. Composite door and frame
- 7. Metal rainwater goods
- 8. Solar photovoltaics



1 Front Elevation
1 : 100



2 Side 1 Elevation
1 : 100



3 Rear Elevation
1 : 100



4 Side 2 Elevation
1 : 100

NOTES

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The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (H&S).

These duties can be found at <http://www.hse.gov.uk/construction/cdm/2015responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.



Revisions

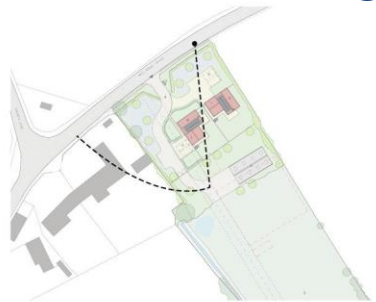
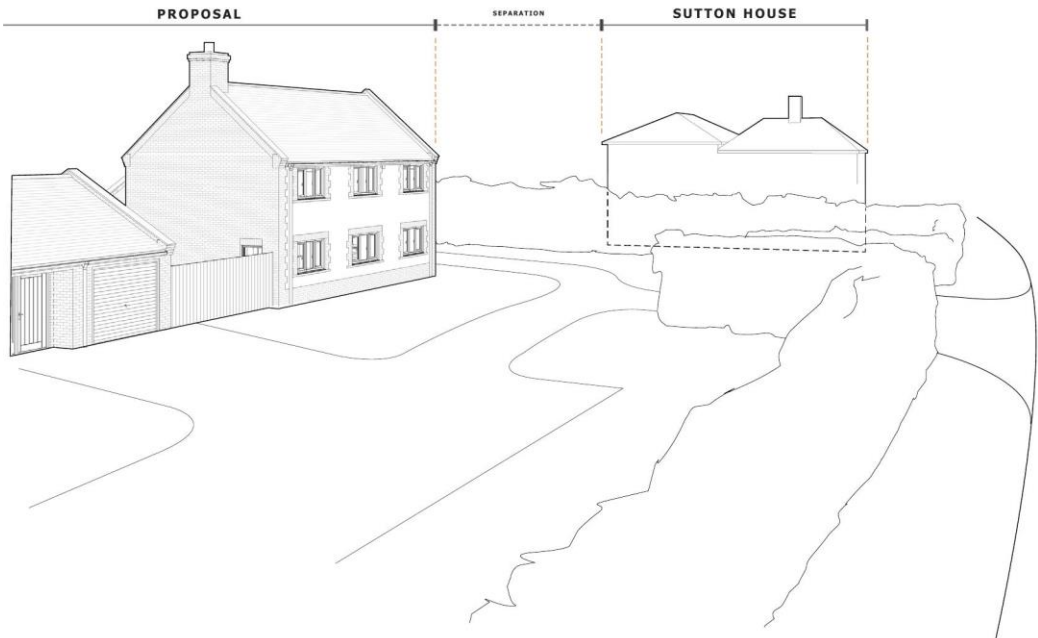
Rev.	Description	Date	Drawn By	Checked By
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PURPOSE OF ISSUE				
PL - For Planning Submission				
DRAWING STATUS				
S2 - Fit For Information				
PROJECT TITLE				
OVERY ROAD NURSERIES, BURNHAM MARKET				
CLIENT				
M.J & H.K. Smith				
DRAWING TITLE				
House Type B - Proposed Elevations				
SCALE				
1 : 100@A3	DATE	DRAWN BY	CHECKED BY	APPROVED BY
	30.09.2022	TH	DO	DAF
DRAWING NUMBER				
3135 - LAN - XX - XX - DR - A - 1002				

Architecture | Waterplanning & Urban Design | Landscape Architecture

Norwich Office: Swellingham House, 98 Potergate, Norwich, NR2 1EQ
Tel: 01603 631 319
www.lampro-norwich.co.uk

59



Key Plan

The above key plan indicates the position of the below viewpoint used in the diagram. The viewpoint position chosen is adjacent to the 30mph road sign which suggests the approach and entry to Burnham Market.



Former Overy Nurseries, Burnham Market
Illustrative viewpoint diagram 01 NTS





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Site viewed from access track, glasshouses screened by hedging

62



View of Plot A, conifer hedging screening view of glasshouses

63



The site's west boundary with Sutton House



64

BURNHAM MARKET

Sutton House, view along Overy Road towards edge of village (Approx 200m)



65

View from site access towards Burnham Overy Town (Approx. 330m to Smaller Village and Hamlet)

Speaker Slides Holly Smith





MOT workshop - view from road

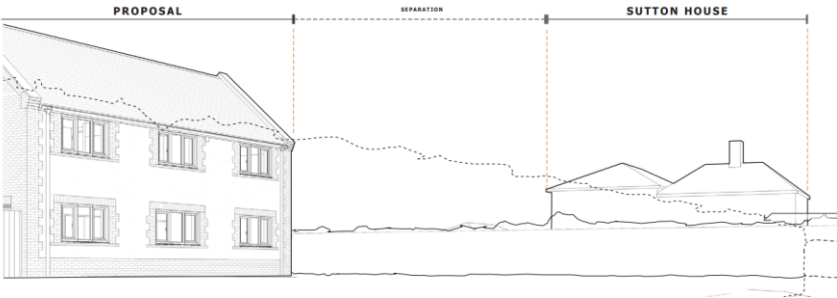
68

**Brick & Flint
neighbouring
wall**



69





Visualisation of development

70



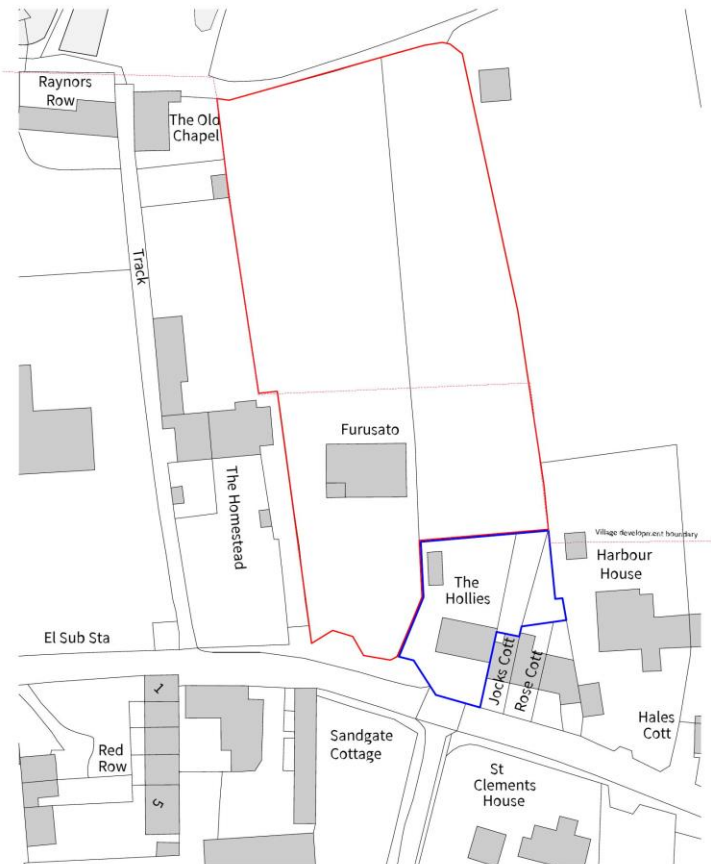
Current View of Sutton House



23/01516/F

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SITE LOCATION PLAN

1:500 @A3



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#15/20/22 Development Boundary Address

HUDSONArchitects

Project: FURUSATO
Scheme: PE131847
Applicant: HUDSONARCHITECTS
Site: FURUSATO PLAN

EX-001

FURUSATO
PLANNING

73



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Existing dwelling





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SITE PLAN
1:500 @A3



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#1516/23 Development Boundary Added

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PL-002	A
PLANNING	



77



SOUTH ELEVATION
 1:100 @A3

- ELEVATION KEY**
- 1 Corten
 - 2 Flint
 - 3 Timber
 - 4 Sedum
 - 5 Perforated Corten
 - 6 Flue

Borough Council of
**King's Lynn &
 West Norfolk**

- 03.09.23 Issued for Planning		PL-208
DATE:	03.09.23	
PROJECT:	FLINTCOTE	FUR
CLIENT:	FLINTCOTE PELS 3JH	PLANNING
DESCRIPTION:	AC PROPOSED SOUTH ELEVATION	
SCALE:	1:100 @A3	
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78



NORTH ELEVATION
1:100 @A3

- ELEVATION KEY**
- 1 Corten
 - 2 Flint
 - 3 Timber cladding
 - 4 Sedum
 - 5 Wire balustrade
 - 6 Flue
 - 7 Metal framed window
 - 8 Metal framed door
 - 9 Perforated corten
 - 10 Timber pergola

- 03.06.23 Issued for Planning		<p>PL-206</p> <p>FUR</p> <p>PLANNING</p> <p><small>Check case of documents. Check all documents are in and report any discrepancies immediately. This drawing is unapproved.</small></p>
<p>client: FUR/CADT</p> <p>architect: PE13 3JH</p> <p>AC PROPOSED</p> <p>view: NORTH ELEVATION</p> <p>scale: 1:100 @A3</p>	<p>HUDSONArchitects</p> <p><small>01553 501700 www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</small></p>	

79



GROUND FLOOR
1:200 @A3



GROUND FLOOR PLAN

- 1 Garage
- 2 Store
- 3 Entrance
- 4 Bootroom
- 5 Utility
- 6 Snug
- 7 Kitchen
- 8 Dining
- 9 Living
- 10 WC
- 11 Larder
- 12 Guest Bedroom
- 13 Guest closet
- 14 Guest Bathroom
- 15 Outdoor Terrace
- 16 Plant

- 03.04.23 Issued For Planning
A 21.02.23 Level alteration
B 11.12.23 Floors to kitchen and annex removed

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ref: PL-100	PL-100	B
ref: FUR		
ref: AC PROPOSED	PLANNING	B
ref: GROUND FLOOR		
ref: 1209843	<small>Check cover of documents. Check all documents are valid and report any discrepancies immediately. This drawing is copyright © Hudson Architects Ltd 2023</small>	

80



FIRST FLOOR
 1:200 @A3

- FIRST FLOOR PLAN**
- 1 Seating
 - 2 Office
 - 3 Bedroom
 - 4 Ensuite
 - 5 Outdoor Terrace
 - 6 Flat roof with PV Panels
 - 7 Pergola
 - 8 PV Panels

- 03.08.23 Issued for Planning		PL-101
client: FURCATH		
address: PE11 3JH		FUR
AC PROPOSED		PLANNING
date: 12/09/2023		

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GROUND FLOOR
1:200 @A3

- GROUND FLOOR PLAN**
- 1 Garage
 - 2 Store
 - 3 Entrance
 - 4 Bootroom
 - 5 Utility
 - 6 Snug
- 7 Kitchen
 - 8 Dining
 - 9 Living
 - 10 WC
 - 11 Larder
 - 12 Guest Bedroom
- 13 Guest closet
 - 14 Guest Bathroom
 - 15 Outdoor Terrace
 - 16 Plant

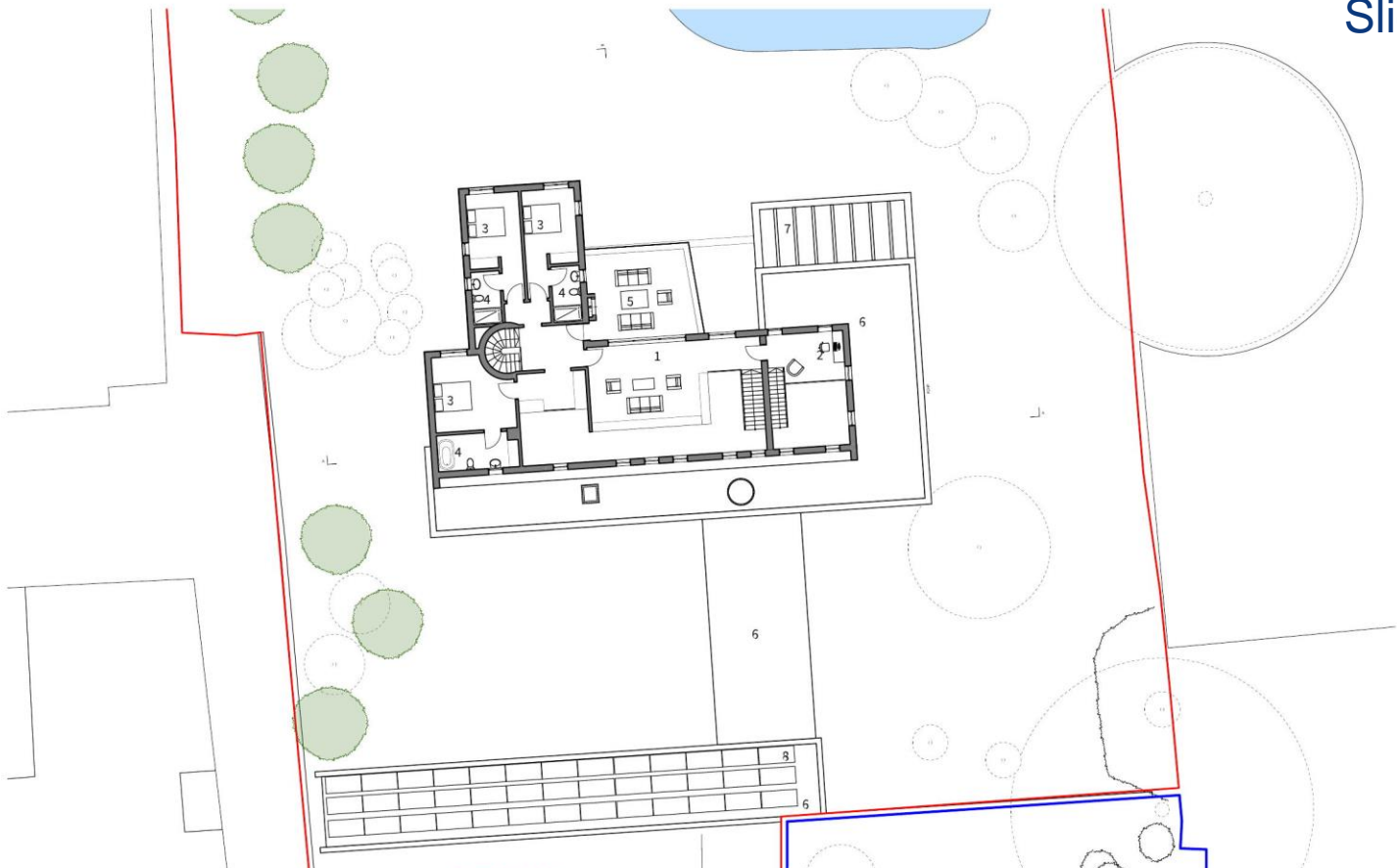
- 03.04.23 Issued For Planning
A 21.04.23 Level alteration
B 11.12.23 Flies to kitchen and annex removed

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job	FUR100	PL-100	B
client	PE11 3JH		
AC PROPOSED	GROUND FLOOR	PLANNING	
scale	1:200 @A3	<small>Check cover of drawings. Check all dimensions in situ and report any discrepancies immediately. This drawing is copyright.</small>	

82



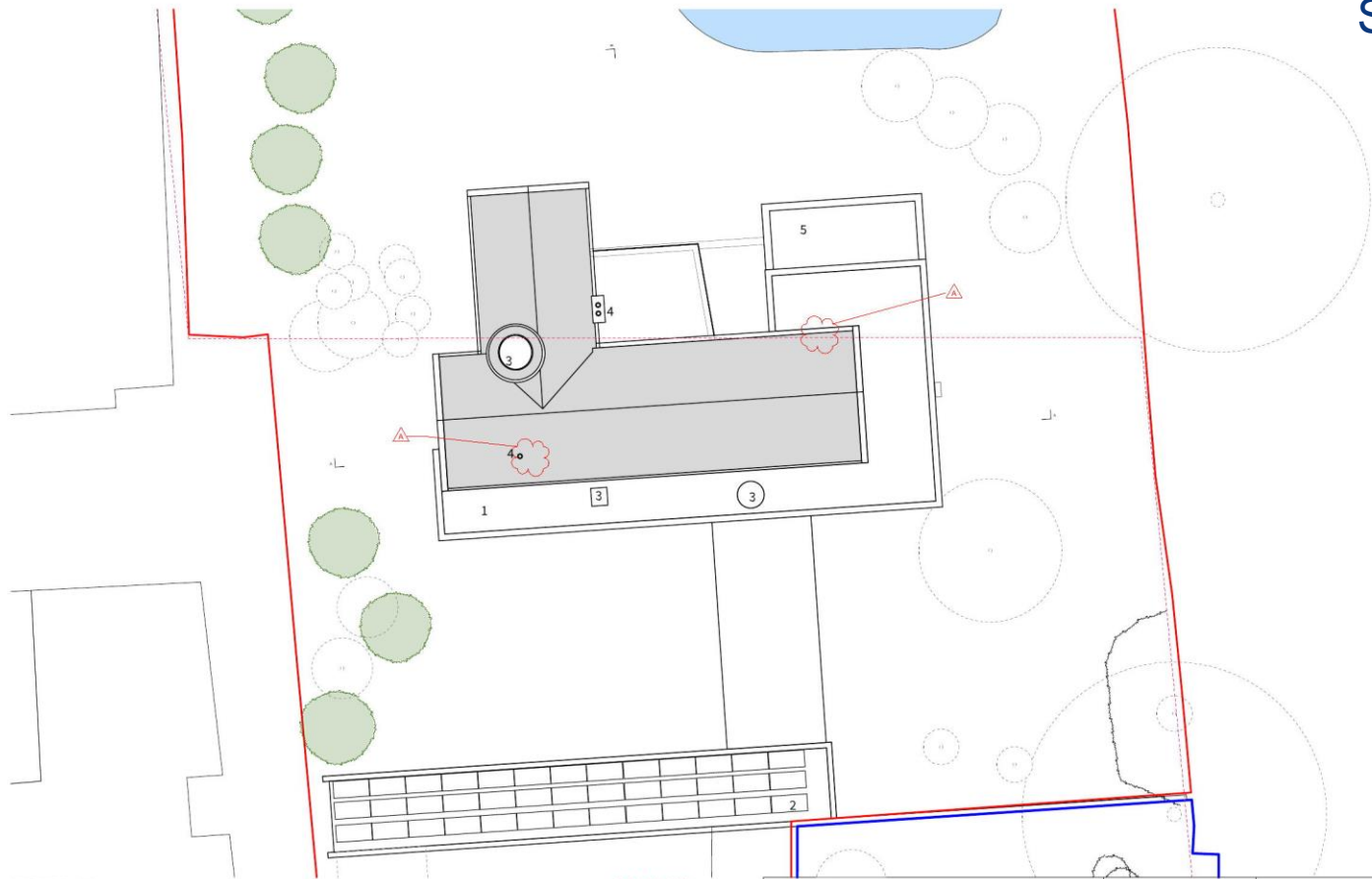
FIRST FLOOR
 1:200 @A3

- FIRST FLOOR PLAN**
- 1 Seating
 - 2 Office
 - 3 Bedroom
 - 4 Ensuite
 - 5 Outdoor Terrace
 - 6 Flat roof with PV Panels
 - 7 Pergola
 - 8 PV Panels

- 03.08.23 Issued for Planning		PL-101
client: FURCATH	PROJECT: FUR	
address: PE11 3JH	DATE: 03.08.23	STATUS: PLANNING
description: AC PROPOSED	DATE: 03.08.23	SCALE: 1:200 @A3
drawn: [blank]	DATE: [blank]	SCALE: [blank]

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 www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk

83



ROOF PLAN
1:200 @A3

- ROOF PLAN**
- 1 Sedum
 - 2 Photovoltaics
 - 3 Rooflight
 - 4 Flue
 - 5 Pergola

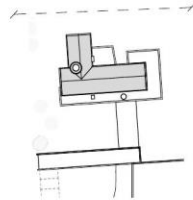
- 03.08.23 Issued For Planning A.11.12.23 Plans to kitchen and annex removed		PL-110 FUR A
client: FURCATH address: PE11 3JH AC PROPOSED use: ROOF PLAN scale: 1:200 @A3	PLANNING <small>Check case of agreement. Check all dimensions in situ and report any discrepancies immediately. This drawing is copyright.</small>	
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NORTH ELEVATION
1:100 @ A3

- ELEVATION KEY**
- 1 Corten
 - 2 Flint
 - 3 Timber cladding
 - 4 Sedum
 - 5 Wire balustrade
 - 6 Flue
 - 7 Metal framed window
 - 8 Metal framed door
 - 9 Perforated corten
 - 10 Timber pergola



- 03.04.23 Issued for Planning A.07.09.23 Relocated for Planning B.11.12.23 Flues to kitchen and annex removed, Flue to living/dining increased in height, Flue to terrace moved horizontally.		JRM: FUR/CATD JRM: PE11 3JH AC PROPOSED JRM: NORTH ELEVATION scale: 1:100 @ A3	<p>PL-200</p> <p>FUR B</p> <p>PLANNING</p> <p><small>Check case of documents. Check all documents are in and report any discrepancies immediately. This drawing is copyright.</small></p>
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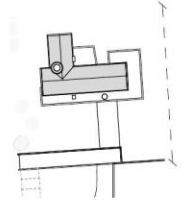


NORTH ELEVATION
1:100 @A3

- ELEVATION KEY**
- 1 Corten
 - 2 Flint
 - 3 Timber cladding
 - 4 Sedum
 - 5 Wire balustrade
 - 6 Flue
 - 7 Metal framed window
 - 8 Metal framed door
 - 9 Perforated corten
 - 10 Timber pergula

- 03.06.23 Issued for Planning		<p>PL-206</p> <p>FUR</p> <p>PLANNING</p> <p><small>Check case of documents. Check all documents are in and report any discrepancies immediately. This drawing is unapproved.</small></p>
<p>client: King's Lynn & West Norfolk Borough Council</p> <p>address: PE11 3JH</p> <p>AC PROPOSED</p> <p>view: NORTH ELEVATION</p> <p>scale: 1:100 @A3</p>	<p>arch: HUDSONArchitects</p> <p><small>01553 600719 0203 761122 www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</small></p>	

85



EAST ELEVATION
 1:100 @ A3

- ELEVATION KEY**
- 1 Corten
 - 2 Flint
 - 3 Timber cladding
 - 4 Sedum
 - 5 Wire balustrade
 - 6 Flue
 - 7 Metal framed window
 - 8 Metal framed door
 - 9 Perforated corten
 - 10 Timber pergola
 - 11 Gargoyle

Borough Council of
**King's Lynn &
 West Norfolk**

- 03.09.23 Issued for Planning A 11.12.23 Flues to kitchen and annex removed. Flue to living room increased in height. Flue to terrace moved horizontally and increased in height.		JRM: RUT/CATD JRM: RUT/CATD JRM: PEI/BJH AC PROPOSED JRM: EAST ELEVATION scale: 1:100 @ A3	PL-201 FUR A PLANNING <small>Check date of approval. Check all documents are valid and report any discrepancies immediately. This drawing is copyright.</small>
HUDSONArchitects <small>01553 601111 www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</small>			

87

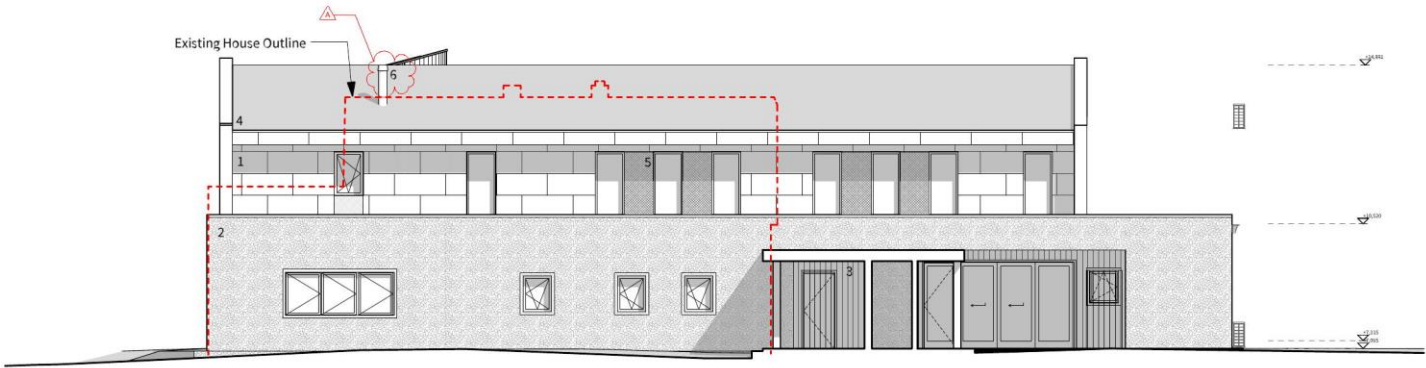


EAST ELEVATION
1:100 @A3

- ELEVATION KEY**
- 1 Corten
 - 2 Flint
 - 3 Timber cladding
 - 4 Sedum
 - 5 Wire balustrade
 - 6 Flue
 - 7 Metal framed window
 - 8 Metal framed door
 - 9 Perforated corten
 - 10 Timber pergula
 - 11 Gargoyle

- 03.08.23 Issued for Planning		PL-207
DATE:	03.08.23	
DESIGNER:	HUDSONArchitects	FUR
CLIENT:	PE13 3JH	PLANNING
PROJECT:	AC PROPOSED	
VIEW:	EAST ELEVATION	
SCALE:	1:100 @A3	
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SOUTH ELEVATION

1:100 @ A3



ELEVATION KEY

- 1 Corten
- 2 Flint
- 3 Timber
- 4 Sedum
- 5 Perforated Corten
- 6 Flue

- 02.08.23 Issued for Planning A.11.12.23 Flue to terrace moved horizontally and increased in height		PL-202 FUR A
ARCHITECT HUDSONArchitects <small>01473 790 220 www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</small>	CLIENT FUR AS PROPOSED VIEW: SOUTH ELEVATION SCALE: 1:100 @ A3	
		TITLE PLANNING <small>Do not copy or distribute. Check all dimensions for scale and report any discrepancies immediately. This drawing is copyright.</small>

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SOUTH ELEVATION

1:100 @A3

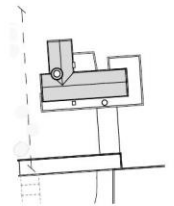
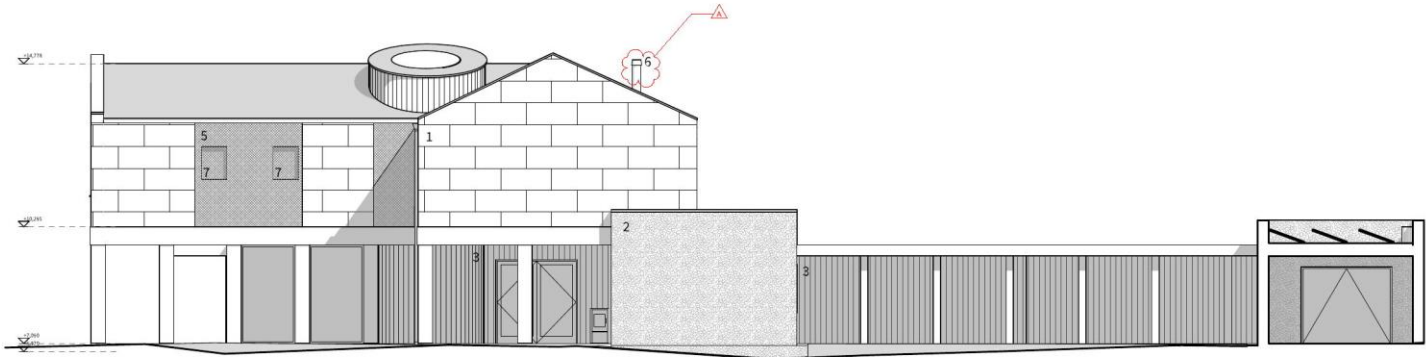


ELEVATION KEY

- 1 Corten
- 2 Flint
- 3 Timber
- 4 Sedum
- 5 Perforated Corten
- 6 Flue

- 03.08.23 Issued for Planning		PL-208
DATE:	03.08.23	
PROJECT:	FLINTCOTE	FUR
CLIENT:	PELIS 3JH	
DESCRIPTION:	AC PROPOSED	PLANNING
VIEW:	SOUTH ELEVATION	
SCALE:	1:100 @A3	<small>Do not copy or otherwise disseminate without the prior written consent of HUDSONArchitects. This drawing is copyright ©</small>

06



WEST ELEVATIONS

1:100 @A3



ELEVATION KEY

- 1 Corten
- 2 Flint
- 3 Timber
- 4 Sedum
- 5 Perforated Corten
- 6 Flue
- 7 Obscured Glass

- 03.09.23 Issued for Planning A.11.12.23 Flue to terrace moved horizontally and increased in height		PL-203 FUR A
JWB: FUR/CAD JWB: CAD JWB: PE11 3/JH JWB: CAD JWB: WEST ELEVATIONS JWB: CAD	JWB: CAD JWB: CAD JWB: CAD JWB: CAD JWB: CAD JWB: CAD	
HUDSONArchitects <small>01553 600110 www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</small>		PLANNING <small>Check date of approval. Check all documents are valid and report any discrepancies immediately. This drawing is copyright.</small>

91



WEST ELEVATIONS

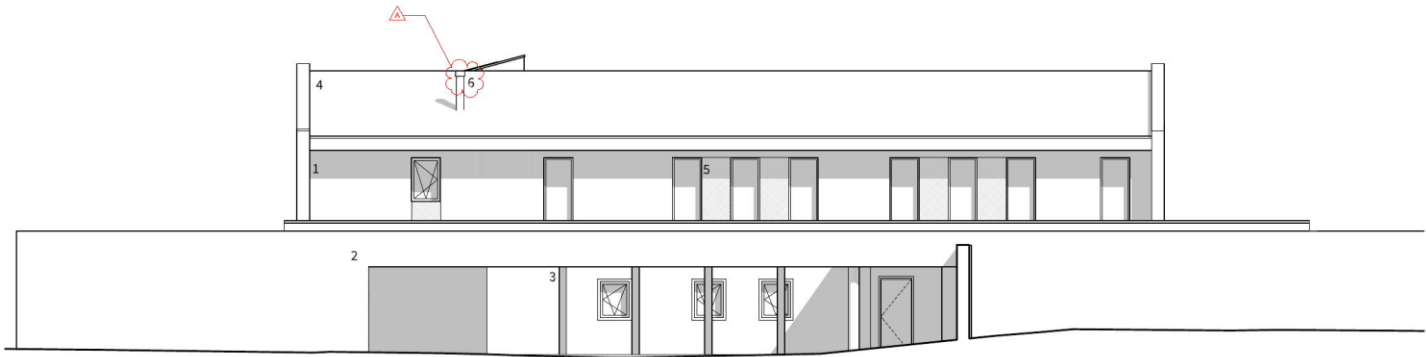


ELEVATION KEY

- 1 Corten
- 2 Flint
- 3 Timber
- 4 Sedum
- 5 Perforated Corten
- 6 Flue

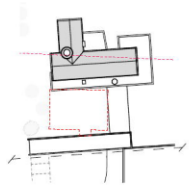
- 03.09.23 Issued for Planning		<p>PL-209</p> <p>FUR</p> <p>PLANNING</p> <p><small>Check case of documents. Check all documents are in and report any discrepancies immediately. This drawing is unapproved.</small></p>
<p>DATE: 03/09/23</p> <p>PROJECT: FUR</p> <p>CLIENT: PE13 9JH</p> <p>AC PROPOSED: WEST ELEVATIONS</p> <p>SCALE: 1:100 @A3</p>	<p>DATE: 03/09/23</p> <p>PROJECT: FUR</p> <p>CLIENT: PE13 9JH</p> <p>AC PROPOSED: WEST ELEVATIONS</p> <p>SCALE: 1:100 @A3</p>	

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FRONT ELEVATION
 1:100 @ A3

- ELEVATION KEY**
- 1 Corten
 - 2 Flint
 - 3 Timber
 - 4 Sedum
 - 5 Perforated Corten
 - 6 Flue



- 03.04.23 Issued for Planning A.11.12.23 Flue to terrace moved horizontally and increased in height		PL-204 FUR A
job: FURCATED address: PE11 3JH use: AC PROPOSED view: FRONT ELEVATION scale: 1:100 @ A3	PLANNING <small>Check date of document. Check all documents are valid and report any discrepancies immediately. This drawing is unapproved.</small>	
HUDSONArchitects <small>48/50/52/54/56/58/60/62/64/66/68/70/72/74/76/78/80/82/84/86/88/90/92/94/96/98/100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000</small>		

96

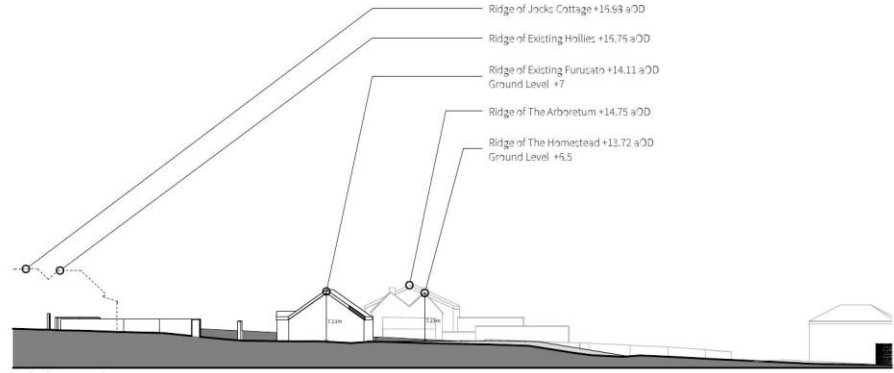
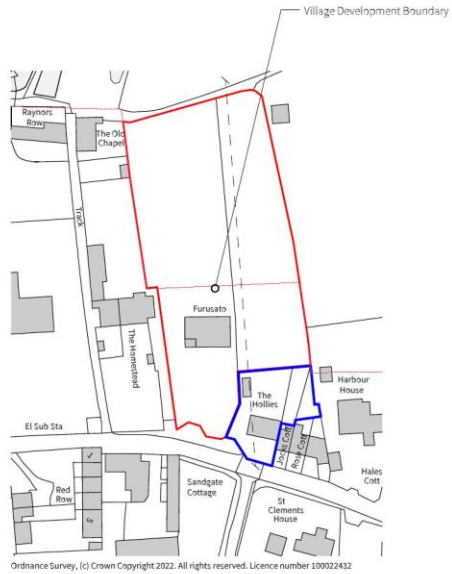


FRONT ELEVATIONS
1:100 @A3

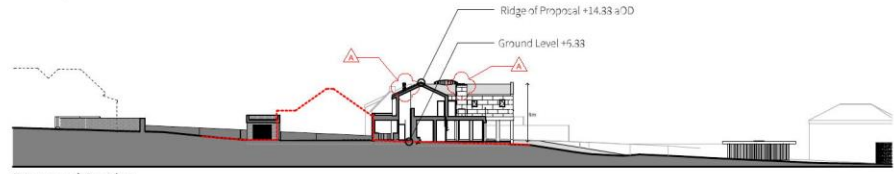
- ELEVATION KEY**
- 1 Corten
 - 2 Flint
 - 3 Timber
 - 4 Sedum
 - 5 Perforated Corten
 - 6 Flue

- 03.09.23 Issued for Planning		PL-210
DATE:	03.09.23	
PROJECT:	FLINTGATE	FUR
CLIENT:	PELS 3JH	PLANNING
DESCRIPTION:	AC PROPOSED	
SCALE:	1:100 @A3	
HUDSONArchitects <small>4800000 791 020 www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</small>		<small>Check date of approval. Check all documents are valid and report any discrepancies immediately. This drawing is unapproved.</small>

94



Existing Section

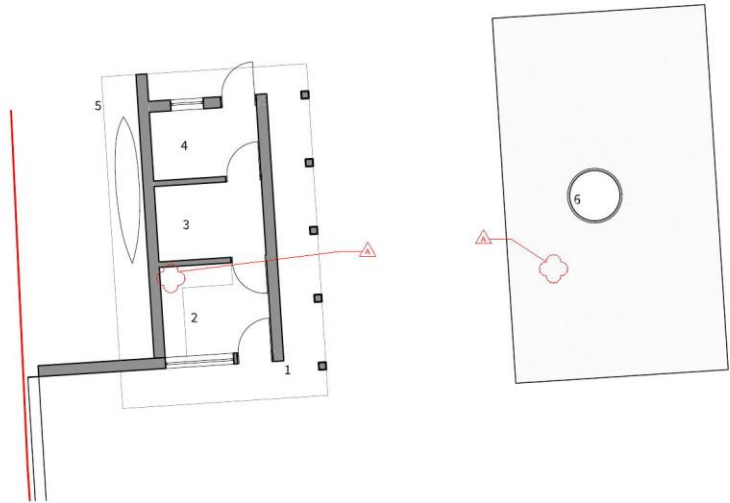


Proposed Section

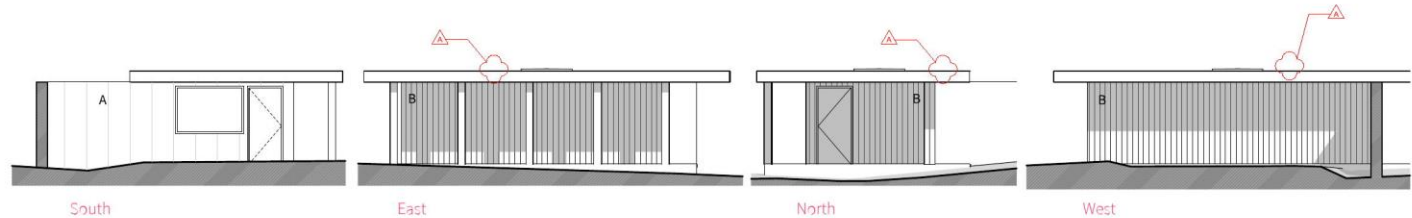


- 07.09.23 Issue for Planning A 11.12.23 Flues to Kitchen, Flue to living room increased in height, Flue to terrace moved horizontally and increased in height, Ground levels added	jw Furusato	PL-302
	Furusato PE13 3JH	
	AC PROPOSED SECTION C	A
	HUDSONArchitects 1590, 1:1250 9A3	PLANNING

96



**SUMMER PAVILLION
PLAN**
 1 Veranda
 2 Sauna
 3 Wetroom
 4 Store
 5 Boat rack
 6 Rooflight



SUMMER PAVILLION



**SUMMER PAVILLION
ELEVATIONS**

A Corten
B Timber

- 03.09.23 Issued for Planning A.11.12.23 Flue to summer pavillion removed		PL-400 FUR A
001: FURCART 002: FURCART 003: PE11.3JH	004: AC PROPOSED 005: SUMMER PAVILLION	
HUDSONArchitects <small>4850007 791 020 www.hudsonarchitects.co.uk info@hudsonarchitects.co.uk</small>		<small>007: 1:100@A3</small> <small>Check case of documents. Check all documents are in and report any discrepancies immediately. This drawing is copyright.</small>

96





96



Entrance to site showing existing dwelling

66



Looking east towards neighbouring property
(The Hollies, in the same ownership as site)



100



Existing dwelling



101



Looking southeast from front of site



102

Looking south from front of site

103



Looking west from front of site

104



Southern and eastern elevations of The Homestead



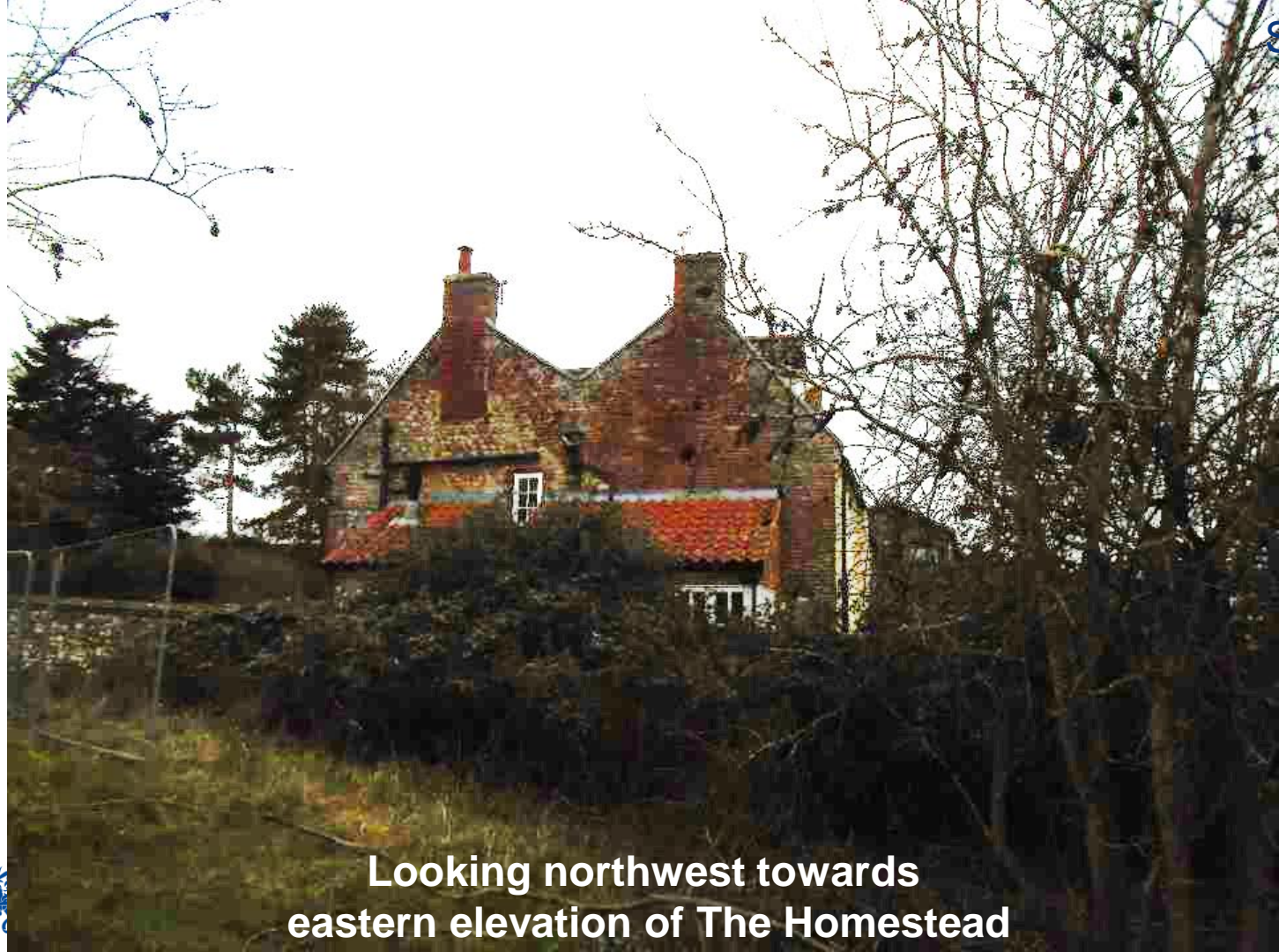
105



Rear of existing dwelling



106



**Looking northwest towards
eastern elevation of The Homestead**

107



Looking east from rear of site

108



Looking northeast from rear of site

109



110



Looking west from rear of site



111



**Looking northwest from rear of site towards
The Arboretum and The Homestead**



112



113



View from North



Speaker Slides Don Mackenzie



Furusato – Objections

- We made several significant changes (based on feedback) prior to Planning submission
- Have worked with Planning throughout the process to address concerns
- We also asked to participate in a Parish Council meeting to explain the project and to hear from the Village
- We have received in person support from many in the Village

Furusato Design and Sea Wall View

- House fits in with surrounding colours and palette in the Village
 - Sea Wall view is a blend of houses of different periods, sizes and styles
 - Use of flint and earth tone colours
 - Cor-ten has been used in other coastal sites
 - Design and materials supported by Conservation Officer
 - Is replacing views of an unsightly, derelict house and neglected garden

Current View Shows Blend of Architectural Styles and Screening in Front of Furusato



Furusato - Size

- Sits on the rear Southern portion of the lot
- In line with neighbouring houses to the West
- Is on a large plot (1.2 acres)
- Is slightly smaller than neighbouring house (Arboretum) and proposed other new house on Wells Road

Furusato - Landscaping

- We are working on a robust landscaping plan with landscape architect
- We plan to add more trees and shrubs to allow screening and to beautify the property
- 120 • Screening is important for privacy and to beautify the view from the Coast Path
- We do not need unobstructed views of the Coast

Furusato – Village Development Boundary

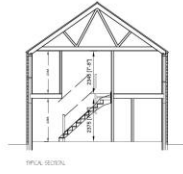
- Furusato is a replacement dwelling
 - 2/3 of house is within the VDB
 - Burnham Overy Parish Council previously approved a 2 storey extension (Windy Nook), completely outside the VDB
 - Neighbour to our East has pavilion and tennis court outside the VDB
 - If we did align Furusato within the VDB, it would overlook the neighbours house from the South and reduce privacy for us and the neighbours
 - At the time of purchase, a developer was planning to build 4 houses on the lot – we are building one energy efficient, sustainable single family home

23/01438/F

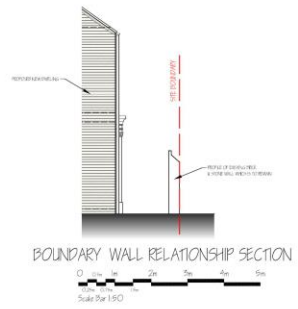
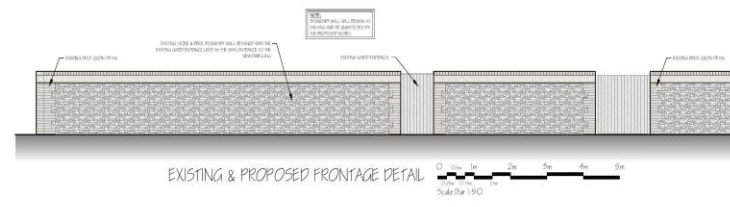
122



PROPOSED NEW RESIDENTIAL DWELLING
MOUNT TABOR, BRIDGE STREET, DOWNHAM MARKET PE38 9DW



- GENERAL PROJECT INFO:**
- All materials & products specified are to be installed in complete accordance with manufacturers details, but instructions & recommendations.
 - All works carried out are to comply with current British Standards, Codes of Practice, Agreement Certificates & current building regulations.
 - Alternative materials to those specified may be used by the contractor provided it is the responsibility of the contractor to ensure that the replacement materials comply with current British Standards, building regulations and are suitable for the proposed use.
 - Any conflicting information is to be confirmed prior to commencement of the works, no responsibility can be accepted for dimensions stated on drawings and the building contractors are expected to check all dimensions and details prior to commencement of the works on site.
 - No responsibility can be taken for any works commenced on site prior to the approval of the local planning and building regulations being granted. Any works therefore carried out are undertaken entirely at the contractors' (clients) risk.
 - Any elements within an existing structure which will be subject to additional loading by the proposals are to be checked for suitability prior to commencement of the works.
 - All works adjacent to a site boundary or within 3m of a party wall must not be commenced without the neighbour being advised in writing & the relevant permissions obtained under the Party Wall act 1996.
 - The main contractor is responsible for the design, installation and maintenance of any temporary works deemed necessary to ensure the stability of the existing structure throughout the duration the works.
 - No variation to the design indicated on the project drawings are to be carried out without written approval from district COUNCILING W/L and approval from the relevant planning authority and building regulations approval were applicable.
 - Any existing underground damage shown or implied is assumed and must be verified by testing and specific site excavation by the contractor before works commence.



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 ARCHITECTS ASSOCIATION & ARCHITECTS
 10011



125

Front of site with historic wall. Former Methodist Church to left

126



Street scene of Church Road. Verdant site



Street scene of Church Road looking south



128

View of site from west. Large trees in foreground about the site boundary

129



South west corner of the site as seen from neighbouring property to south



130

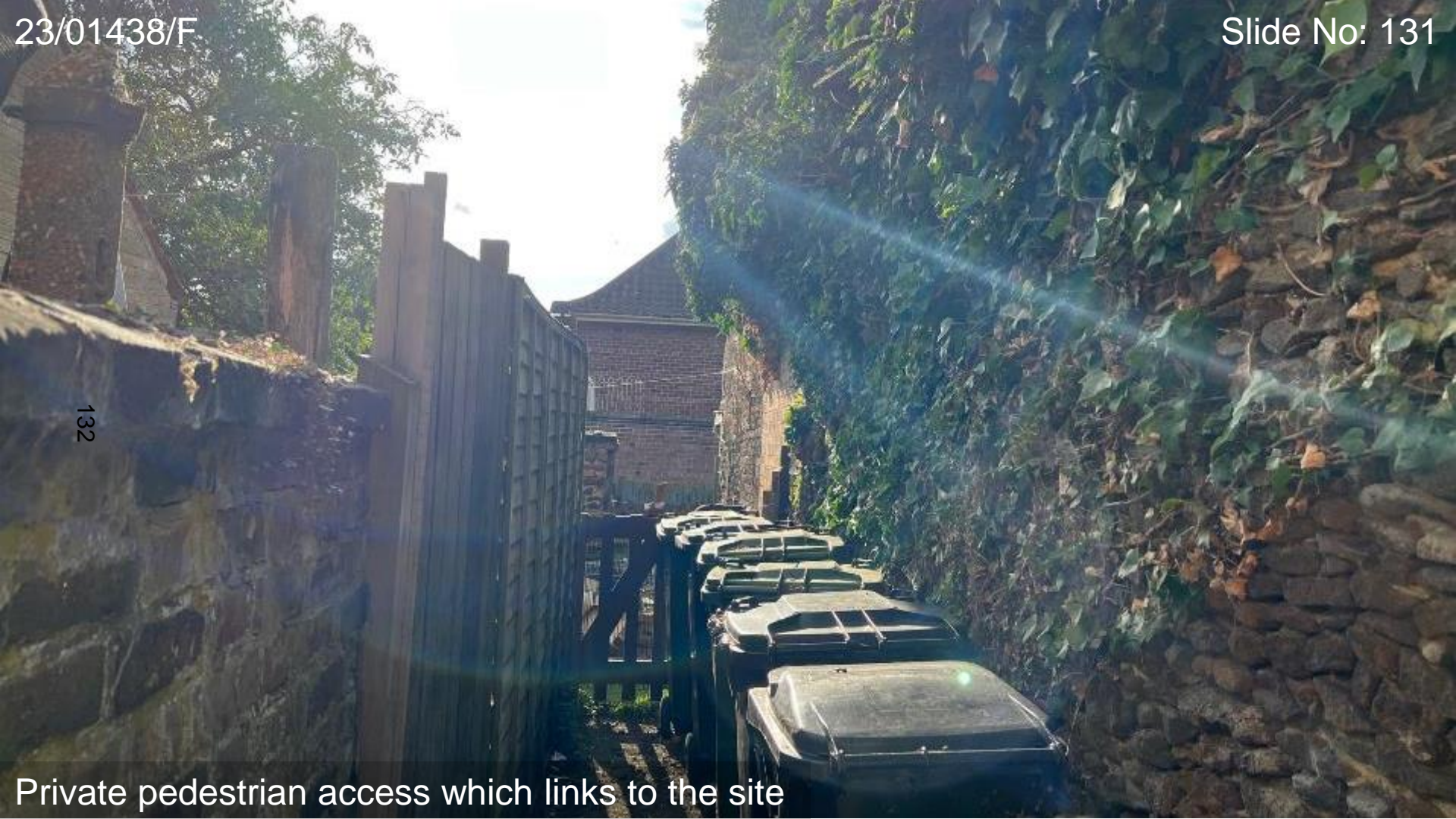
Side elevation of former Methodist Church as viewed from rear of Priory House



Looking towards the site from the south east.

132

Private pedestrian access which links to the site



23/00879/F





Proposed Site Plan

Borough Council of
King's Lynn &
West Norfolk



Site Plan 1:200
SCALE REFERENCE BAR 0 5 10

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Associates Ltd
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ARCHITECTURAL AND
BUILDING CONSULTANTS
SUNNINGDALE, 101-103, WEST WOOD, WEST NORFOLK, KING'S LYNN, NORFOLK, PE32 7DZ, UK. 01553 844077 FAX: 01553 844051

Project
Proposed Conversion to
Dwelling at Land North-East of
Apple Tree Cottage
Sallers Lode
Downham Market

Drawing Title
Proposed Site and
and Location Plan

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Scale: 1:200 & 1:1250 @ A1
Date: December 2022
Drawn: AM
Drawing No: **2520-01C**

Level Notes
Site levels to remain unchanged.



Site as viewed from the front from The Lane. Appletree cottage to left



137

Street scene of The Lane looking south west



Street scene of The Lane looking north east

139



Closer view of the front of the proposed dwelling



140

View of the spatial relationship between the dwellings.



In the rear garden looking towards the rear of the proposed dwelling



East boundary fence which subdivides proposed dwelling from the donor dwelling



143

Looking northwest towards the rear of the proposed garden, existing outbuilding



Standing in the private drive looking towards rear of proposed dwelling



View of private drive and relationship with surrounding dwelling

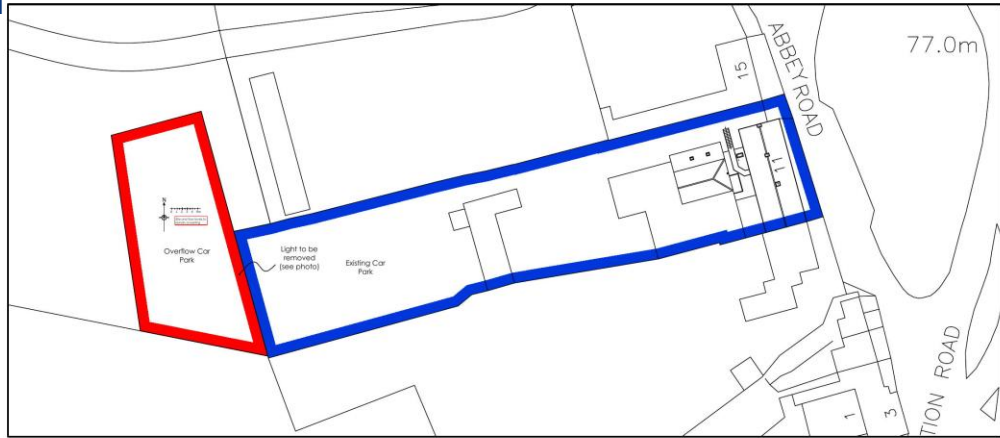


View from the private drive out onto the A1122

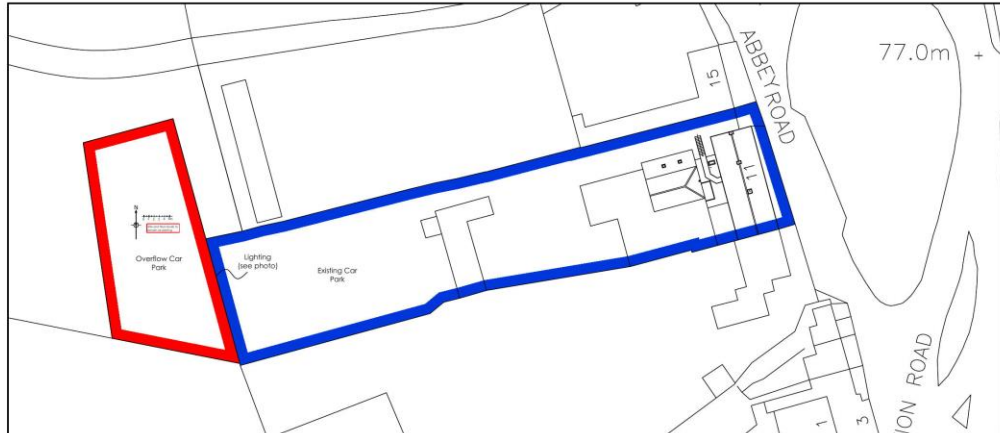
23/00173/F

147

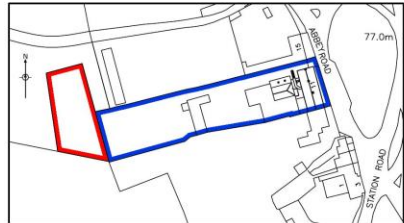




Proposed Site Plan 1:200



Existing Site Plan 1:200



Location Plan 1:1250

Revision	Date	Description
 VERTEX ARCHITECTURE <small>info@vertexarchitecture.co.uk 01485 832266 www.vertexarchitecture.co.uk 23 Northgate Road, Norwich, Norfolk PE3 6BA</small>		
Project: The Dabbling Duck, 11 Abbey Road, Great Masingham, Norfolk, PE32 2HN		
Subject: Extension & Alterations Overflow Car Park		
Date: August 2023	Scale: 1:500, 1:1250 @A2	
Project No: 22183	Drawing No: 01	Revision: B

23/00173/F

Slide No:
148

149





Existing car park area

151



Proposed access to overflow car park

152



View from car park east towards existing

153



Houses at Abbeyfields to north of site



154

Immediately south of site, rear of domestic gardens

155



View across fields to south west, rear of houses houses at Lynn Lane visible

156



Rear of houses at Lynn Lane

Speaker Slides Linda C Swallow



158



Overview of the area sectioned off by the applicant,
taken on 24/7/2019 at 17.08



159



Marquees for charity ball plus vehicles using all the sectioned off area 18/5/2019 18.06

160



Seating for meadow bar area, Lynn Lane properties in background 12/4/21 12.51



161



Remains of seating area for meadow bar, some metal posts still fixed in the ground, Lynn Lane in the background

15/5/23 11.47

162



Vehicles parked outside red line with headlights facing Lynn Lane properties 22/4/23 19.28 Note red van



163



164



Vehicles parked right alongside the crops, no physical boundary. Tall light base just visible 8/4/23 18.35



165



Red van regularly parked overnight, vehicles beyond red line.
Lynn Lane bungalows in background houses visible to the
right 29/4/23. 19.38





166

Breakfast at the camper van, another overnighter putting suitcases in the boot, crops are high 10/7/23 10.18

167



Finishing breakfast at the camper van, red van again and tall light 10/7/23. 10.23



168



Overnight parking 9 vehicles including red van, some beyond red line area. Tall light 24/9/23 07.47



169



Another camper, regular red van, tall light 15/7/23 17.20

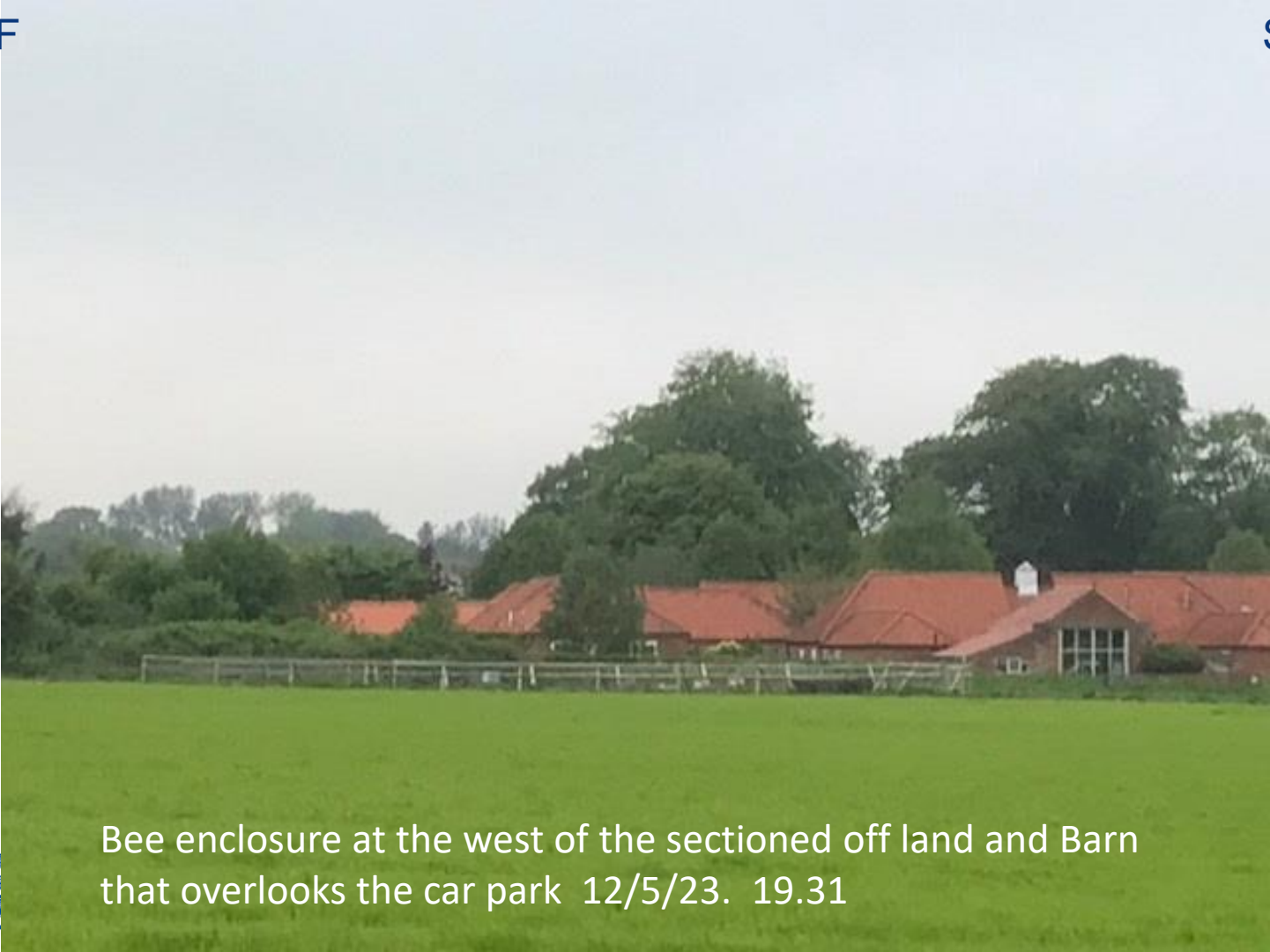
170



Collection of vehicles including red van, some parked
beyond red line, tall light 30/4/23 17.31



171



Bee enclosure at the west of the sectioned off land and Barn that overlooks the car park 12/5/23. 19.31





172



173



23/01485/F

174



HEATHER CLOSE

1

5

27

1775

Existing Site Plan



Location Plan

Drain

Notation
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Fax: 01553 462223
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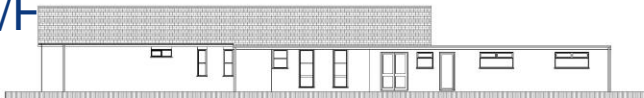


Client:
Reynolds Hurdell Group

Project:
FV LIME Case Plans,
2400-2500000 - NORTH

Drawing Title:
Existing Site Plan & Location Plan

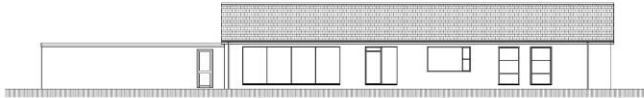
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Scale:	1:100 & 1:2500
Drawn by:	AMM
Checked by:	AMM
Date:	August 2023



LEFT SIDE ELEVATION



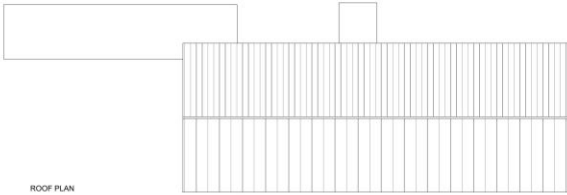
REAR ELEVATION



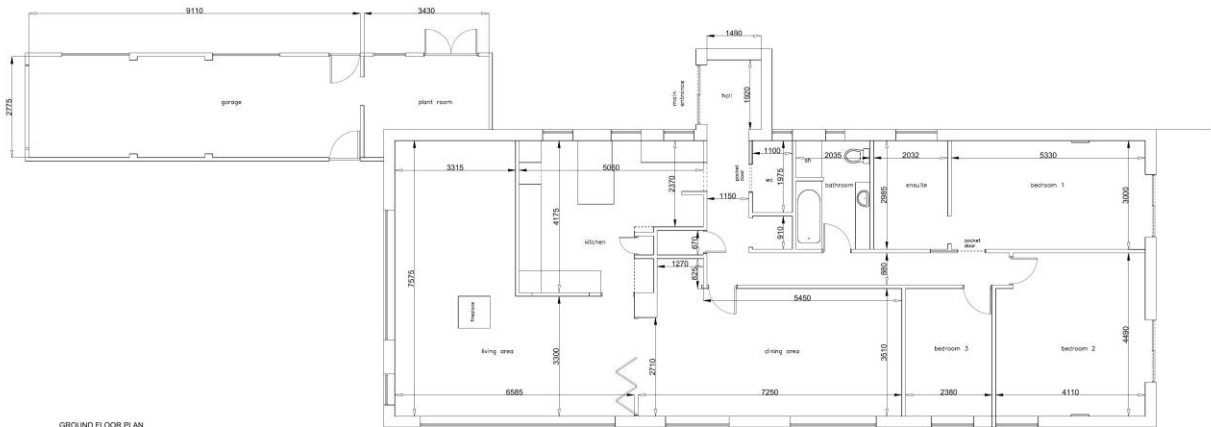
RIGHT SIDE ELEVATION



FRONT ELEVATION



ROOF PLAN



GROUND FLOOR PLAN

177

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City use indicated dimensions.
Errors of pre-commencement Planning Conditions
and the legal plan to commencing work on site.
Errors by C.A. Payments are completed prior
to commencing work on site.
Errors (CMA 2015) Requirements have been fulfilled
prior to commencing work on site.

A. Rev. Roof Plan Added

64-68 Westwick Street
Norwich
NR1 4JZ
t: 01603 25888
e: info@norwich-architects.com

Client :
Bespoke Norfolk Group

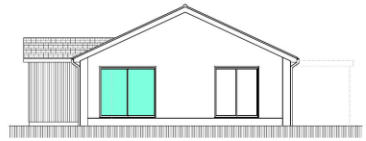
Project :
27 Lilly Carr Road, North Wootton,

Drawing Title:
Existing Floor Plan & Elevations

Project No: NA-227	Scale: 1:10 & 1:100
Drawing No: L15-001-N-1-A	Date: April 2023

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are discharged prior to commencing work on site.
Ensure any CIL Payments are completed prior
to commencing work on site.
Ensures CDM 2015 Requirements have been fulfilled
prior to commencing work on site.



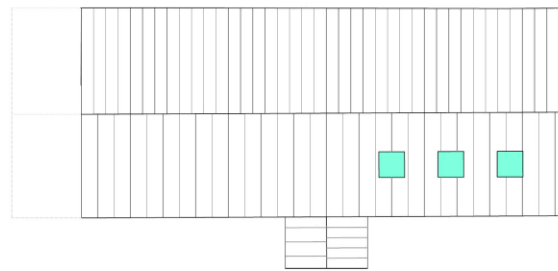
RIGHT ELEVATION



LEFT ELEVATION



FRONT SIDE ELEVATION



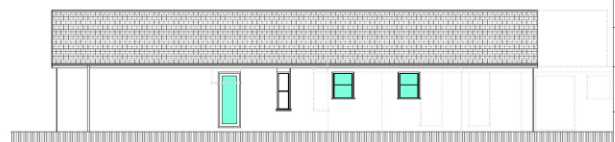
ROOF PLAN



BUILDING SECTION




GROUND FLOOR PLAN



REAR SIDE ELEVATION

- F. Minor Amendment to Clients Request
- E. Minor Amendment to Clients Request
- D. Minor Amendment to Clients Request
- C. Minor Amendment to Clients Request
- B. Minor Amendment to Clients Request
- A. Minor Amendment to Clients Request
- Rev.



**64-66 Westwick Street
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NR2 4SZ
mob: 07810332098
email: nigel.cooper@norwicharchitects.com**

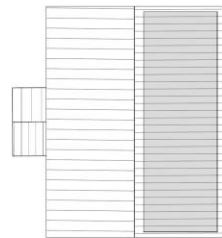
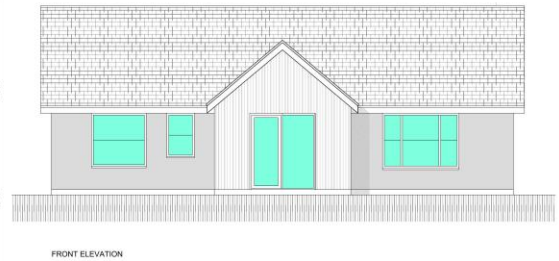
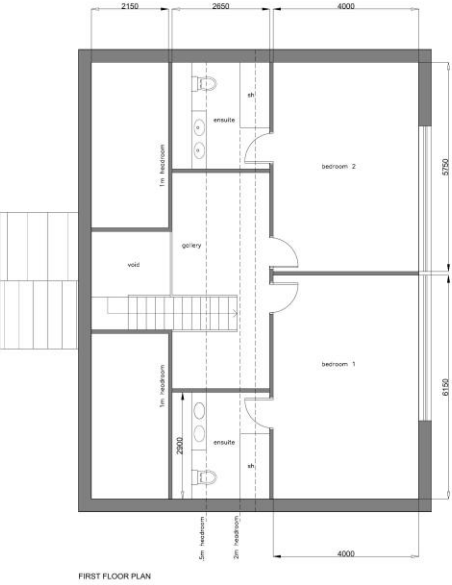
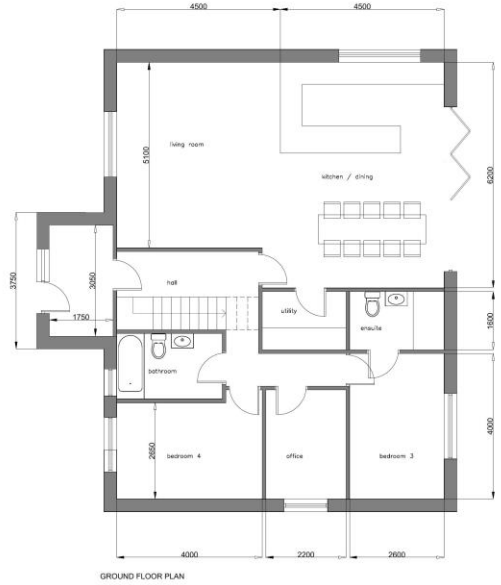
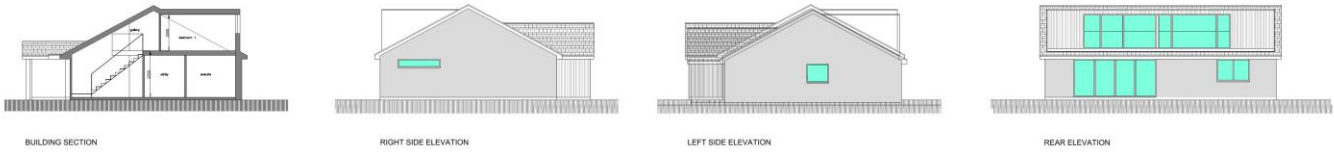
Client :
Bespoke Norfolk Group

Project :
27 Little Carr Road, North Wootton.

Drawing Title:
Proposed Ground Floor Plan
& Elevations

Project No. NA-224	Scale 1:100
Drawing No. MS-D-N-02 F	Date March 2023

178



179

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 P: Full
 A: Minor Amendment to Claims Request
 R: Minor Amendment to Claims Request

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 NR1 3JH
 email: info@norwicharchitects.com
 www: www.norwicharchitects.com

Client:
 Bespoke Norfolk Group

Project:
 27 Little Carr Road,
 North Wootton, Norfolk

Drawing Title:
 Proposed Floor Plans
 & Elevations - Plot 2 (150CSQM)

Project No:	Scale:
NA-227	1:50 & 1:100
Drawing No:	Date:
LCK/ARV/NE3-D	June 2023

23/01485/F

Slide No:
181

Little Carr Rd



182



183

Looking south towards site



184



Looking west from site entrance towards Aycliffe

185



Looking north from site entrance



187



Looking west from within site



Looking southwest from within site towards Devon Crescent



189



Looking south from within site

190



Looking southeast from within site

191



**Looking east from within site towards existing dwelling
also shows northern boundary with Heather Close**



192



Northern boundary with Heather Close (roof of 1 Heather Close)



193



Looking east, showing northern boundary of Heather Close and northern elevation of existing dwelling



194



Looking south from within eastern part of site

195



Looking east from within eastern part of site

196



Looking northeast from within eastern part of site

197





Looking north from within eastern part of site showing eastern elevation of existing dwelling and southern elevation of 3 Heather Close

199



Looking west from within eastern part of site

200



Works to existing dwelling

HEATHER CLOSE

LITTLE CARR ROAD

Public right of way

201



Originally submitted scheme with 2no. new dwellings

Speaker Slides

Margaret

Doubleday



MAIN ISSUES



TREES

Approximately 30 mature trees were cut down before the site was assessed which has caused major issues with flooding to gardens and woodland and plot being built on



REPLANTING OF TREES

Proposed replanting of 25 trees on site – no care has been taken to avoid root disruption to all houses on heather close – will destroy gardens and even houses in years to come as planted right next to boundary.



OVERLOOKING/SHADING

Both plots overlook current bungalows, especially new plot being proposed as it is a chalet bungalow when all on heather close that it overlooks are bungalows. Massive issue with shading from new trees once fully grown as well – bungalows were not previously subjected to this as previous trees were far from boundary



NOISE

Constant generator noise before 8am all day up until 5pm and sometimes on weekends. Causing mass disruption to a quiet street. Neighbourhood concerned about prolonged noise



FLOODING

Caused major flooding and drainage issues since took down 30+ mature trees. Lack of foresight and planning. Flood maps show high risk of ground water flooding – as shown by previous objections on portal.



PUBLIC LAND

Proposed site is being built over public land. PROW has been ruined by taking down trees, cars/vans parked on, fence covering it for months and hardcore being placed.



FLOODING ISSUES

- Constant water drainage issues – drainage proposed won't be enough to combat these. Trees that used to exist here soaked up a lot but now all gone
- Since October whole site has been under at least 4 inches of water – including gardens of houses on heather close
- Actual water drainage pipes on heather close are damaged and Anglian water won't replace, get constantly blocked – 6 times in a year in 2023, if these new houses connected then it will be worse.

204



August 2023 – After one 2-hour rainfall



January 2024 – large amounts of standing water on site



23/01485/F PUBLIC RIGHT OF WAY

Slide No:
204

- PROW has been completely changed and ruined even though highways agency report states should be unchanged throughout
- Using large area of public land to build a road which could mainly be built on site now site has been reduced to 2 houses
- Removal of trees and constant parking has ruined PROW and hardcore has been placed down already – flooded constantly and unusable
- Fence was cutting off large section of PROW until parish council meeting – this was for months



205

Cars constantly parked on PROW and pavement and grass



Hardcore placed on PROW and ruined PROW



Fence over public land for approx. 4 months



Speaker Slides

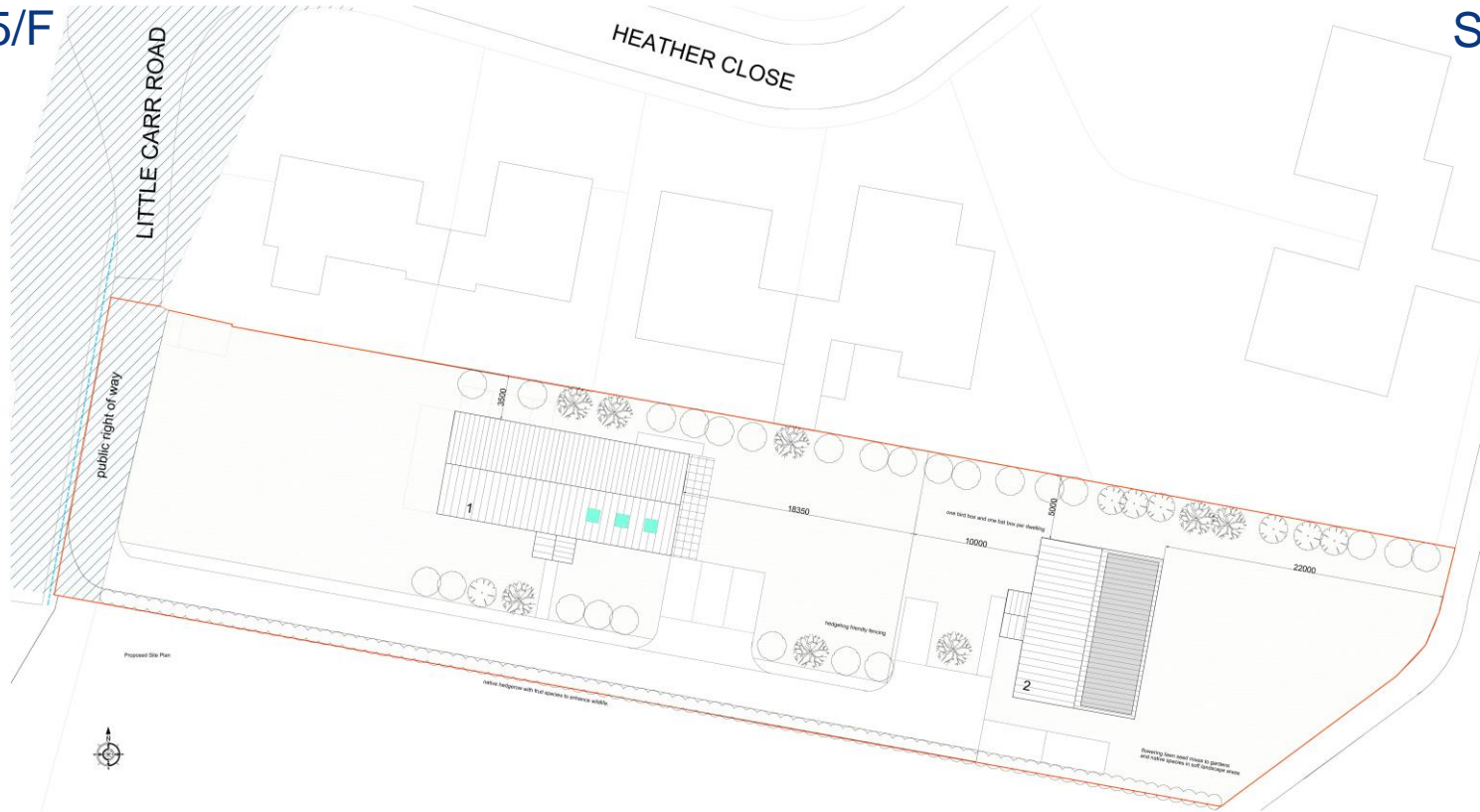
Cllr

Richard Coates

206



207



Notes:

- 1. All dimensions are in millimetres unless otherwise stated.
- 2. The proposed site plan is subject to planning permission and is not a guarantee of any kind.
- 3. All dimensions are in millimetres unless otherwise stated.
- 4. All dimensions are in millimetres unless otherwise stated.
- 5. All dimensions are in millimetres unless otherwise stated.
- 6. All dimensions are in millimetres unless otherwise stated.
- 7. All dimensions are in millimetres unless otherwise stated.
- 8. All dimensions are in millimetres unless otherwise stated.
- 9. All dimensions are in millimetres unless otherwise stated.
- 10. All dimensions are in millimetres unless otherwise stated.

Scale: 1:1000

Author: [Name]

Check: [Name]

Date: [Date]

Client: Bopine Halifax Group	
Project: FV Life Care Project	
Client: Bopine Halifax Group	
Drawing Title: Proposed Site Plan & Site Elevation	
Author: [Name]	Date: [Date]
Check: [Name]	Date: [Date]
Scale: 1:1000	
Project No: [Number]	
Revision: [Number]	
Date: [Date]	

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View of site from South West Corner

209



210



Please be advised:-

- The attached plan is to scale when printed on A4 unless stated otherwise.
- This plan shows highway boundary data in relation to physical features plotted by Ordnance Survey.
- Measurements scaled from this plan may not match measurements between the same points on the ground.
- Green hatching represents publicly maintainable highway in the meaning of the Highways Act 1980.
- Areas without green hatching may still be public highway that has not been researched, verified or recorded.
- Only the green hatching surrounding the requested area of interest has been verified.
- This data is valid at date of publication and can be subject to change.
- This data is intended for use by the recipient only and should not be passed to third parties.
- For drainage ditches that have never been depicted on any OS mapping and that have subsequently been found to have been piped, the highway boundary line will change to the approximate road-side edge of the original drainage ditch as no highway rights can be proved to have been established on the land occupied by the drainage ditch. The adjacent landowner will most likely be the riparian owner of the drainage ditch (open or piped) and the land that it occupies will be regarded as private.
- Please direct all highway boundary enquiries to highway_boundaries@norfolk.gov.uk



211



Public Right of Way – North
West Corner



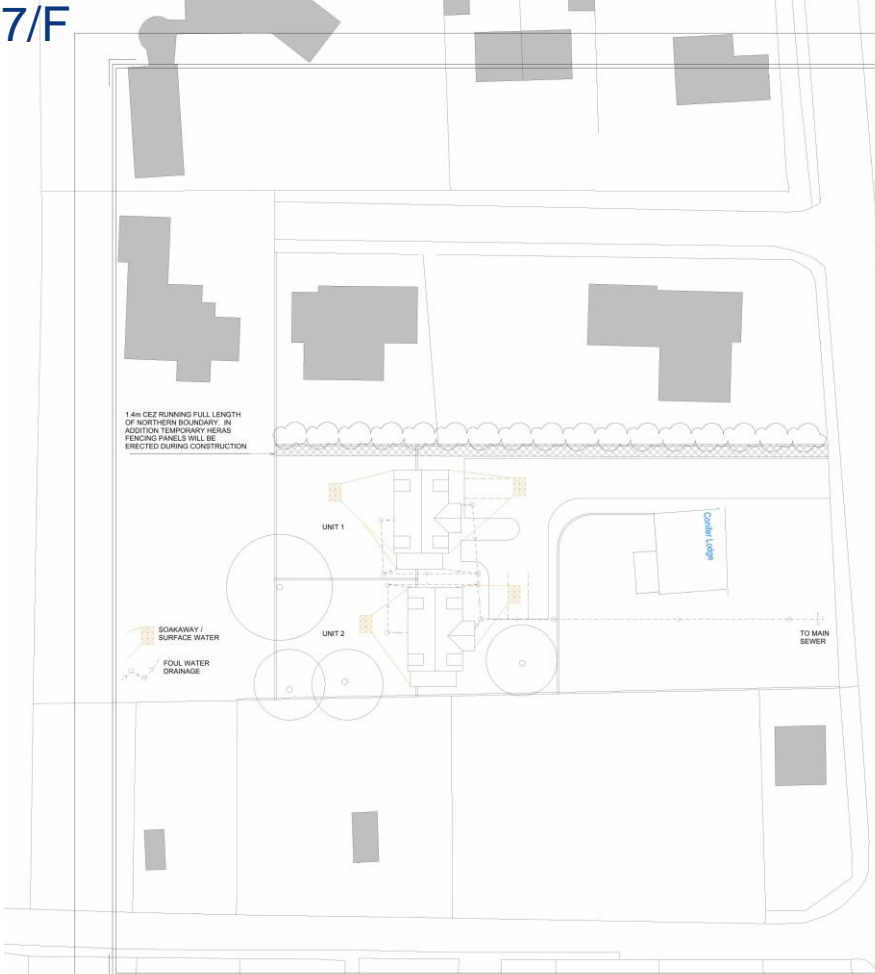
212



North West Corner

22/00267/F





3.3 Panels should be supported on the inner side by stabiliser struts which should normally be attached to a base plate and secured with ground pins. Where the fence will be erected on hard surfacing or it is otherwise unfeasible to use ground pins the struts should be mounted on a block tray.

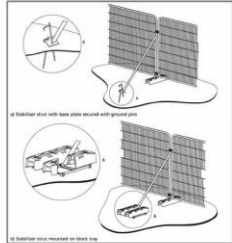


Fig 1: Temporary protective fencing as recommended by the British Standards (2012).

3.4 Figure 1 is an extract from BS5837:2012 showing the method of supporting the panels with ground pins and a block mounted tray for use on hard surfaces. Stabiliser struts should be fitted at each panel junction.

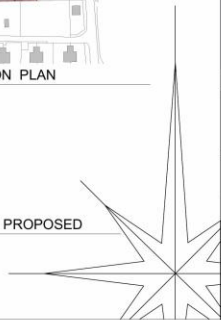
3.5 At least 30 all-weather notices should be erected on the barriers forming each CEZ using "Construction Exclusion Zone - No Access". These should face outwards towards the work area. Signs must be maintained in good condition and remain in place until completion of the works.

3.6 Barriers will be maintained throughout the duration of the works, ensuring that access is denied to the CEZ throughout the process.



2 LOCATION PLAN
1: 1250

1 SITE PLAN PROPOSED
1: 200



Project Status

www.mulberryhomesnorfolk.co.uk

OFFICE BUILDING: BARONS HALL FARM
BARONS HALL LANE, TACKSHAM
NORFOLK, NE31 8JH
TELEPHONE: 01753 987500
email: j.parker@mulberryhosp.co.uk

PROPOSED CONSTRUCTION OF 2 X
DETACHED CHALEY STYLED DWELLINGS
ADJACENT TO COMBER LODGE,
RINGSTEAD ROAD, SEDGFORD.

SITE AND LOCATION PLANS AS
PROPOSED

Client	NF LTD.
Date	08/08/2022
Drawn by	JD
Project number	00048
Scale	D1, 1:00045 As indicated



1 02 FIRST FLOOR
1:50



2 00 GROUND FLOOR
1:50



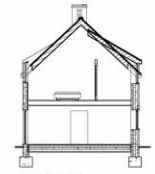
3 EAST ELEVATION
1:100



4 NORTH ELEVATION
1:100



5 WEST ELEVATION
1:100



6 Section 3
1:100



7 SOUTH ELEVATION
1:100

Project Status



www.mulberryhomenorfolk.co.uk

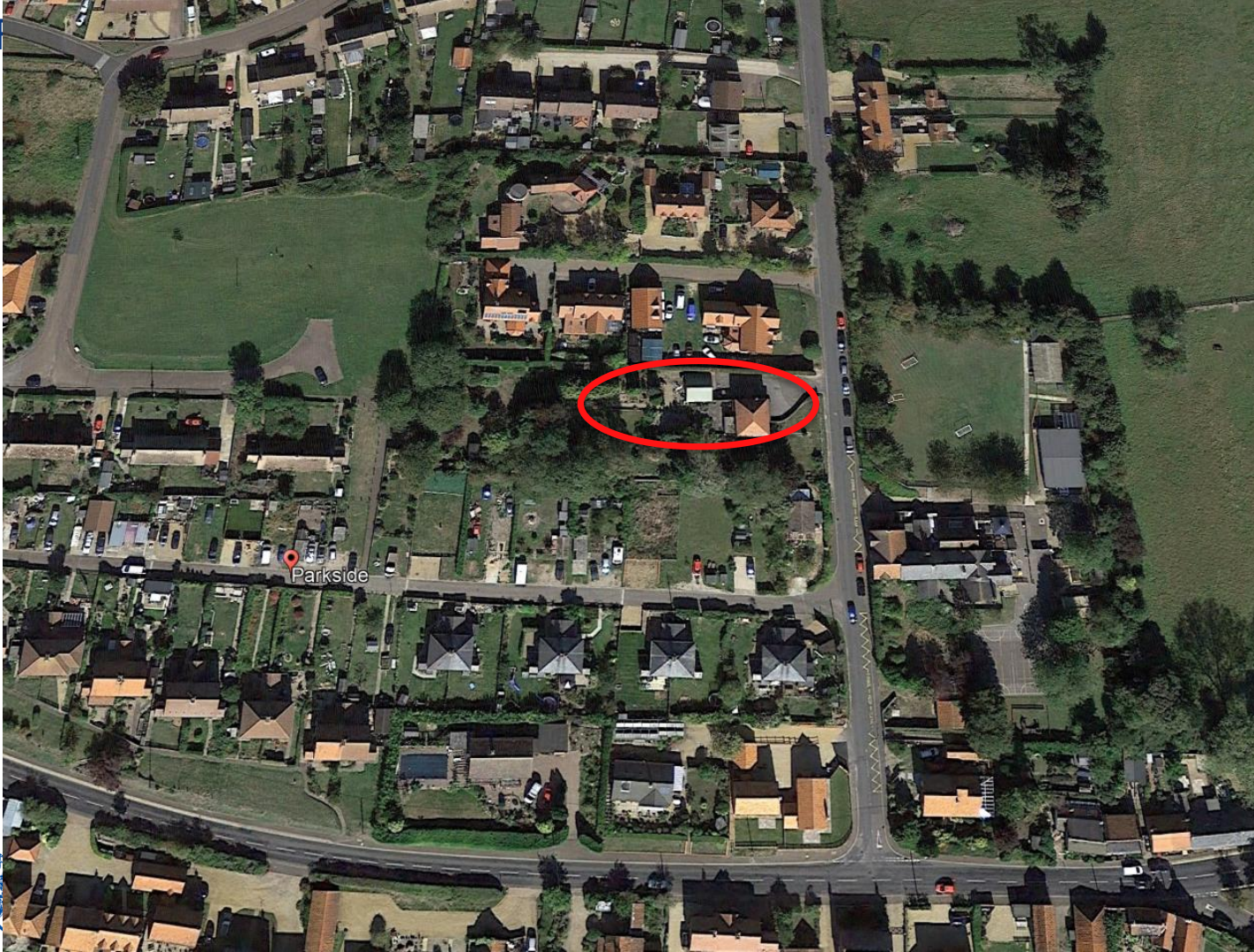
OFFICE BUILDING - BARONS HALL FARM
BARONS HALL LANE - TACKHAM
NORFOLK - NE21 8JH
TELEPHONE - 01753 987500
email - j.miles@mulberryhstg.co.uk

PROPOSED CONSTRUCTION OF TWO
CHALET STYLED DWELLINGS CONSERV
LODGE, RINGSTEAD ROAD, SEDEGFORD,
PE30 9JQ

ALL PLANS, ELEVATIONS & SECTIONS
UNIT 2

Client: MH LTD
Date: 05/08/2022
Drawn by: JJD
Project number: 00048
Scale: D10, 1-00045
As indicated

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218



Looking west from Ringstead Rd towards access and Donor dwelling(Conifer Lodge)



219



220



Neighbouring property to the north

221



Looking north along Ringstead Rd

222



Rear garden of donor property showing boundary with site

223



Rear garden of donor property looking south

224



Rear of donor property from site

225



Site facing south showing boundary with donor dwelling

226



Site facing west



227



View facing north towards site from Parkside

228



View facing north showing donor dwelling from Parkside

229

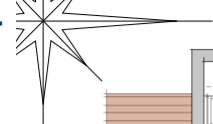


230



231





1 02 FIRST FLOOR
1:50



3 EAST ELEVATION
1:100



4 NORTH ELEVATION
1:100

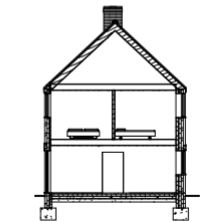
232



2 00 GROUND FLOOR
1:50



5 WEST ELEVATION
1:100



6 Section 3
1:100



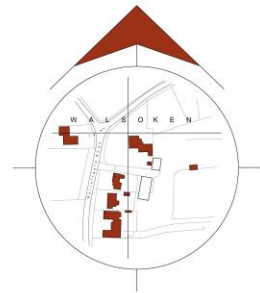
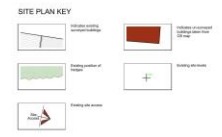
7 SOUTH ELEVATION
1:100



23/01743/F



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Site Plan
Scale: 1:500

Location Plan
Scale: 1:500

Contract Notes

1. The contractor shall ensure that all materials and workmanship are in accordance with the specifications and standards set out in the contract documents.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
3. The contractor shall ensure that the site is kept safe and secure at all times during the construction period.
4. The contractor shall ensure that the site is left in a clean and tidy condition at the end of the construction period.

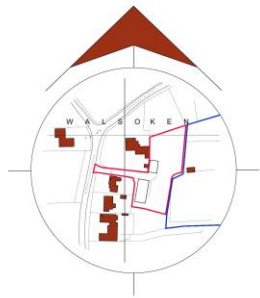
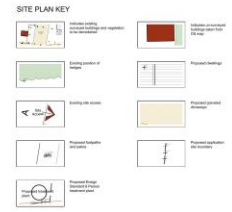
CONSTRUCTION ORDER MANAGEMENT REGULATIONS 2003

The following information must be used in accordance with the provisions of the Construction Order Management Regulations 2003. The contractor shall ensure that the site is kept safe and secure at all times during the construction period. The contractor shall ensure that the site is left in a clean and tidy condition at the end of the construction period.

AS EXISTING



Prepared: [Name]	Checked: [Name]	Scale: 1:500	Date: 10/11/2023
Drawn: [Name]	Reviewed: [Name]	Scale: 1:500	Date: 10/11/2023
Site & Location: [Name]	Scale: 1:500	Date: 10/11/2023	



Site Plan Scale: 1:500

Location Plan Scale: 1:1000

General Notes:
 1. The drawings are to be read in conjunction with the accompanying text.
 2. The drawings are to be read in conjunction with the accompanying text.
 3. The drawings are to be read in conjunction with the accompanying text.
 4. The drawings are to be read in conjunction with the accompanying text.
 5. The drawings are to be read in conjunction with the accompanying text.

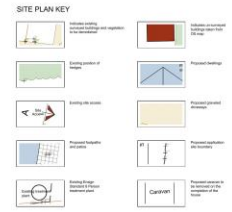
Previously approved plan 21/02377/F

Revision		
1	Issue	2023
2	Revised	2023
3	Issue	2023
4	Revised	2023

FOR APPROVAL



Project	Walsoken	Client	Walsoken
Site	Walsoken	Drawn	W.E.
Scale	1:500	Check	W.E.
Author	W.E.	Date	2023
Project Manager	W.E.	Scale	1:500
Project Engineer	W.E.	Scale	1:500
Project Designer	W.E.	Scale	1:500
Project Checker	W.E.	Scale	1:500
Project Approver	W.E.	Scale	1:500



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Roof Plan
Scale: 1:100



Front (W) Elevation
Scale: 1:100



Side (S) Elevation
Scale: 1:100



Rear (E) Elevation
Scale: 1:100



Side (N) Elevation
Scale: 1:100



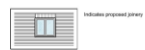
Ground Floor Plan
Scale: 1:100

- General Notes
1. All dimensions are shown in feet unless otherwise stated.
 2. The drawings, sub-contractors and suppliers must refer the dimensions on and plan to the commencement of any work.
 3. The drawing is to be read in conjunction with all relevant regulations and standards, sub-contract drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

WALL KEY



ELEVATION KEY



Current proposal Barn 2

FOR APPROVAL



SWANN EDWARDS ARCHITECTURE
 Swan Edwards Architecture Limited, Swan Edwards Architects,
 2000 Barns, The Barn, Southey, Wetherby, Leeds LS12 9JQ
 01937 553333 • info@swannedwards.co.uk • www.swannedwards.co.uk

As the Proposed replacement dwellings The Barn Burntgate Road, Wetherby For: Mr S McCurdy	Date August 2023	Drawn by G.E. Checked by S.M.
Issued for the Planning Drawing - Part 2 Floor Plan, Roof Plan and Elevations	File No: SE-1592	Plot Size A1
	Rev No: 00-2103	Revision A

241



Swann Edwards Architecture Limited, Swann Edwards Architecture,
Black Barn, Fen Road, Guyhim, Wisbech, Cambs. PE13 4AA
t 01945 450694 e info@swannedwards.co.uk w www.swannedwards.co.uk

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243



244



245



View of Barn 2 from centre of the site – The Limes/ No. 1 beyond



246



View of common boundary with The Limes/No.1 from driveway



247



View to rear of Barn 2



248



View of Barn 1 from SE corner of the site



249



Southern boundary common with No.9



250



Common boundary with Nos. 5 & 7



Speaker Slides Duncan Ford

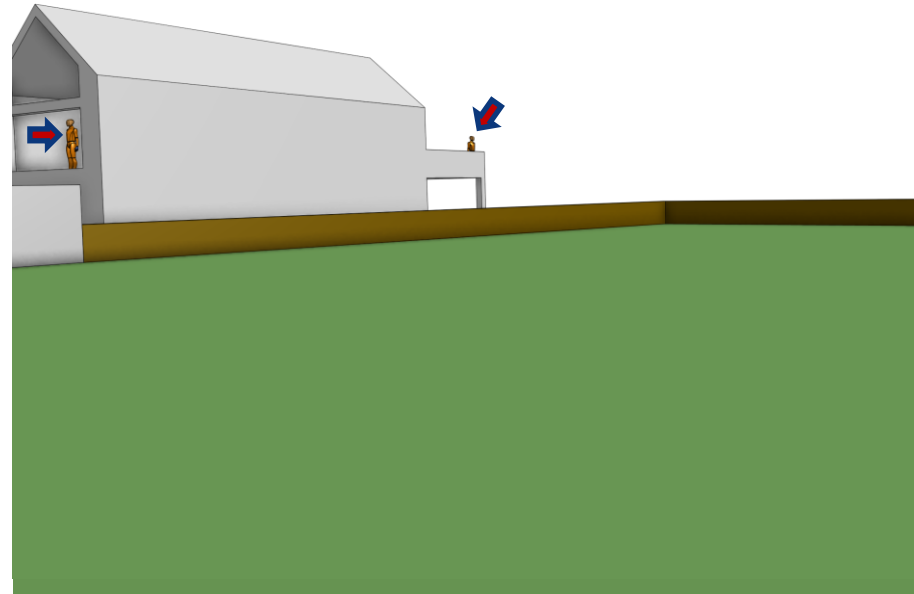


Overlook and Noise Pollution Impact for Garden of No.9

Current



Proposed



- Overlook impact
- Unconventional “upside-down” house
 - Increased overlook (active rooms on first floor and protruding balcony)
 - Light pollution (large windows in active rooms on first floor)
 - Noise pollution (balcony for parties with unhindered overlook)
- Inconsistent with surrounding dwellings
- Unsympathetic to approved dwelling it replaces
 - Change from barn to modern executive glasshouse
- No ecology impact assessment
- Breaks contract signed on purchase
- Will establish precedent for building outside the defined development area

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END OF PRESENTATION

