



Planning Committee
Monday, 1st September, 2025 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. **Decision on applications** (Pages 2 - 83)

The Committee is asked to consider and determine the attached Schedules of Planning Applications submitted by the Assistant Director.

Contact

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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

1 September 2025

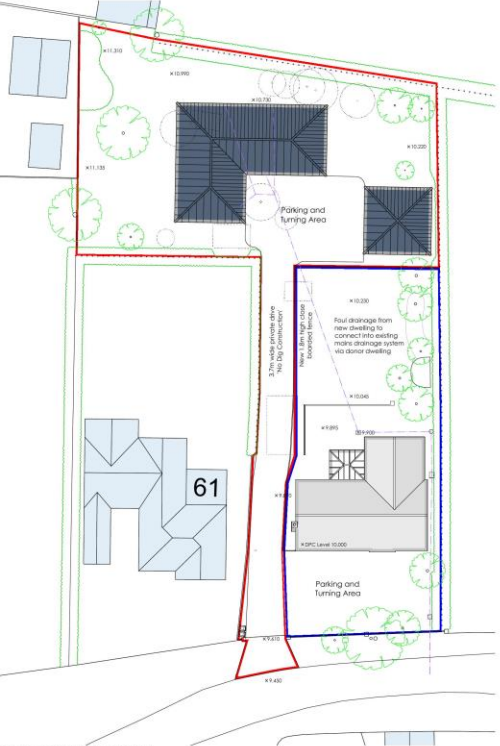
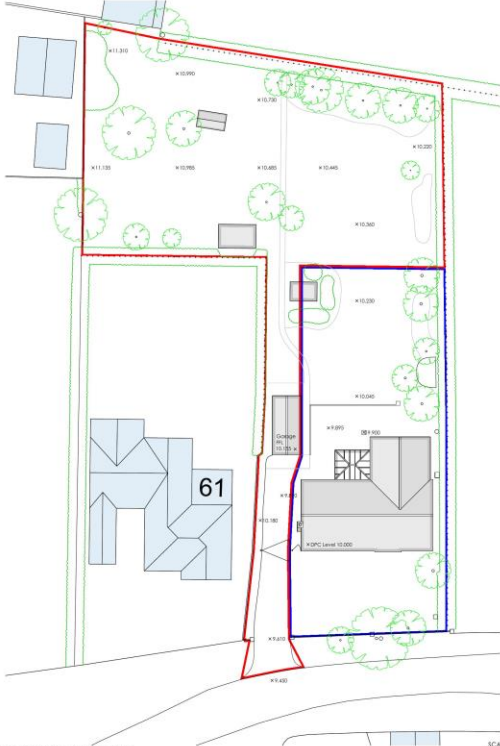
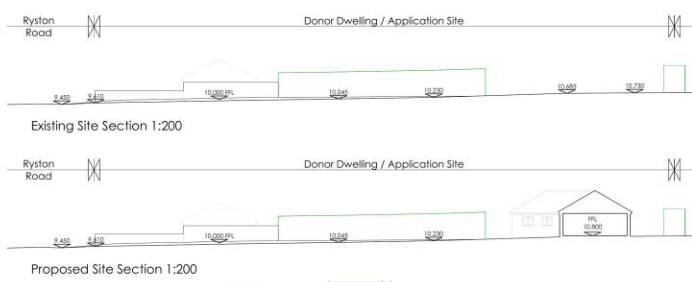
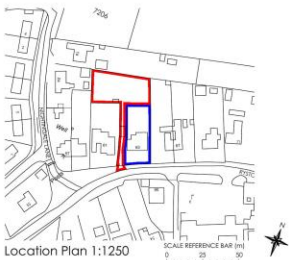
Agenda Item 9



25/00836/F

3





Notes

1. The height of the above the ground level of the site is shown in the table below.
2. The height of the above the ground level of the site is shown in the table below.
3. The height of the above the ground level of the site is shown in the table below.

Revisions

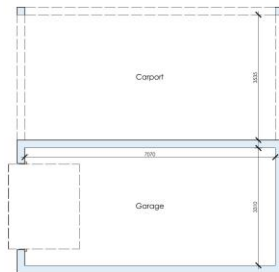
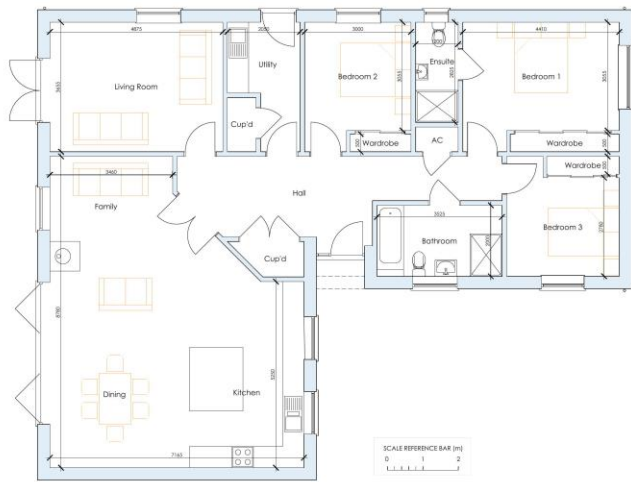
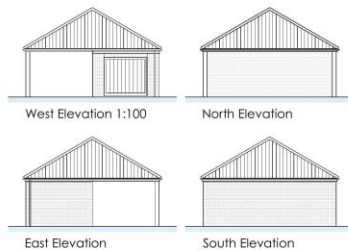
A	10/04/2020	Plan updated to include survey information and detailed proposal.
B	16/05/2020	Copy to correct to No 63 Ryston Road and site address shown.
C	14/03/2020	Copy to correct.

IAN · H · BIX
Associates Ltd
M · C · F · A · T
ARCHITECTURAL AND
BUILDING CONSULTANTS
SANDFORD HOUSE, 125/131, NEW, WEST, WHOLE
KING'S LYNN, NORFOLK PE30 1DT
TEL: 01553 844077 FAX: 01553 844078

Project
Proposed Dwelling
Land to rear of
63 Ryston Road
Denver

Drawing Title
Existing and Proposed
Site and Location Plans

Scale	1:200 & 1:1250
Date	December 2024
Drawn	MC
Drawing No.	2655-01C



Notes	
1.	The copyright of this drawing is the property of IAN · H · BIX, M · C · F · A · T, and shall not be reproduced without written consent.
2.	Measurements to be checked on site by the Contractor's surveyor in accordance with the Building Regulations.

Revisions	
A	05.03.2023
B	14.03.2023
A: Correct for dinner dwelling related to plan. B: Correct for dinner dwelling related to plan.	

IAN · H · BIX Associates Ltd M · C · F · A · T ARCHITECTURAL AND BUILDING CONSULTANTS SHARPEY HOUSE, LITTLE WAY, WEST WITCH WIMBORNE, DORSET DT99 1DD TEL: 01503 844077 FAX: 01503 844075	
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Project	Proposed Dwelling Land to rear of 63 Ryston Road Denver
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Drawing Title	Proposed Plans and Elevations
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Scale	1:50 4 1:100
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Date	April 2023
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Drawn	ME
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Drawing No.	2655-02B
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9



Looking towards west boundary



7



Looking towards north boundary



8



West boundary

6



Looking towards east boundary

10



Northwest corner of site

11



View from north boundary looking south

12



View from north boundary looking south towards no.63

13



Looking west towards no.63 garage

14



Looking north from no.63 garden

15



16



Looking east on Ryston Road

17



View of no. 63 from streetscene

18



No. 63 existing drive

25/01036/F



20

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Location Plan 1:1250



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DRAWN ~ TRR

REVISED ~

CHECKED ~



ACS ARCHITECTURAL

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- E. info@acs-architectural.co.uk

Address

8 Park Hill
Dersingham
Norfolk
PE31 6NE

what3words
gurgling.urban.shame

Title

Location Plan

Date

(First Issued) 20.01.25 (Last Revision) 00.00.00

Paper

A4

Drawing No.

941/24/00

Rev.

0



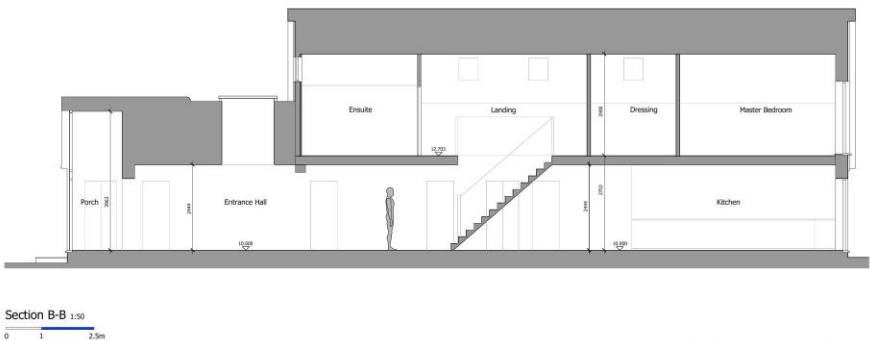
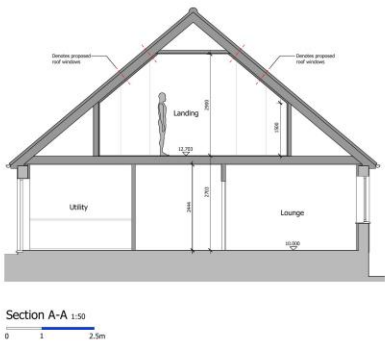


Existing Elevations



Proposed Materials

- Red facing brickwork
- Render system
- Grey weatherboarding
- Natural clay pan tiles
- Flat roof system
- Grey Upvc or aluminium windows and doors
- Black gutters and downpipes



Note
Site and floor levels to
remain as existing.



A. UNIT 3 Proppfields Retail Park
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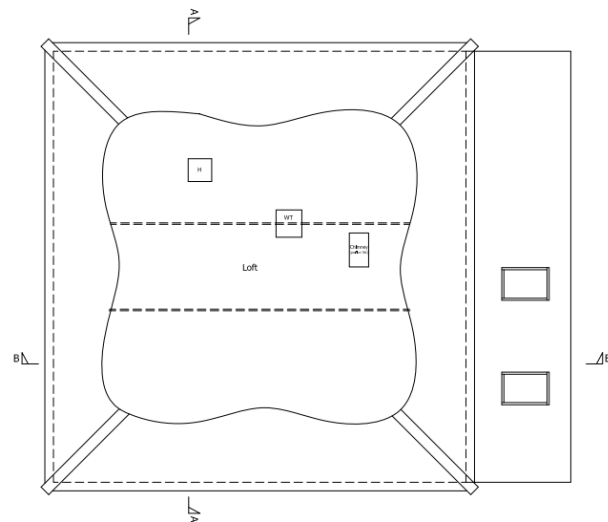
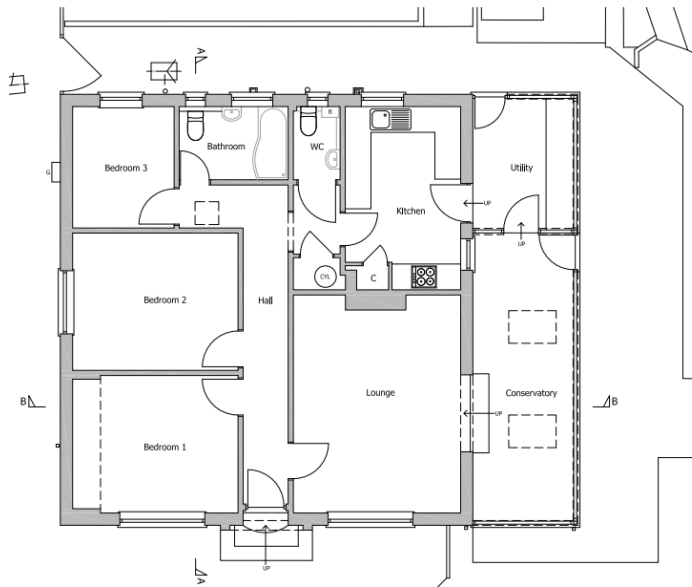
Project
Proposed Extension and Alterations
8 Park Hill
Dersingham
Norfolk
PE33 0NE
Architects:
@architectural

Title
Proposed Elevations and Sections

Date
Drawn: 13.05.23
Checked: 09.07.25
Paper
A1
Rev.
941/24/04 C

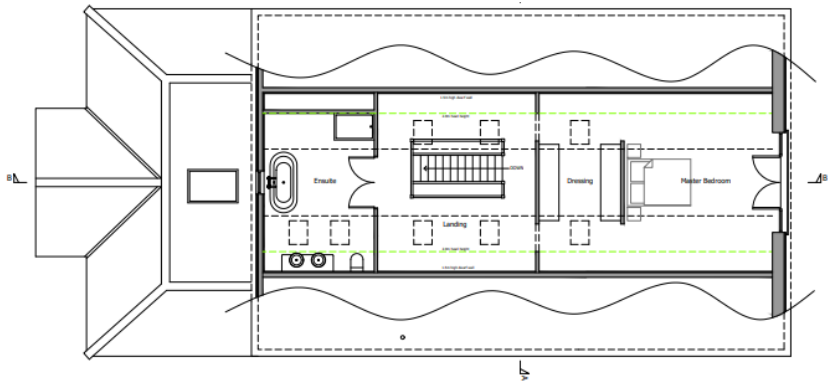
Proposed Elevations and Sections

23

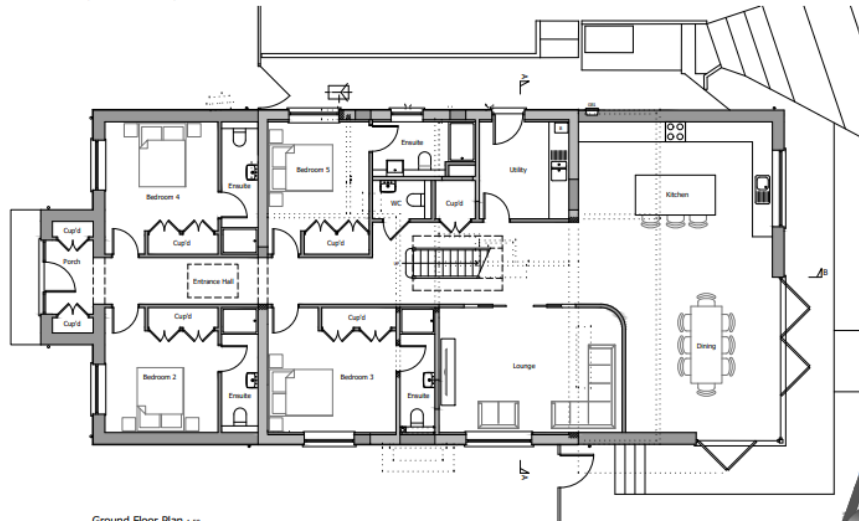


Existing Floorplan



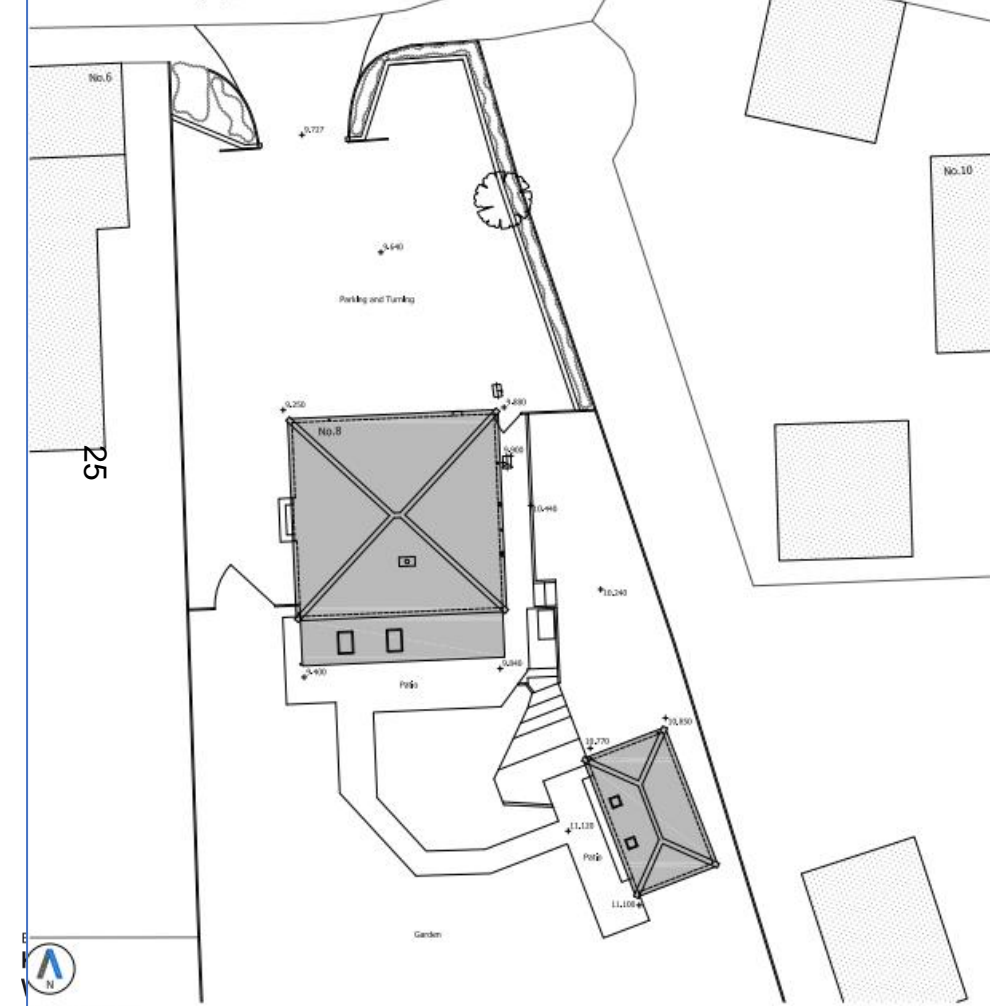


First Floor Plan 1:50
0 1 2.5m

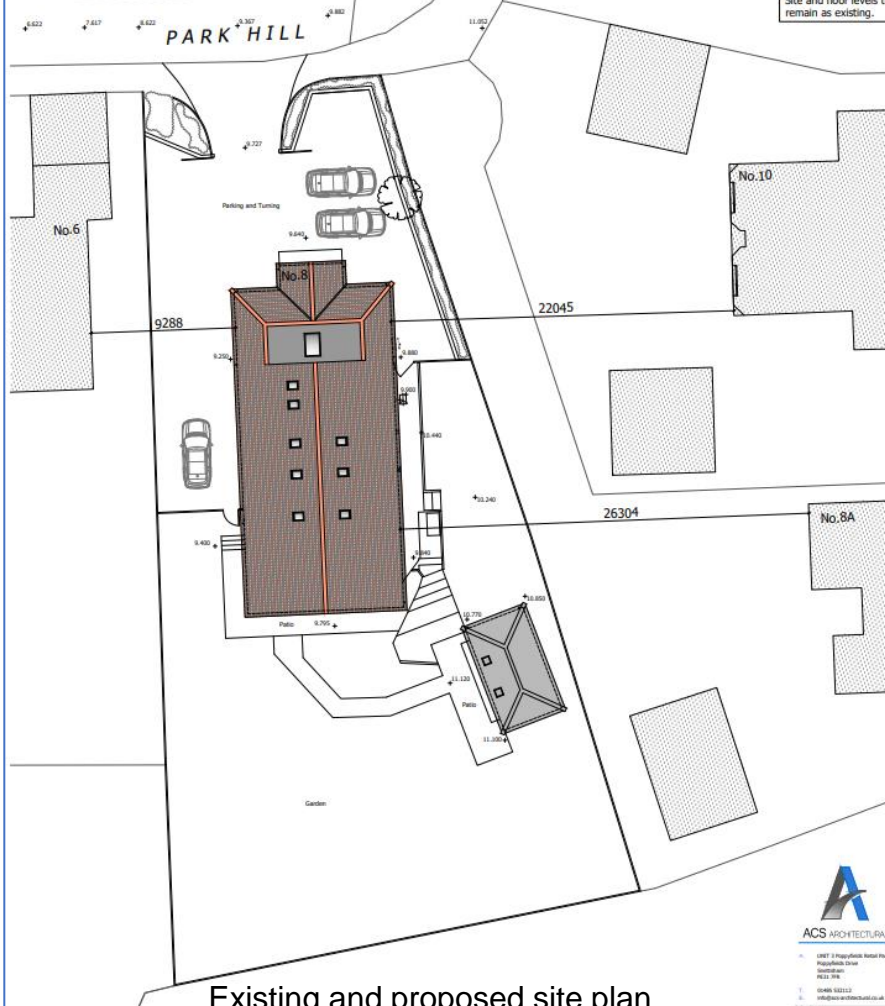


Proposed floorplan





Site and floor levels to remain as existing.



26



View toward site from North



27



North Elevation



28



29



North Elevation (RHS)



30



31



West Elevation



32



View from rear of site looking northwest

33



South Elevation





View to South (rear)



35



View to east from site



36



View west along Park Hill





View to the North from top of Park Hill



38



View to south from top of Park Hill with site to
RHS





View of site from east



40



View of site from east

41



View of site from east



42



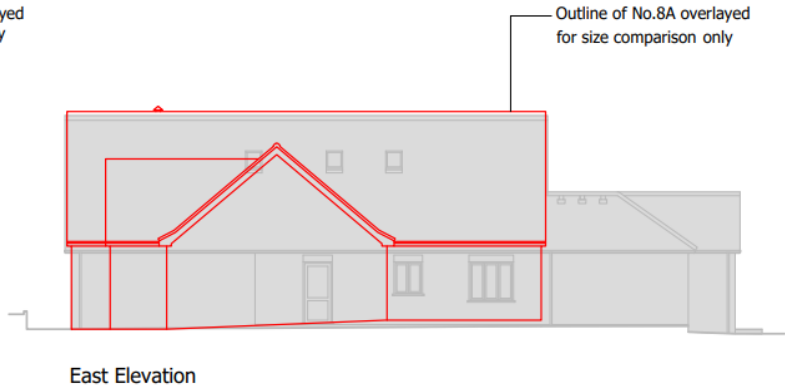
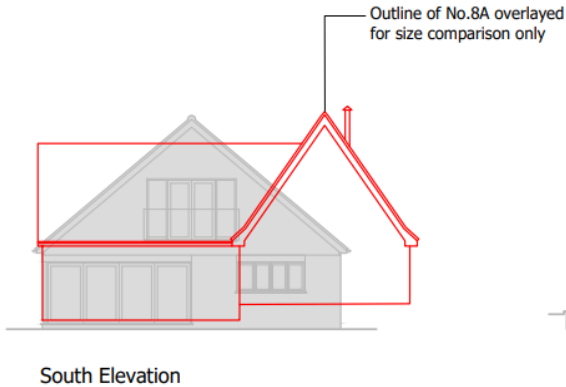
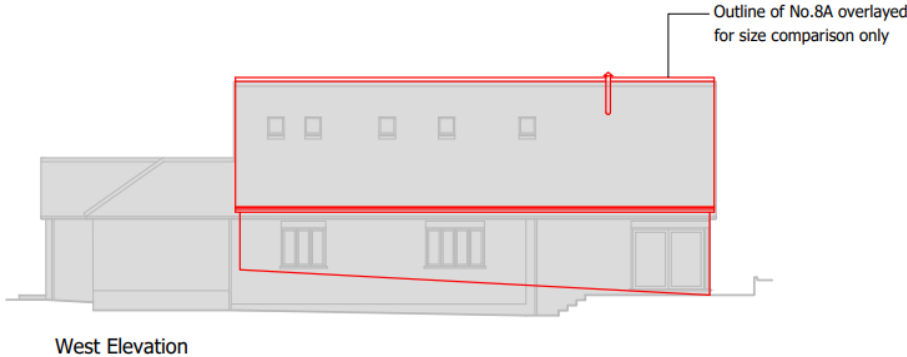
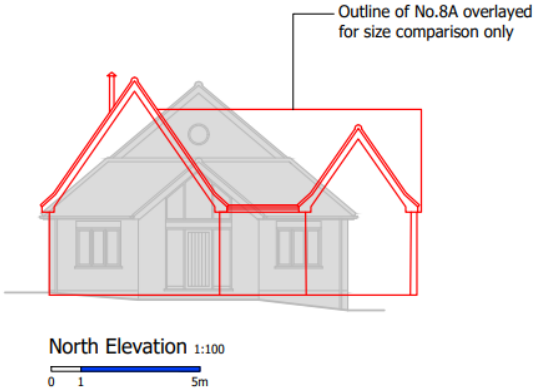
Dwellings at top (east) of Park Hill

43



Looking up Park Hill toward east

44

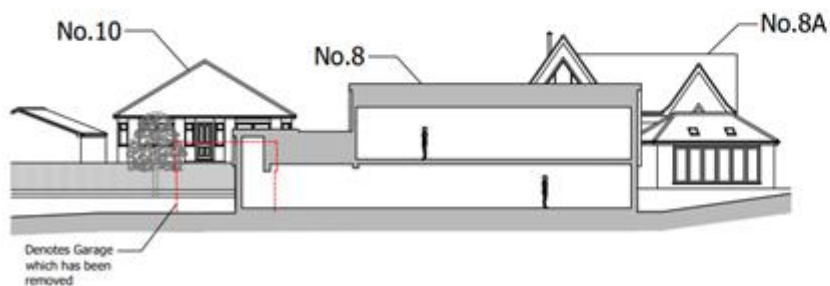
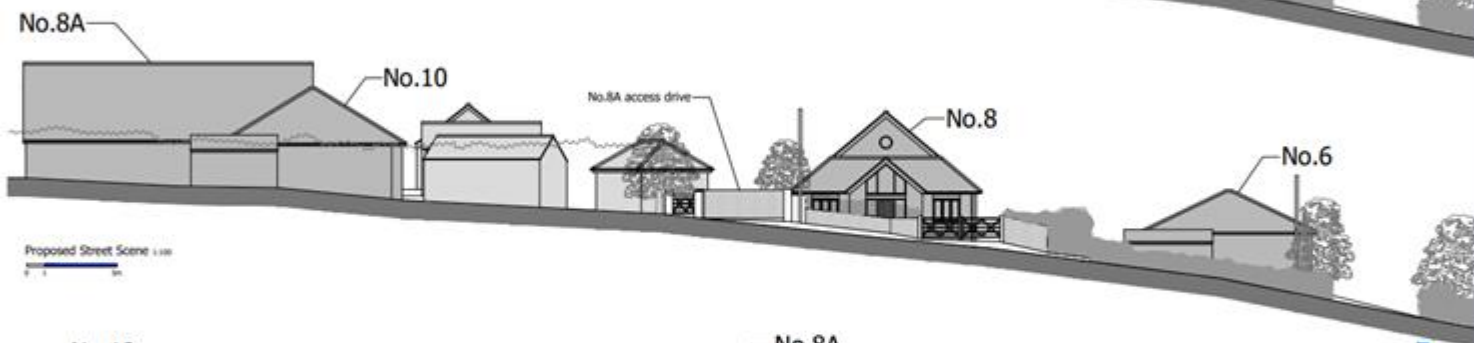


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Project
Proposed Extension
8 Park Hill
Dersingham
Norfolk
PE31 6NE

what3word
gullin.urban.sh



Proposed Site Section 1-100

Street Scene Key



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Project
Proposed Extension and Alterations
to Hack Hill
Derbyshire
Market
PL 21 400

Title

Date: 11/28/20
Drawing No.: 941/24/06



Speaker Slide Malcolm Dady

46



47

Daily-Batch statement information -Application No 25/01036/F- 8 Park Hill, Dersingham



Photo showing lounge window that would be blocked by mass of roof to half way up the small top window –

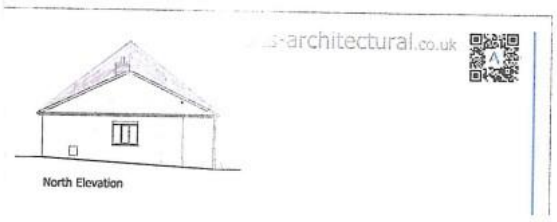
Blocking of top window shown in architects drawing on left of diagram.



Measurements verbally provided by architect. Showing additional height and some of the extended length to side of property which finishes further than the photograph shows.



REF No 25/01036/F 8 PARK HILL



48



PROPOSED VIEW FROM NO 10 PARK HILL

Speaker Slide

Parish Council

Coral Shepherd

49



50



25/00846/F

51





52





Proposed Site Plan Scale 1:250

Site levels to remain as existing

Proposed Elevations Scale 1:100



East Elevation



West Elevation



North Elevation

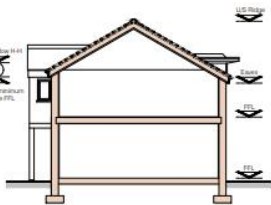


Proposed First Floor Plan Scale 1:100



Proposed Ground Floor Plan Scale 1:100

Material Legend
Walls - Timber Cladding, Flint, Brick
Roof - Clay Pantiles, Zinc
Doors/Windows - Aluminum



Proposed Basic Section Scale 1:100

STRATA
ARCHITECTS

Unit 12, Green Oakside, Thornham Road,
Horse over the Sea, Norfolk, PE36 6LS
Tel: 01328 786559 Web: www.strataarchitects.com

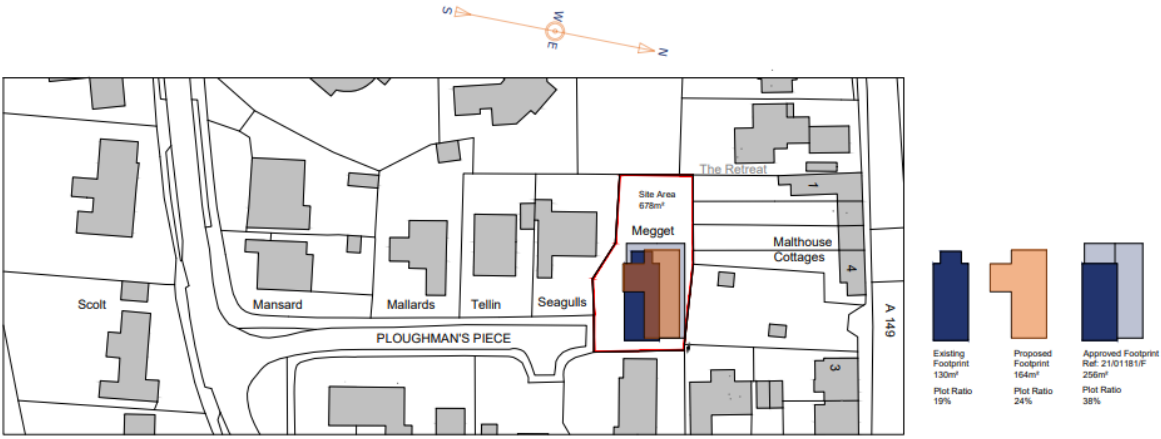
Project:
Megget
Thornham
Ploughman's Piece
PE36 6NE
Title:
Proposed New Dwelling
Plans, Elevations & Section

Proposed	
Scale:	Date:
As Shown @A2	11/07/23
Drawn:	Checked:
Shooting issued for:	
Planning	
Drawn No:	Rev:
684-002	B

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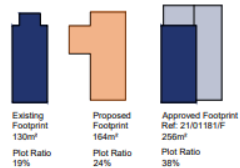


54



Part Plan of Ploughman's Piece - Scale 1:500

Main Element of Proposed Dwelling moved 4.2m North reducing impact on Seagulls. Improving on site parking and turning; utilising North shaded garden area where approval was given for extension reference 21/01181/F



Sectional Street Scene of Ploughman's Piece - Facing West - Scale 1:500

Red Line is outline of existing dwelling

STRATA ARCHITECTS

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Project:
Megget
Thornham
Ploughman's Piece
PE36 6NE

Title:
Proposed New Dwelling
Location Plan & Street Scene
Impact Assessment

Scale(s):
As Shown @A2 19/10/23

Drawn: J.L. Checked: J.L.

Drawing issued for: Planning

Dwg No: 684-004 Rev:

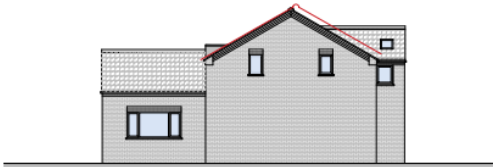
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55



Proposed Site Plan Scale 1:250 Site levels to remain as existing

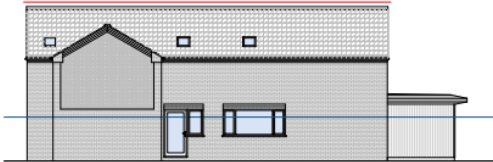
Proposed Elevations Scale 1:100



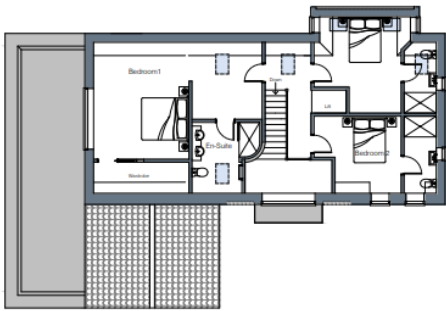
East Elevation En Suite Windows with obscured glazing



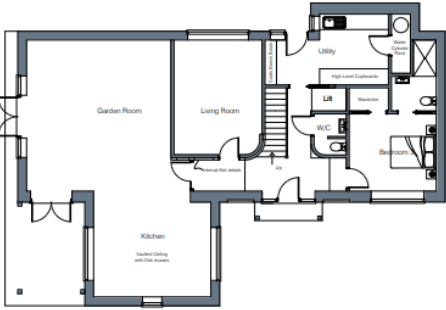
West Elevation



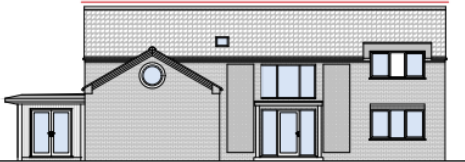
North Elevation First Pebbles North Boundary Fence Line



Proposed First Floor Plan Scale 1:100

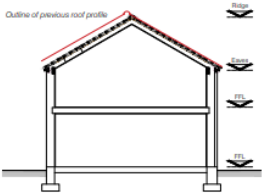


Proposed Ground Floor Plan Scale 1:100



South Elevation First Pebbles

Material Legend
Walls - Timber Cladding, Flint, Brick
Roof - Clay Pantiles, Flat Roof
Doors/Windows - Aluminum



Proposed Basic Section Scale 1:100



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Project
Megget
Thornham
Ploughman's Piece
PE36 6NE

Title
Proposed New Dwelling
Plans, Elevations & Section

Proposed
Scale(s) As Shown @A2 Date 14.05.2025

Drawn J.L. Checked J.L.

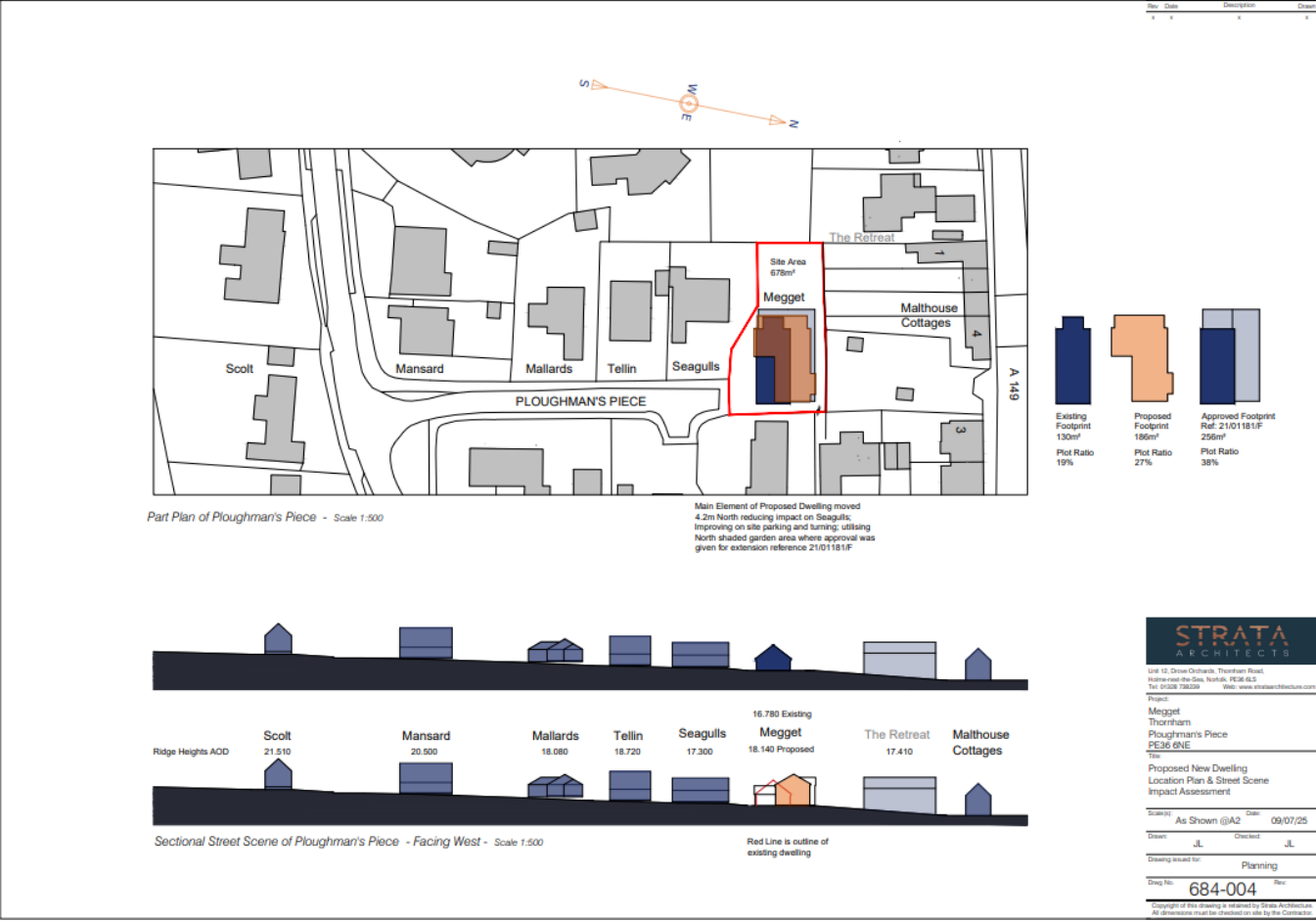
Drawing issued for Planning

Drawn 684-002 Rev

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56



Sectional street scene



Street scene existing – looking to the west side of Ploughmans Piece



Street scene existing –
looking to the east side of Ploughmans Piece

58



Street scene proposed – looking to Megget

59



Street scene existing – looking from Megget onto Ploughmans Piece

60



Neighbouring dwelling (Alverley) to the east



61



Neighbouring dwelling (Seagulls) to the southwest

62



Relationship to the neighbouring dwelling (Seagulls) to the southwest

63



The dwelling – Megget (South)

64



On site looking south



65



On site looking west

66



On site looking northwest





On site looking northeast (4 Rushmeadow)

68



On site looking towards Megget (west and north elevation)

69



Neighbouring dwelling (Alverley) to the east

70



Relationship to the neighbouring dwelling (Alverley) to the east



71



Street scene existing – looking towards Megget from the A149

72



Street scene proposed – looking towards Megget from the A149

25/00389/F

73

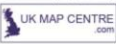


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LOCATION PLAN



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0m 1cm = 12.5m 62.5m
Scale 1:1250





76



Existing access point to Biggs Road, hedgerow along boundary



77



25/03/2025 11:09

Caravans existing along site's front boundary

78



25/03/2025 11:10

Caravans existing along site's front boundary

79



25/03/2025 11:09



North boundary of the site viewed internally

80



25/03/2025 11:09

View of south boundary showing adjoining use



81



25/03/2025 10:43

Site's north boundary as viewed externally



82



25/03/2025 10:40



Existing highway at Biggs Road

End of Presentation

88

