



Planning Committee
Monday, 6th July, 2026 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

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

- a) Decision on applications (Pages 2 - 52)

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
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Chapel Street
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Planning Committee

6 July 2026

Agenda Item 9a

2

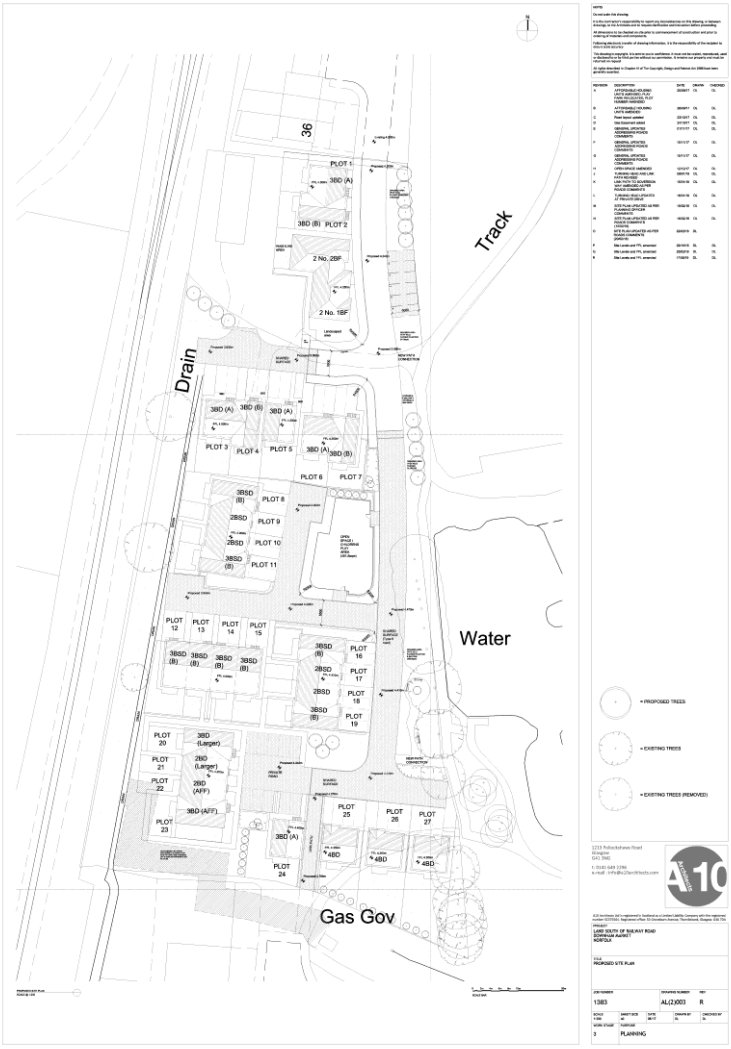


23/01141/FM

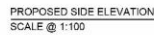
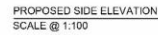
63



4



Previous approval
17/01536/RMM



• 1



PROPOSED FRONT ELEVATION
SCALE @ 1:100



PROPOSED SIDE ELEVATION
SCALE @ 1:100



PROPOSED REAR ELEVATION
SCALE @ 1:100



PROPOSED SIDE ELEVATION
SCALE @ 1:100

PLOT NUMBERS:
• 2,3,4 & 5

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Architect 10 is registered in Scotland as a limited liability company with the Companies Register (SC27124), registered office 405 Spixals Wharf, Glasgow, G4 7TA

ARCHITECT 10

LAND SOUTH OF RAILWAY ROAD
DOWNSIDE MARKET
KENTUCKY

PROPOSED ELEVATIONS
1 & 2 (SEE PLANS)
(PART 1 & 2)

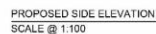
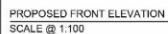
DATE	REVISION	BY	DATE	REVISION	BY
13/03		AL/4/007	B		

DATE	REVISION	BY	DATE	REVISION	BY
13/03		AL/4/007	B		

4

PLANNING





PLOT NUMBERS:
• 6,7 & 8

REVISION DESCRIPTION	DATE	DRAWN	CHECKED
A. UPDATED ELEVATIONS	08/02/2017	DL	DL
B. 10'-0" HIGH 12"x12"x5	08/02/2017	DL	DL

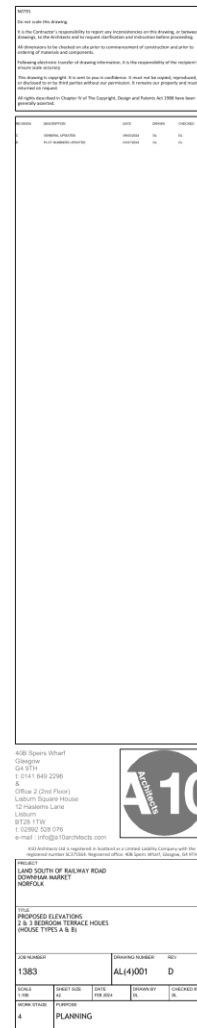
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Project number 1327004 Registered after 400 hours of work, Group 4, 10/11/04					
LAND SOUTH OF RAILWAY ROAD DOWMARKET MARKET NORFOLK					
THIS IS PROPOSED ELEVATIONS 3 BEDROOM TERRACE HOUSES (HOUSE TYPES A & F)					
CONSERVATION 1383		CHARTERED SURVEYOR AL(4)004		DPM B	
SCALE 1:100	SURVEY DATE 02	DATE 01	DRAWN BY AL	CHECKED BY B	
PROJECT NO. 4		PLANNING			



- 9,10,11 & 12
- 19,20,21 & 22





PLOT NUMBERS:
• 13, 14, 17 & 18

Do not scale this drawing

As a professional, it is your responsibility to report any discrepancies in this drawing or between drawings. If the drawings do not conform to the requirements of the Building Regulations, you must report this to the relevant authority.

Any alterations to the drawings must be made in accordance with the requirements of the Building Regulations and must be signed and dated by the relevant authority.

Any drawings submitted must be accompanied by a copy of the Building Regulations and must be signed and dated by the relevant authority.

Any drawings submitted must be accompanied by a copy of the Building Regulations and must be signed and dated by the relevant authority.

REVISION	DESCRIPTION	DATE	DRAWN	CHECKED
A	REVISED ELEVATIONS	18/05/2018	DL	DL
B	REVISED ELEVATIONS	18/05/2018	DL	DL

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Any drawings submitted must be accompanied by a copy of the Building Regulations and must be signed and dated by the relevant authority.

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LAND SOUTH OF RAILWAY ROAD
DOWNHAM MARKET
NORFOLK

DATE	PREPARED BY	DATE	DATE	DATE	DATE
18/05/2018	DL	18/05/2018	DL	18/05/2018	DL

DATE	DATE	DATE	DATE	DATE	DATE
18/05/2018	DL	18/05/2018	DL	18/05/2018	DL

DATE	DATE	DATE	DATE	DATE	DATE
18/05/2018	DL	18/05/2018	DL	18/05/2018	DL



11

PROPOSED SIDE ELEVATION
SCALE @ 1:100

PROPOSED SIDE ELEVATION
SCALE @ 1:100

PLOT NUMBERS:
• 15 & 16

12



PLOT NUMBER:
• 23,24,25 & 26



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REV	DATE	BY	CHKD	REASON
1	10/01/2024	AL	AL	ISSUED FOR PERMIT
2	10/01/2024	AL	AL	ISSUED FOR PERMIT
3	10/01/2024	AL	AL	ISSUED FOR PERMIT

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10

Architect

LAND SOUTH OF RAILWAY ROAD
CONTRAM MARKET
NORFOLK

PROPOSED ELEVATIONS
1 BEDROOM TERRACE HOUSE
(HOUSE TYPE A)

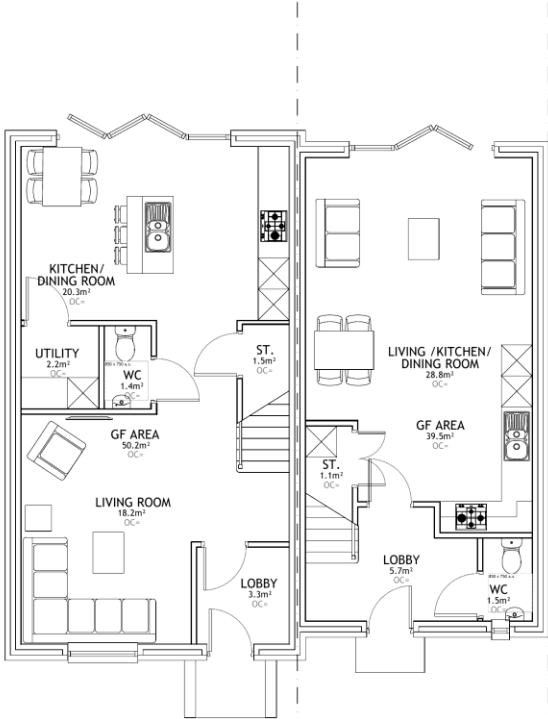
DATE	SHEET NO.	DATE	REVISED BY
10/01/2024	1	10/01/2024	AL

4 PLANNING



4	PLANNING
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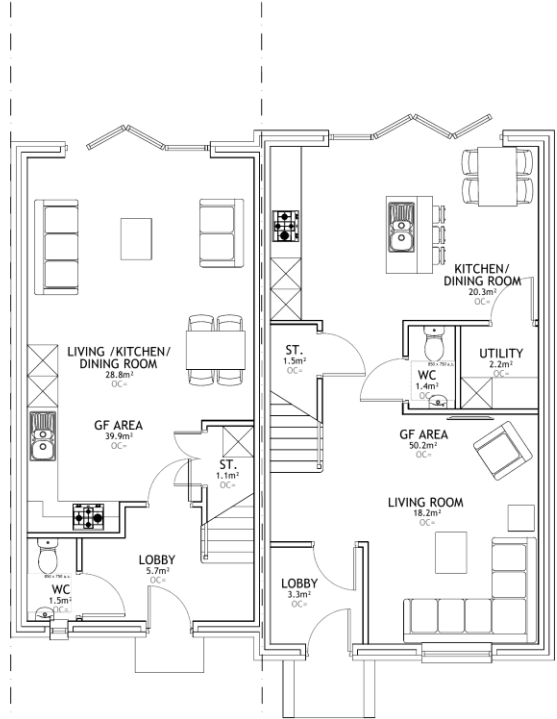




House Type A (3 Bed)
Total GIA = 100.4 sqm

House Type B (2 Bed)
Total GIA = 85.4 sqm

PROPOSED GROUND FLOOR PLANS (2 & 3 BED UNITS)
SCALE @ 1:50
PLOT NUMBERS:
• 9,10,11 & 12
• 19,20,21 & 22



House Type B (2 Bed)
Total GIA = 85.4 sqm

House Type A (3 Bed) (Handed)
Total GIA = 100.4sqm



DISCLAIMER
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NOTES
1. All dimensions are in metres unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the centre of the wall unless otherwise stated.
4. All dimensions are to the centre of the wall unless otherwise stated.

REVISION	DATE	BY	REASON
1	19/01/2023	AL	Initial Design
2	19/01/2023	AL	Revised Design
3	19/01/2023	AL	Final Design

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info@lithium-storage.co.uk

A10
Architects

PROJECT
LAND SOUTH OF RAILWAY ROAD
DOWNHILL MARKET
MORTON

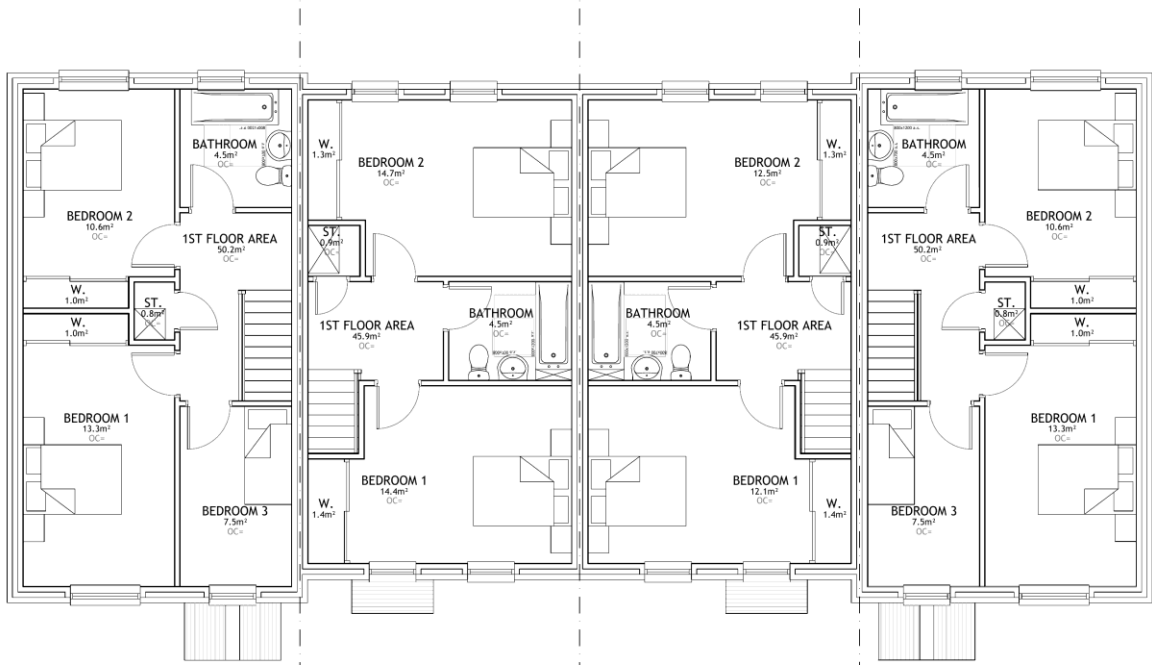
TITLE
PROPOSED GROUND FLOOR PLANS
2 & 3 BEDROOM TERRACE HOUSES
(HOUSE TYPES A & B)

JOB NUMBER	DRAWING NUMBER	REV
1383	AL3/001	C

DATE	PROJECT NAME	DATE	DATE	DATE	DATE
19/01/2023	PLANNING	19/01/2023	19/01/2023	19/01/2023	19/01/2023

4 PLANNING

16



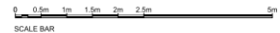
House Type A (3 Bed)
Total GIA = 100.4 sqm

House Type B (2 Bed)
Total GIA = 85.4 sqm

House Type B (2 Bed)
Total GIA = 85.4 sqm

House Type A (3 Bed)
Total GIA = 100.4 sqm

PROPOSED 1ST FLOOR PLANS (2 & 3 BED UNITS)
SCALE @ 1:50
PLOT NUMBERS:
• 9,10,11 & 12
• 19,20,21 & 22



NOTES

See also 23/01141/FM drawing

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REVISION	DATE	BY	REASON	APPROVED
1	19/11/23	AL	Initial Design	AL
2	19/11/23	AL	Revised Design	AL

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PROJ
LAND SOUTH OF RAILWAY ROAD
LONDON SQUARE HOUSE
HORIZON

1:50
PROPOSED 1ST FLOOR PLANS
2 & 3 BEDROOM TERRACE HOUSES
HOUSE TYPES A & B

JOB NUMBER	CONTRACT NUMBER	REV
1383	AL(1)002	C

DATE	SHEET NO.	DATE	APPROVED BY
19/11/23	1	19/11/23	AL

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Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11

Revision - A

1383

Proposed external images sheet 3



View southwards of site from Daisy Lane

23/01141/FM

21



View N towards Railway Road/Station

23/01141/FM

22



View W across scrubland parallel to the site towards the
railway line



23



View northwards from position of flats adjoining commercial site

23/01141/FM

24



View S from corner of commercial site



25



View S from within The Willows adjoining E site boundary



View N from within The Willows



23/01141/FM

27



View NW from head of Sovereign Way



28



View N from Sovereign Way





30

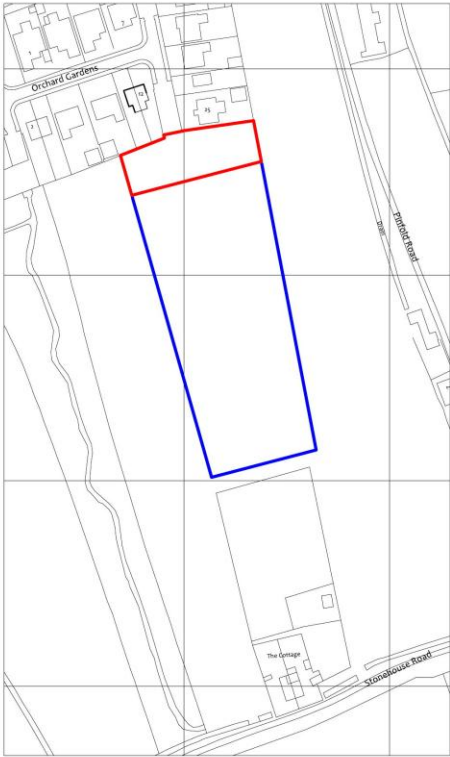


Play areas adjacent to Foxglove Close



26/00313/O

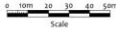




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No	Date	Revision
Issue:	For Planning Approval	
Site:	Land of Orchard Gardens, Upwell, Norfolk	
Project:	Residential Development	
Drawing Title:	Location Plan	
Client:	Mr and Mrs Spikings	
Date	February 2026	
Scale	1:1250 at A2	
Drawing Number	P-25-2496-1	



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Scale 1:200
North Arrow

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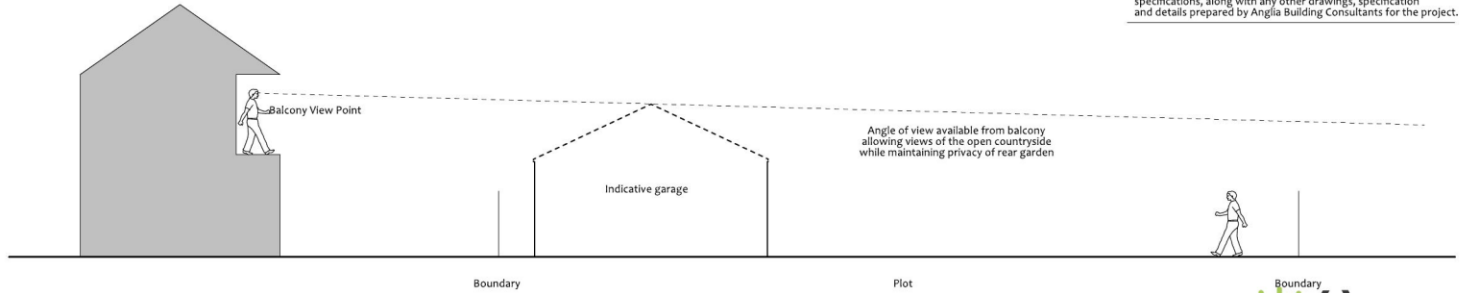
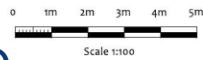
The position and mapping of the proposed dwelling are indicative only and demonstrate that a dwelling can be accommodated on the site without adversely impacting on the surrounding environment. The layout of the proposed dwelling is based on the layout of the existing dwelling. The layout of the proposed dwelling is based on the layout of the existing dwelling. The layout of the proposed dwelling is based on the layout of the existing dwelling.



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A	10/01/16	Updated to show potential impact on neighbour
A	20/01/16	Updated to show potential impact on neighbour
No	Date	Revision
Issue: For Planning Approval		
Site: Land of Orchard Gardens, Upwell, Norfolk		
Project: Residential Development		
Drawing Title: Proposed Site Plan (Showing positions, etc., as noted and typical indication)		
Client: Mr and Mrs Spinks		
Date: February 2016		
Scale: 1:200 at A1		
Drawing Number: P-25-2496-9-B		





The position and massing of the proposed dwelling are indicative only and demonstrate that a dwelling can be accommodated on the site without causing unacceptable impacts on the neighbouring balcony or the large side facing windows. The illustrative building envelope has been positioned outside the balcony's primary viewing angle, avoids overshadowing the side facing glazing, and maintains an appropriate separation distance to prevent overbearing effects or loss of privacy. Detailed design, scale and appearance will be addressed at the reserved matters stage.

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A	15/5/26	Updated to show potential impact on neighbour
No	Date	Revision
Issue: For Planning Approval		

Site: Land of Orchard Gardens,
Upwell, Norfolk

Project: Residential Development

Drawing Title: Indicative Site Section
showing balcony viewing

Client: Mr and Mrs Spikings

Date: February 2026

Scale: 1:100 at A3

Drawing Number: P-25-2496-4-A



35



Along the rear (south) boundaries of No 12, No 10 and No 8
Orchard Gardens



36



View into No 12's garden



37



26/00313/O

38



View of the south elevation of No 25 Orchard Gardens

39



View of No 25's garden area





View north-west from application site (plot 2)

4.1



ong the south boundary of No 25 Orchard Garden



42

View into plot 2 from No 25's living room window



4.3



View into plot 2 from No 25's atrium window

44



View into plot 2 from No 25's balcony



45



View into plot 2 from No 25's balcony





View west along No 25's south boundary

47



Closer view of No 25's garden





View to the east towards Pinfold Road



View to the south-east towards Pinfold Road

50



View south, towards Stone House Road



51



View to the west towards Blunts Orchard



End of Presentation

52

