



Planning Committee
Monday, 1st December, 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. **Presentation** (Pages 2 - 35)

Contact

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Planning Committee

01 December 2025

Agenda Item 9



25/01520/F

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PROPOSED BLOCK PLAN — SCALE 1:200

0 m 10 m NORTH

TELEGRAPH POLE & OVERHEAD CABLES

GARAGE

LIGHT (INTERMITTENT & SHIELDED)

EXISTING SEWER CONNECTION

RETAINED PEDESTRIAN & VEHICLE ACCESS

NEW PLANTED BOUNDARY +50%

THOMAS FAIRE ARCHITECTS — RIBA
10 ULPH PLACE BURNHAM MARKET, NORFOLK, PE31 8HQ
TEL. 01328 738 276 — tom.tomfaire@gmail.com

SITE ADDRESS: No.11 WALKERS CLOSE, BURNHAM MARKET,
NORFOLK, PE31 8EP

PROPOSED BLOCK PLAN
DRAWING NUMBER — 302 Rev 01
SCALE 1:200 @ A3
DATE DRAWN — 01/09/2025

No.10 WALKERS CLOSE

HOUSE

GARDEN

AIR SOURCE HEAT PUMP IN ACOUSTIC ENCLOSURE

SOAKAWAY

RETAINED HEDGE

RETAINED TREE

RAINWATER

GARDEN

No.11 WALKERS CLOSE

TURNING ZONE

CAR PARKING

HOUSE

HOUSE

STORE

BIN STORE

EV CHARGING

EXISTING HEDGE REMOVED

No.12 WALKERS CLOSE

HOUSE

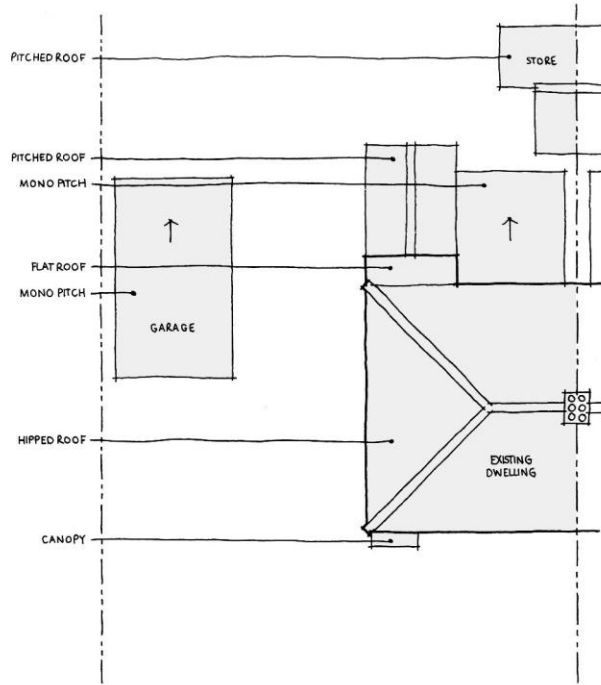
GARAGE

GARDEN

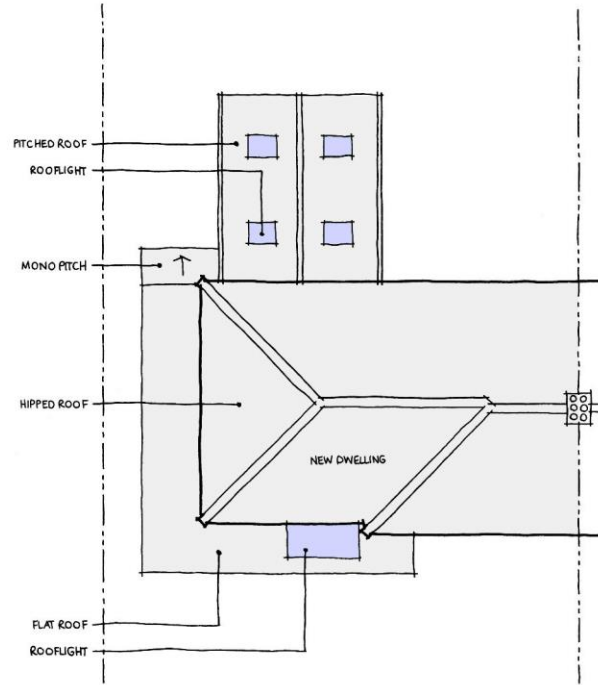
WALKERS CLOSE

DREAKE ROAD

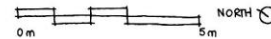
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EXISTING ROOF PLAN - SCALE 1:100



PROPOSED ROOF PLAN - SCALE 1:100



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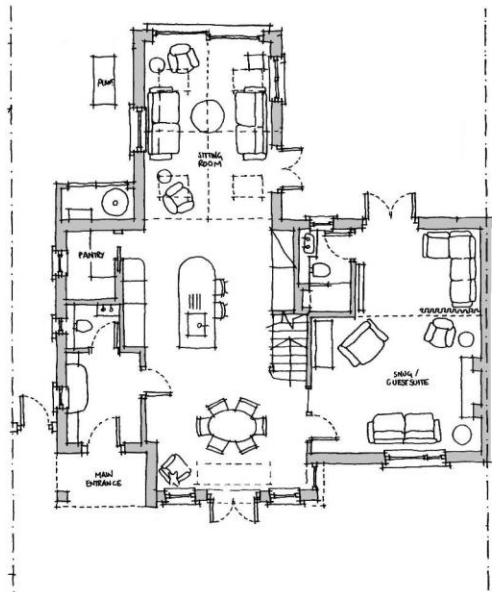
EXISTING & PROPOSED ROOF PLAN

DRAWING NUMBER - 311

SCALE 1:100 @ A3

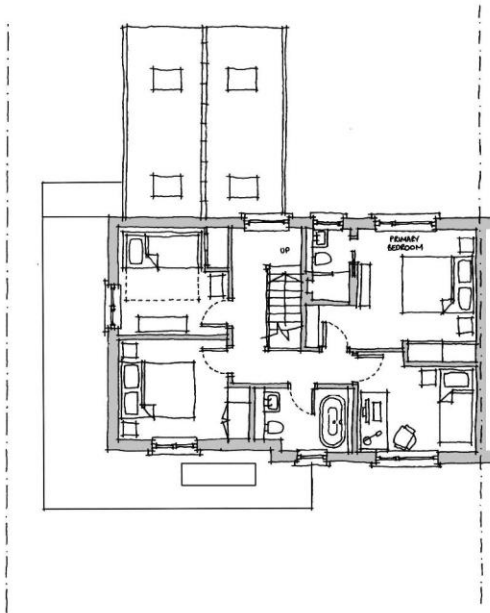
DATE DRAWN - 01/09/2025

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GROUND FLOOR PLAN - SCALE 1:100

1m 2m 3m 5m NORTH



FIRST FLOOR PLAN - SCALE 1:100

1m 2m 3m 5m NORTH

THOMAS FAIRE ARCHITECTS - RIBA
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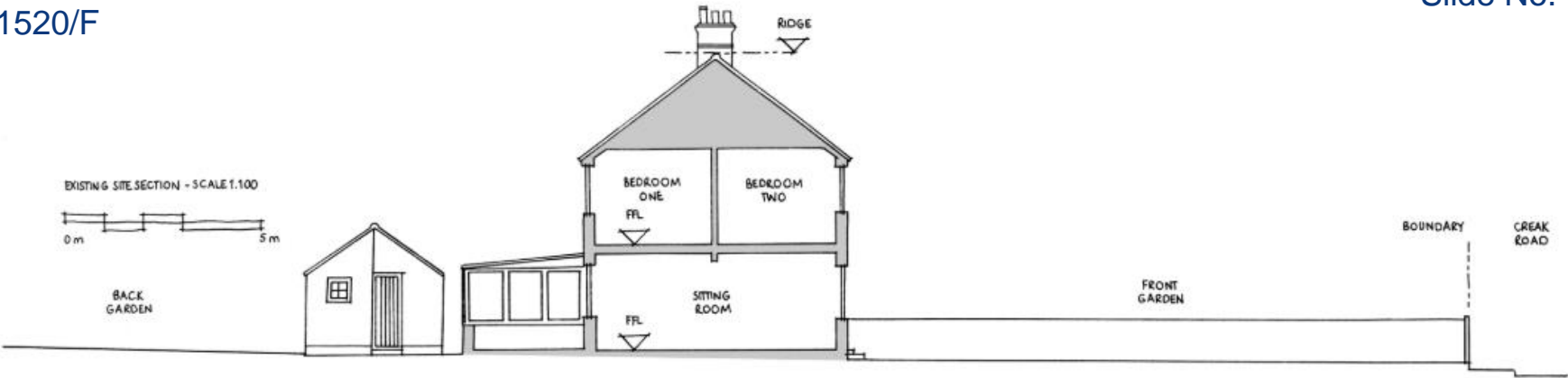
PROPOSED GROUND FLOOR & FIRST FLOOR PLAN

DRAWING NUMBER - 313

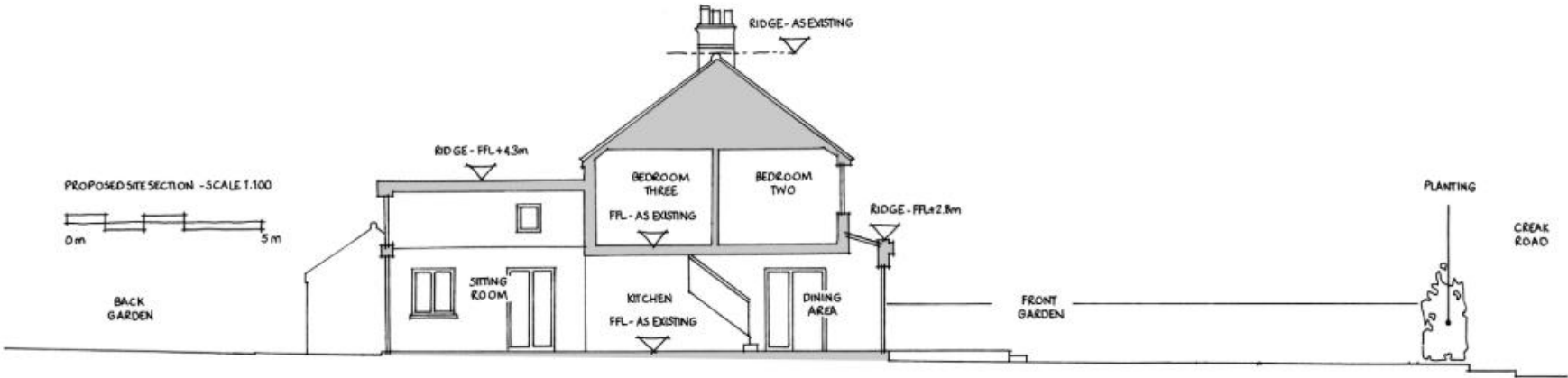
SCALE 1:100 @ A3

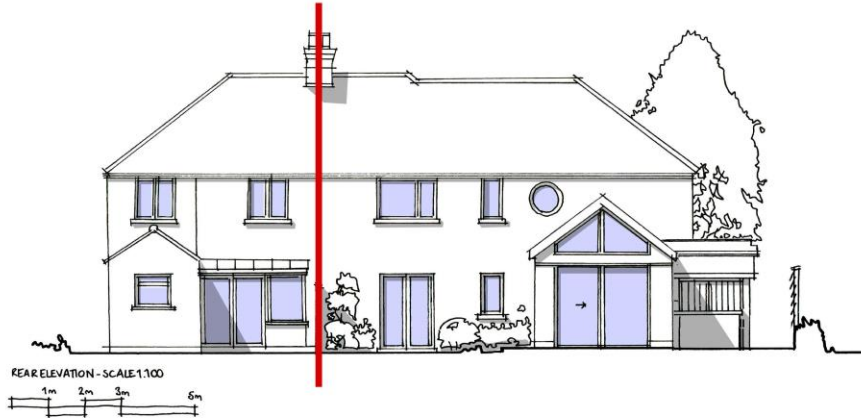
DATE DRAWN - 01/08/2025

25/01520/F



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TEL. 01328 738 276 - tom.tomfare@gmail.com

SITE ADDRESS: No.11 WALKERS CLOSE, BURNHAM MARKET,
NORFOLK, PE31 8EP

PROPOSED ELEVATIONS FRONT & BACK

DRAWING NUMBER - 322

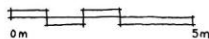
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DATE DRAWN - 01/09/2025

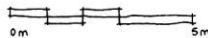
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PROPOSED ELEVATION SIDE - SCALE 1:100



PROPOSED ELEVATION COURTYARD - SCALE 1:100



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PROPOSED ELEVATIONS SIDE & COURTYARD

DRAWING NUMBER - 323

SCALE 1:100 @ A3

DATE DRAWN - 01/09/2025

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View E from access

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View East across Creak Road

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View SE across Creake Road



View NE across Creak Road







View SW from rear garden

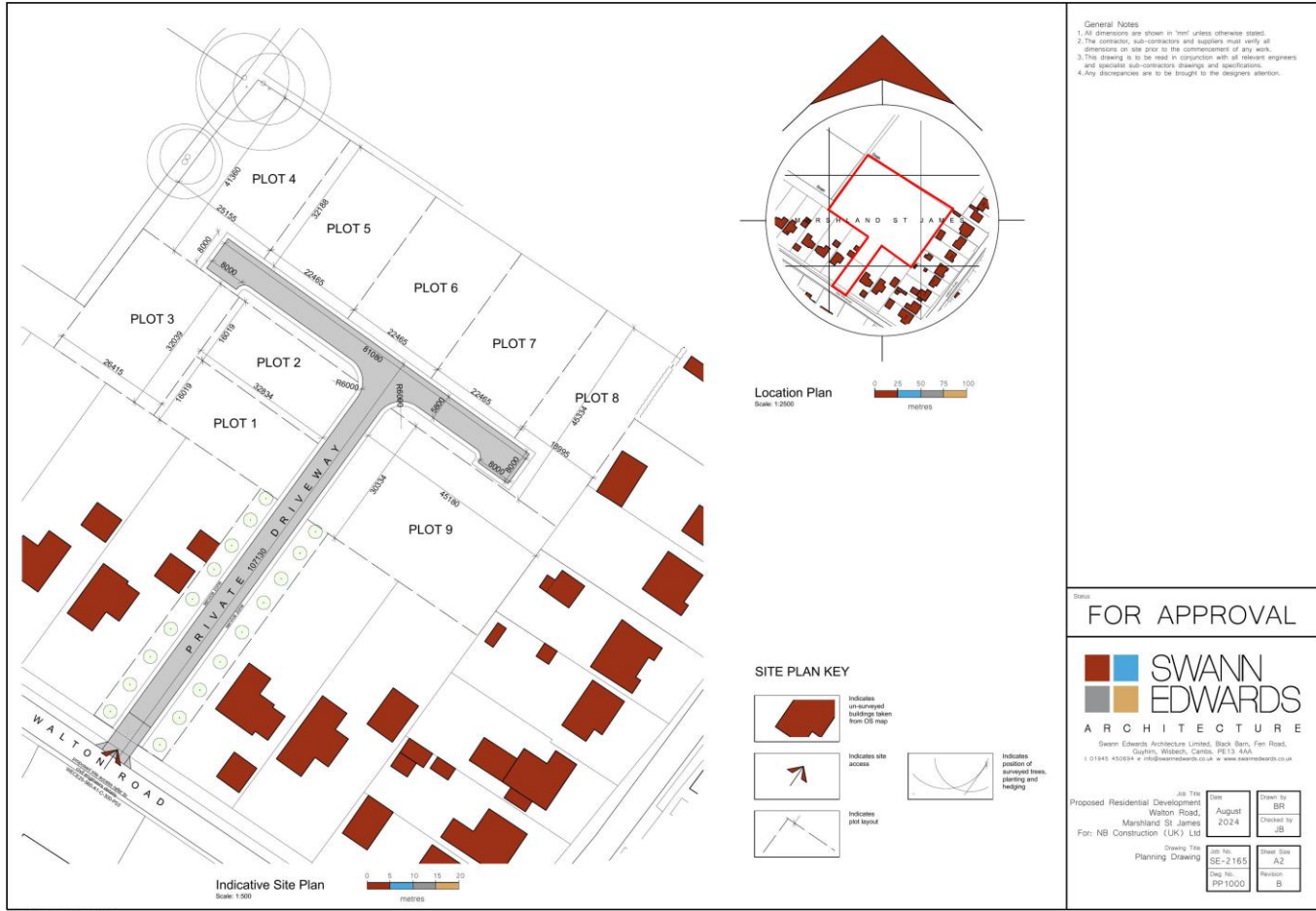


View east from rear garden adjacent to existing house

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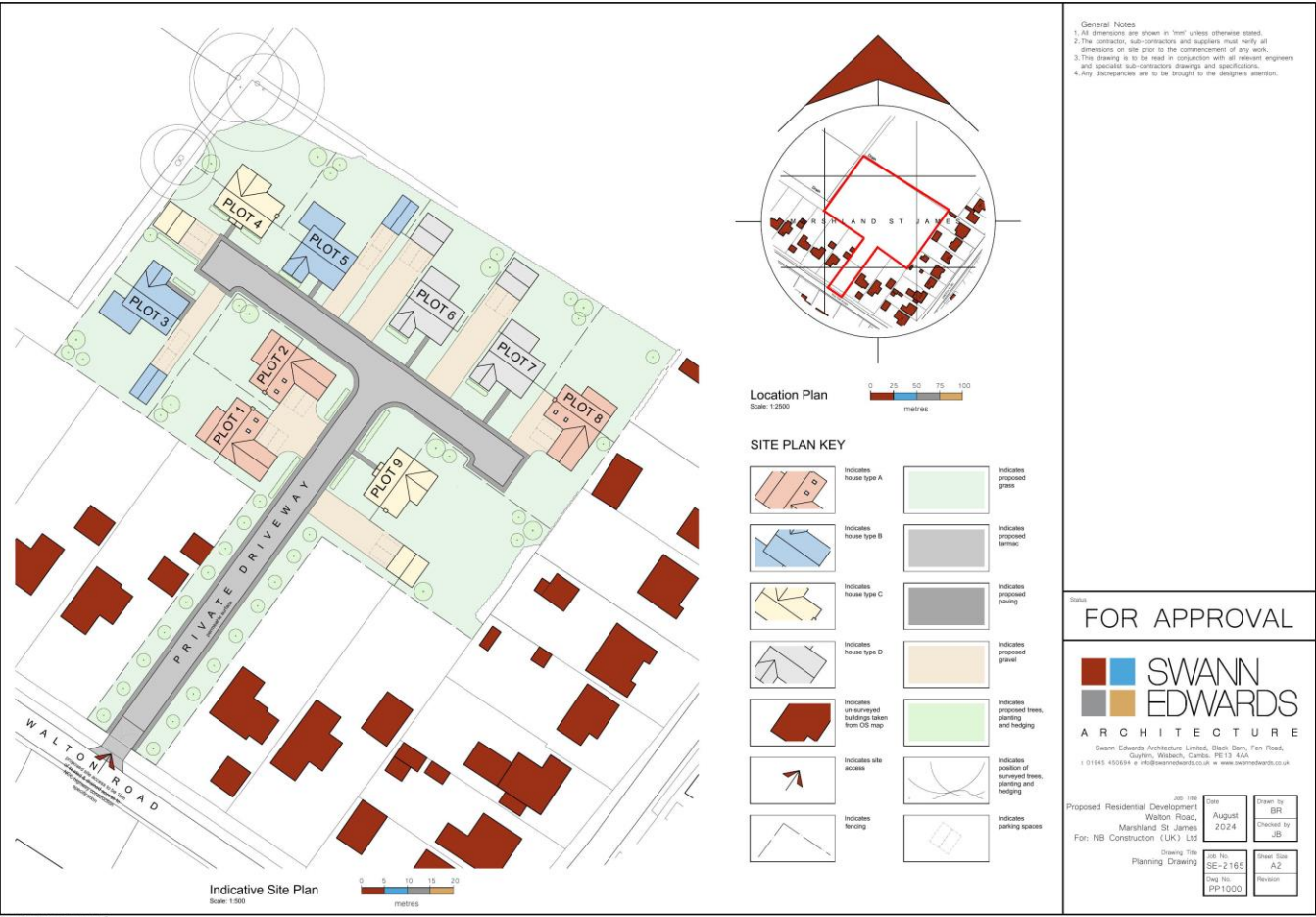




TABLE TAKEN FROM CLASS 2 SUBBASE ONLY TABLE FD4 FROM Norfolk Partnership Laboratory "Pavement design and construction Guide for Estate Roads (Section 38) and Section 106/278 Works."

QV

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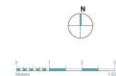



TABLE TAKEN FROM CLASS 2 SUBBASE ONLY TABLE FDM FROM Norfolk Partnership Laboratory "Pavement design and construction Guide for Estate Roads (Section 38) and Section 106/278 Works."





Existing access onto Walton Road





House to SE of access drive



View to NW at head of drive





The Smeeth

View NE from head of drive

The Smeeth



Walton Road



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View SE from head of drive





View back towards Walton Road/access point



View NW along Walton Road from access point



View SE along Walton Road from access point

End of Presentation

