



Planning Committee
Monday, 5th October, 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

1. **Receipt of Correspondence received after the publication of the agenda (Pages 2 - 3)**

To receive the Correspondence received since the publication of the agenda.

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

05 October 2026

**SUMMARY OF ADDITIONAL CORRESPONDENCE RECEIVED SINCE THE
PUBLICATION OF THE AGENDA AND ERRATA**

Item No 9/1(a) 25/01801/FM Page No. 16

Downham Town Council: Recommends approval of application 25/01801/FM subject to confirmation for plans regarding emergency vehicle access on Cinnamon Road- with either raising bollards or a gate to prevent unauthorised access.

LLFA: NO OBJECTION subject to conditions relating to: -

- Being in accordance with the FRA/Drainage Strategy; plus
- Construction Water Management Plan.

Item No 9/2(a) 26/01142/F Page No. 49

Parish Council: Reiterate their previous comments.

Third Party Comments: **THREE** letters of **OBJECTION** from third parties have been received since the writing of the report. Their comments are summarised as follows:

- Conditions have been ignored,
- No objection to the proposed fence, the higher the better as it may help address the overlooking issues, to which the patio area will add,
- The patio area is already in use and is approx. 5m from a bedroom window, causing significant amenity issues relating to a fire pit and TV. Applicant also has loud outdoor activities on the patio until 3.30am. Agreeing to an annexe would likely increase the frequency of such events,
- Building is out of proportion and not in-keeping, planning process has not addressed any issues caused by the building not being built as per the original permission, planning rules disregarded multiple times,
- It has been clear that the building was always intended as a self-contained dwelling and the building already contains a kitchen, bathroom and patio,
- The authority has brushed aside observations/objections,
- Another dwelling on a tight, single track cul de sac which turns onto a single track lane,
- The garage was supposed to be used as such for 6 months but has never been used, the access is 30cm above ground with no slope,
- Emails between applicant and council should be scrutinised,
- An application to become a separate dwelling or rental will follow,
- Did not get a letter previously but did this time,
- Comment in relation to building control, and
- Planning should act in the interests of locals as well as developers.

Agent Committee Statement:

Planning Committee
05 October 2026

- The patio area is the only retrospective development within this application and sits on the verge of permitted development, as such the applicant was not aware permission was needed,
- The application mitigates all potential amenity impacts, including the obscuration of front and rear windows and increase in fence height, and
- Only additions are the roof light and obscured gable window.

Assistant Director's comments: Notwithstanding the planning history, this is a new application which includes the conversion of an existing approved garage/store to an annexe. The scale of the building has already been approved by the Planning Committee and any future application for changes to the building are assessed on their own merits.

The application seeks permission for the retention of the patio area as it was built without permission (the only retrospective element of this application). Amenity impacts of the proposal have been addressed within the report.

Building Control is a consenting regime that is separate from the planning process.

There was no condition requiring the garage be used as such for six months- the use was restricted to a garage and store in perpetuity.

The application has been dealt with in an open and transparent manner. The requirement to consult neighbours is either by site notice or neighbour letter in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended). As the Local Planning Authority undertakes both forms of consultation, it complies with consultation procedures set down in the regulations.

The Agent's comments have largely been addressed within the report.