



Planning Committee

Agenda

Monday, 1st September, 2025
at 9.30 am

in the

**Assembly Room
Town Hall
King's Lynn**

Also available to view at:

<https://www.youtube.com/user/WestNorfolkBC>



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PLANNING COMMITTEE AGENDA

Please ensure that all mobile phones are switched to silent

DATE: Monday, 1st September, 2025

**VENUE: Assembly Room, Town Hall, Saturday Market Place, King's
Lynn PE30 5DQ**

TIME: 9.30 am

1. APOLOGIES

To receive any apologies for absence and to note any substitutions.

2. MINUTES (Pages 6 - 15)

To confirm as a correct record the Minutes of the Meeting held on 28 July 2025 (previously circulated).

3. DECLARATIONS OF INTEREST (Page 16)

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

Councillor appointed representatives on the Internal Drainage Boards are noted.

4. URGENT BUSINESS UNDER STANDING ORDER 7

To consider any business, which by reason of special circumstances, the Chair proposes to accept, under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

6. CHAIR'S CORRESPONDENCE

To receive any Chair's correspondence.

7. CORRESPONDENCE RECEIVED AFTER THE PUBLICATION OF THE AGENDA

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

8. INDEX OF APPLICATIONS (Page 17)

The Committee is asked to note the Index of Applications.

9. DECISION ON APPLICATIONS (Pages 18 - 69)

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

10. DELEGATED DECISIONS (Pages 70 - 71)

To receive the Schedule of Planning Applications determined by the Executive Director.

To: Members of the Planning Committee

Councillors B Anota, T Barclay, R Blunt, F Bone (Chair), A Bubb, M de Whalley, T de Winton, P Devulapalli, S Everett, J Fry, S Lintern, C Rose, A Ryves, Mrs V Spikings (Vice-Chair) and M Storey

Site Visit Arrangements

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day for a decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on **Thursday 5 September 2025** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

- (1) At the discretion of the Chair, items may not necessarily be taken in the order in which they appear in the agenda.
- (2) An Agenda summarising Correspondence Received After the Publication of the Agenda received by 5.00 pm on the Wednesday before the meeting will be emailed. Correspondence received after that time will not be specifically reported during the Meeting.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is before 5.00 pm two working days before the meeting. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register. Please note that you need to have made representations on an application to be able to register to speak.

For Major Applications

Two speakers may register under each category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for five minutes

For Minor Applications

One Speaker may register under category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for three minutes.

For Further information, please contact:

democratic.services@west-norfolk.gov.uk

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**PLANNING COMMITTEE**

**Minutes from the Meeting of the Planning Committee held on
Monday, 28th July, 2025 at 9.30 am in the Assembly Room, Town Hall,
Saturday Market Place, King's Lynn PE30 5DQ**

PRESENT: Councillor F Bone (Chair)
Councillors B Anota, T Barclay, R Blunt, A Bubb, M de Whalley, T de Winton,
P Devulapalli, S Everett, J Kirk, S Lintern, B Long, C Rose, A Ryves and
Mrs V Spikings

PC23: APOLOGIES

Apologies for absence were received from Councillors Fry (sub – Cllr Kirk) and Storey (sub – Cllr Long).

The Chair thanked the subs for attending the meeting.

PC24: MINUTES

The minutes of the meeting held on 30 June 2025 were agreed as a correct record and signed by the Chair, subject to the amendment below:

Councillor Lintern proposed an amendment to the minutes on page 17 to amend the paragraph 'The Legal Advisor explained the background and requirements of Class Q to the Committee and that *material considerations need to be consistent in decisions being made*'. This was agreed by the Committee.

PC25: DECLARATIONS OF INTEREST

There were no declarations of interest.

PC26: URGENT BUSINESS UNDER STANDING ORDER 7

There was none.

PC27: MEMBERS ATTENDING UNDER STANDING ORDER 34

The following Councillors attended and addressed the Committee:

Councillor Bearshaw	9/1(a)	Clenchwarton
Councillor Parish	9/2(a), 9/2(b)	Heacham
Councillor Beales	9/3(a)	Great Massingham

PC28: **CHAIR'S CORRESPONDENCE**

The Chair reported that he had not received any correspondence.

PC29: **RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS**

A copy of the late correspondence received after the publication of the agenda, which had previously been previously circulated, was received. A copy of the agenda would be held for public inspection with a list of background papers.

PC30: **DECISION ON APPLICATIONS**

The Committee considered schedules of applications for planning permission submitted by the Assistant Director for Planning and Environment (copies of the schedules were published with the agenda). Any changes to the schedules will be recorded in the minutes.

RESOLVED: That the application be determined, as set out at (i) – (iv) below, where appropriate to the conditions and reasons or grounds of refusal, set out in the schedules signed by the Chair.

(i) **25/00451/F**

**Clenchwarton: The Barn, Station Road: Proposed
condenser unit: Mr M Means**

[Click here to view a recording of this item on You Tube](#)

The case officer presented the report and reminded the Committee that the application had been deferred from the Planning Committee meeting held on 30 June 2025, as additional comments and queries relating to the proposed noise level condition were provided, which required further consideration prior to a decision being made on the application. The additional comments had been included within the officer's report.

Planning permission was sought for a proposed condenser unit at The Barn, Station Road, Clenchwarton.

Clenchwarton was classified as a Tier 4 Settlement (Key Rural Service Centre) under Policy LP01 of the Local Plan 2021-2040. The application site was located to the west of Station Road and approximately 307m from the A17.

The application had been referred to the Committee for determination at the request of Councillor Bearshaw and it had been deferred from the meeting held on 30 June 2025.

The Committee noted the key issues for consideration whilst determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Mr Mark Means (supporting) and County Councillor Kemp addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor Bearshaw addressed the Committee on Zoom and outlined his concerns regarding the application.

The Chair invited the Council's Community Safety, Neighbourhood Nuisance to address the Committee and explain their comments on the application. She advised that CSNN had considered all the information supplied to assess impacts on residential amenity and it was the noise consultant's professional opinion that there would be no adverse impact. CSNN had no reason to question the information in the latest Noise Impact Assessment (NIA) and Memo or the results / conclusions with respect to the cumulative impacts of the three fans and compressor combined. Should the NIA or condition not be complied with and complaints from residents were received, CSNN had powers to take action if required.

The case officer advised that condition 3 had been added to the permission to ensure that the noise level generated by the condenser unit should not exceed 87 dB (at source) and the development should be constructed in full accordance with the Noise Impact Assessment.

Councillor Long spoke in support of the application and explained the need for the condenser unit would allow the applicant to store crops to meet supermarket requirements. He added that there was other legislation available if the noise levels were breached.

Councillor Ryves asked what the noise levels would be at the nearest residential properties? The case officer confirmed that at two neighbouring dwellings it would be 17db. The Senior Planner explained that the background noise at sensitive receptors was 33 db at sensitive receptors. The proposed use would be 16db below the background noise.

Councillor Devulapalli stated that agriculture did need to be supported and was satisfied that the noise would not be significant. She asked whether a condition could be imposed requiring trees to be put around the site. The Assistant Director advised that the Committee had to consider whether the condition was justified and whether they would refuse the application without the condition.

The Assistant Director explained that in planning terms, this was quite straightforward. There was evidence in the form of a noise survey with the application which was where the 87db came from. There was an

existing agricultural business, a tightly worded condition and other legislation available if there was a breach of condition.

Councillor Devulapalli referred back to the issue of trees. The Assistant Director reminded the Committee that they had to consider whether the condition was justified and whether they would refuse the application without the condition.

Councillor Ryves proposed that a condition be imposed requiring trees to be planted around the site. This was seconded by Councillor Devulapalli.

The Committee then voted on the proposal to add an additional condition requiring trees to be planted around the site and, after having been put to the vote was lost (3 votes for 11 votes against and 1 abstention).

Councillor Lintern asked whether condition 3 could be amended to lower the decibels from 87db to 71 db. This was seconded by Councillor Ryves. The Assistant Director advised that this was likely to be undefendable at appeal.

The Council's Legal Advisor commented that in relation to the Committee's concerns that if the acoustic barriers failed, for example, it was important to take into account the advice that conditions must be reasonable and necessary. In this case there had been expert evidence that it would not be reasonable or necessary to reduce those sound levels. Also, if there was a failure, there was a way of dealing with the breach via planning enforcement. She also confirmed that the Committee would be vulnerable to a costs award at appeal.

The Committee then voted on the proposal to amend Condition 3 to lower the decibels from 87db to 71db and, after having been put to the vote was lost (3 votes for, 11 votes against and 1 abstention)

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, having been put to the vote was carried (12 votes for, 1 against and 2 abstentions).

RESOLVED: That the application be approved as recommended.

The Committee adjourned at 10.30 am for a comfort break and reconvened at 10.40 am.

(ii) 18/00226/RMM

**Heacham: Land NE of Number 8 Cheney Hill, Cheney Hill:
Reserved Matters: Construction of 58 dwellings and
associated infrastructure: W H Kerkham (Rhoon) Ltd**

[Click here to view a recording of this item on You Tube](#)

The case officer introduced the report and explained that the site comprised approximately 3.6ha of agricultural land on the edge of the built-up area of Heacham. The site formed part of Housing Allocation site G47.1 Land off Cheney Hill. Together with application 21/01412/RM, also before Committee, the two sites formed the entirety of the allocation. The allocation benefitted from outline consents granted under applications 15/00352/OM related to this reserved matters application and 16/01385/OM which related to reserved matters application 21/01412/RM.

Residential uses lie adjacent to the southwest, west, north and northeast of the site with the remainder of the allocation to the southeast.

Most of the wider site was relatively flat although it was rising towards the centre; adjacent levels were however very similar to existing dwellings other than in the southwestern part of the site where the change in levels was more noticeable, and ground levels varied as much as 1.6 metres.

The application sought reserved matters (RM) approval for the 'Construction of 58 dwellings and associated infrastructure' following grant of outline consent for the 'Construction of up to 69 dwellings and associated infrastructure' granted under application 15/00352/OM.

Access was approved at outline stage therefore this RM application sought approval of: layout, appearance, scale and landscaping.

The site was located within Flood Zone 1.

The case officer drew attention to the late correspondence and the need to add an additional condition requiring details of the measures to prevent motorised vehicles accessing the pedestrian / cycle path link between the site and Marea Meadows to the east of the site.

The application had been referred to the Committee for determination at the request of Councillor Parish and the officer recommendation was contrary to the views of the Parish Council.

The Committee noted the key issues for consideration whilst determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Michael Grammer (objecting), Dean Rawnsley (Chair of Heacham Parish Council), Iain Hill (supporting) and Jerry Tate (supporting) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor Parish addressed the Committee in relation to the application.

The case officer responded to comments raised by the public speakers and Members of the Committee relating to:

- The access and off-site highways work already had permission and did not form part of the debate.
- The number of vehicles and amount of traffic would have been considered as part of the outline planning application. Whilst it is acknowledged that things have changed over the period of time the outline application was granted, the application was still an allocation in the latest Local Plan and therefore consideration of that amount of traffic was considered acceptable.
- In relation to the removal of PD rights, very strong reasons had to be given for doing that, and there was at least 21m between every property and it was not considered necessary to remove permitted development rights. Also, consideration needed to be given to whether it was Phase 1 or 2 of the development.
- Management Company – whilst the Council could ensure that a management company was in place, there was no control over how that management company worked.
- In terms of air source heat pumps, it was considered that the condition could look at the cumulative impacts and it was not considered that there would be individual applications for air source heat pumps on each dwelling. Air source heat pumps were permitted development in the majority of cases.
- It was confirmed that in relation to the affordable housing, the greatest cluster was six, but this was policy compliant. The case officer pointed them out on the plan and explained the type of units.
- In relation to tenure blind affordable housing, the case officer explained there were some open market units adjacent that did not have parking the same as the affordable but were in direct proximity.
- Access into the estate. The access had already been approved and not part of the reserved matters.
- Anglian Water calculations included both sites.
- NCC could not be made to adopt the road.
- There was no requirement for streetlighting, the applicant removed it from the scheme following the comments made by the Parish Council. Norfolk County Council only requested streetlighting for safety reasons.
- The applicants did not have to provide bungalows but have provided 5.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application, and the imposition of the additional condition (outlined in late correspondence), and after having been put to the vote, was carried (14 votes for and 1 abstention).

RESOLVED: That the application be approved as recommended subject to the imposition of the additional condition requiring details of

the measures to prevent motorised vehicles accessing the pedestrian / cycle path link between the site and Marea Meadows to the east of the site.

(iii) **21/01412/RMM**

Heacham: Land off Cheney Hill: Reserved matters: Construction of up to 64 dwellings and associated infrastructure: W H Kerkham (Rhoon Ltd)

[Click here to view a recording of this item on You Tube](#)

The case officer introduced the report and explained that the site comprised approximately 2.5ha of agricultural land on the edge of the built-up area of Heacham. The site forms part of the Housing Allocation site G47.1 Land off Cheney Hill. Together with application 18/00226/RMM, also before Committee, the two sites formed the entirety of the application. The application benefitted from outline consents granted under applications 15/00352/OM relating to reserved matters application 18/00226/RMM and 16/01385/OM which related to reserved matters application 21/01412/RM.

Residential uses lie adjacent to the northeast of the site, countryside to the southeast and south, and the remainder of the allocation to the west and northwest.

Most of the site was relatively flat.

The application sought reserved matters (RM) approval for the 'Construction of 64 dwellings and associated infrastructure' following grant of outline consent for the 'Construction of up to 64 dwellings and associated infrastructure' granted under application 16/01385/OM.

Access was approved at outline stage therefore this RM application sought approval of: layout, appearance, scale and landscaping.

The site was located within Flood Zone 1.

The application had been referred to the Committee for determination at the request of Councillor Parish and the officer recommendation was contrary to the views of the Parish Council.

The Committee noted the key issues for consideration whilst determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Sally Grammer (objecting), Dean Rawnsley (Chair of the Parish Council), Iain Hill (supporting) and Jerry Tate (supporting) addressed the Committee in relation to the application.

The case officer responded by comments raised by the public speakers and Members of the Committee relating to:

- There was 21m distance across both sites which was considered acceptable.
- The Juliet balconies had been removed.
- An emergency access had not been approved as part of the outline consent.
- In relation to the impact on properties from existing businesses there had been no complaints to CSNN.
- The clustering of the affordable housing was compliant with policy.
- In relation to the impact on the existing dwellings, the case officer displayed the overshadowing diagrams, and these were gone through in detail.
- In relation to an emergency access, both the Fire and Police Service had been consulted, and both had made comments but did not raise an objection.
- It was not considered reasonable to remove permitted development rights from the new properties.

The Democratic Services Officer then carried out a roll call on the recommendation to approve the application and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved as recommended.

The Committee then adjourned at 12.25 pm for a comfort break and reconvened at 12.35 pm

Councillors Barclay and Kirk left the meeting.

As the Committee had been nearly sitting for three hours, it was agreed to continue to sit for a further one hour.

(iii) 25/00323/F

**Great Massingham: The Dabbling Duck, 11 Abbey Road:
Overflow car park (retrospective): The Dabbling Duck**

[Click here to view a recording of this item on You Tube](#)

The case officer introduced the report and explained that full planning permission was sought for the retention of an overflow car park to be utilised in association with The Dabbling Duck public house in Great Massingham. Temporary consent granted for one year under 23/00173 had lapsed and there was no current extant consent for use of the field as car parking.

The application comprised part of a wider agricultural field, the north boundary of which ran parallel to the edge of a Public Right of Way known as Great Massingham FP7 to the north. Access to the car park had been created through the existing car park at the rear of the public house, where a single width access was provided between the main building and an adjoining dwelling.

The application site was positioned just outside of the Conservation Area, the boundary to which ran along the back of the houses to the east and to the north. Existing dwellings across the field at Abbeyfields to the north, were within the Conservation Area.

The application had been referred to the Committee for determination at the request of Councillor Beales.

The Committee noted the key issues for consideration whilst determining the application, as set out in the report.

In accordance with the adopted public speaking protocol, Linda Swallow (objecting) and Kevin Hobart (supporting on behalf of the Parish Council) addressed the Committee in relation to the application.

In accordance with Standing Order 34, Councillor Beales addressed the Committee in relation to the application.

In view of the comments made by the Parish Council, Councillor Bone proposed that a condition requiring a medium sized hedgerow and fencing be provided. This was seconded by Councillor Spikings.

The case officer advised that condition 2 did allow flexibility and if the Members agreed it could be amended to exclude the wildflower planting and instead specify a hedge and a boundary treatment to be agreed.

Councillor de Whalley asked why an appropriate surface for the car park had not been considered and restricting it to business hours, which he would support.

The case officer advised that in terms of restricting the use of the car park to business hours, the pub also operated as a hotel, so this needed to be taken into consideration. It was considered that it could not be easily or appropriately conditioned to business hours. Surfacing of the car park had not been proposed by the applicants in any way and the rural edge of the settlement and conservation area needed to be balanced. There was a management plan which talked about cutting the grass to be as low as possible but did not feel it was necessary for the applicants to surface the car park.

Councillor Ryves stated that his concern was that by using the land as a car park it could become brownfield, and residential development could be acceptable in the future. The Planning Control Manager advised that each application would be considered on its own merits and that it was outside the development boundary. The purpose of this application was as an overflow car park connected to the existing business.

The Committee then voted on the proposal to amend condition 2 to exclude the wildflower planting and instead specify a hedge and fence to be agreed, which was carried.

The Committee then voted on the recommendation to approve the application subject to condition 2 being amended to exclude the wildflower planting and instead specify a hedge and fence to be agreed and, after having been put to the vote, was carried unanimously.

RESOLVED: That the application be approved as recommended subject to condition 2 being amended to exclude the wildflower planting and instead specify a hedge and fence to be agreed.

PC31: **DELEGATED DECISIONS**

The Committee received schedules relating to the above.

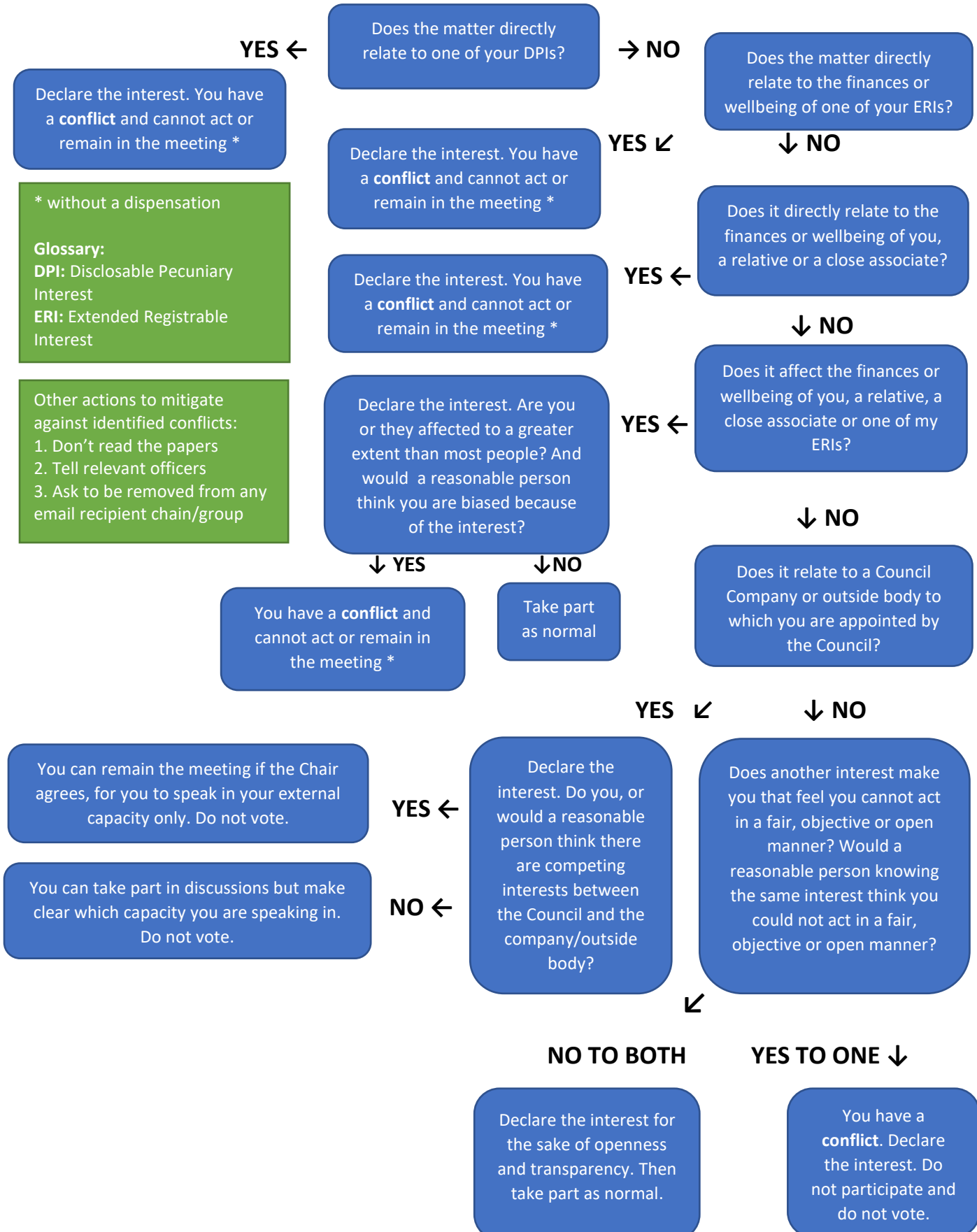
RESOLVED: That the report be noted.

The meeting closed at 1.00 pm

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START



**INDEX OF APPLICATIONS
TO BE DETERMINED BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 1st SEPTEMBER 2025**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE				
9/1(a)	25/00836/F Land At E561752 N302002 North of 61 And 63 Ryston Road Denver Norfolk PE38 0DP SELF-BUILD- Proposed Self Building Dwelling and Garage	DENVER	APPROVE	18
9/1(b)	25/01036/F 8 Park Hill Dersingham King's Lynn Norfolk PE31 6NE Proposed extensions and alterations including the creation of a new first floor via the provision of a new roof structure and porch.	DERSINGHAM	APPROVE	32
9/1(c)	25/00846/F Megget Ploughmans Piece Thornham HUNSTANTON Norfolk PE36 6NE Self-Build - Replacement Dwelling	THORNHAM	APPROVE	41
9/1(d)	25/00389/F Land E of Willowdene N of Clydesdale Biggs Road Walsoken Norfolk PE14 7BD Intensification of use of existing hardstanding at an existing Gypsy / Traveller site to enable standing of an additional five static caravans and one touring caravan	WALSOKEN	APPROVE	56

25/00836/F

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



Land At E561752 N302002 North of 61 And 63 Ryston Road Denver Norfolk PE38 0DP



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Ordnance Survey AC0000819234

Scale: 1:1,250

Organisation	BCKLWN
Department	Department
Comments	
Date	11/08/2025
MSA Number	0100024314



Land At E561752 N302002 North of 61 And 63 Ryston Road Denver Norfolk PE38 0DP



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Ordnance Survey AC0000819234

Scale: 1:2,500

Organisation	BCKLWN
Department	Department
Comments	
Date	11/08/2025
MSA Number	0100024314

Parish:	Denver	
Proposal:	SELF-BUILD- Proposed Self Building Dwelling and Garage	
Location:	Land At E561752 N302002 North of 61 And 63 Ryston Road Denver Norfolk PE38 0DP	
Applicant:	Mr and Mrs Foster-Bentham	
Case No:	25/00836/F (Full Application)	
Case Officer:	Kirsten Jeavons	Date for Determination: 14 July 2025 Extension of Time Expiry Date: 10 September 2025

Reason for Referral to Planning Committee – Called in by Cllr Hodson

Neighbourhood Plan: No

Case Summary

Planning permission is sought for a proposed self-build dwelling and garage at land north of 61 and 63 Ryston Road, Denver.

Denver is classified as a Tier 5 Settlement (Rural Villages) under Policy LP01 of the Local Plan 2021-2040. The application site is located within the development boundary of Denver.

Key Issues

Principle of development
 Form, character and design
 Impact on neighbour amenity
 Highway Safety
 Flood Risk
 Ecology, Trees and Biodiversity Net Gain
 Climate Change
 Site Boundary
 Other matters requiring consideration prior to the determination of this application

Recommendation

APPROVE

THE APPLICATION

The application is for a proposed self-build dwelling and garage at land north of 61 and 63 Ryston Road, Denver.

The application site is located to the north of Ryston Road and currently consists of a detached, buff brick bungalow, a detached single storey buff brick garage, and a large area of garden land at the rear of the dwelling.

Ryston Road is characterised by a mix of detached and semi-detached two storey dwellings and detached bungalows, all of different sizes and styles.

Denver is classified as a Tier 5 Settlement (Rural Villages) under Policy LP01 of the Local Plan 2021-2040 and the application site is located within the development boundary of Denver.

SUPPORTING CASE

- The Applicants have lived in Denver for 18 plus years and have loved the location. Now that the Applicants are getting older, they have accepted that the property, in terms of garden size, is too much for them to manage.
- The Applicants have looked at several other properties in the Downham Market area to relocate but couldn't find anything within their price range to equal their existing home, leading to them exploring the option of creating a new dwelling within their own property, halving the amount of garden for the proposed and donor properties it.
- Pre-application advice was sought based upon an outline scheme and 'Possibility of Approval' advice was given, stating that the site sits within the development boundary of Denver and can easily accommodate the proposed dwelling with adequate space for parking, turning and residential amenity without being considered cramped development.
- The new property will provide a more energy efficient dwelling and will also be designed to exceed building regulations requirements in terms of accommodating for the Applicants becoming less able in the future, with wider doorways and corridors and readily accessible bathrooms and facilities.
- The Applicant also hopes that their son will be able to purchase the donor dwelling from them to have family nearby to provide care and assistance as and when required.
- The applicants had got on well with the previous neighbour and had spoken to them in the past regards removing a section of hedge towards the front of the property as it was becoming quite sparse in places and difficult to maintain. At the time the previous Neighbour advised that he enjoyed the hedge, and it was left in place. After the previous neighbour passed away, the Applicants sought permission from the neighbours' brother, to gain access to clean up after removing their hedge and installing the new fence on the boundary line. The Applicants were given approval and carried out the works between August and November 2024.
- In respect of the boundary lines around the site, these have never been moved and are in the same position as when the Applicants first purchased the property. The title

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register records the covenant 21 December 1971 that requires that a post and wire fence is erected on the boundary, this post and wire fence is still visible on site to all remaining boundaries. The mature Conifer hedge on site was planted inset to the perimeter of the plot and does not form the boundary line to the property. The Applicant has employed a surveying company to assess the on-site boundaries in comparison to the Title Deed plans and has received confirmation that the new fence has been positioned correctly and is within the curtilage of their title.

- The vehicle access to the site, along with brick pier and wall (to the west of the access) have also always been in the same position and have never been altered. This is demonstrated upon Google Streetview images which date back to 2009 and show the vehicle access in its current position.

PLANNING HISTORY

24/00191/PREAPP: Possibility of Approval: 27/01/25 - PREAPPLICATION ENQUIRY WITH CONSULTATIONS: Construction of single-storey dwelling and garage. - Land At E561752 N302002 North of 61 And 63 Ryston Road

07/00705/F: Application Permitted: 17/05/07 - Single storey rear extension - 63 Ryston Road

2/84/0169/F: Proposed garage and alterations to existing bungalow - 63 Ryston Road

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The Parish Council feels this application needs further depth and consideration. The land is very soft and sandy and nearby residents have commented to the parish council about their concerns on the boundary.

Local Highway Authority: NO OBJECTION subject to highway conditions and informative.

On the basis that the initial section of the access is widened so that the first 10m is a minimum of 4.5m so that two vehicles can pass, we would then be satisfied that the application would accord with the adopted guidance.

IDB: NO OBJECTION subject to complying with the board's byelaws, applicants' attention should be drawn to the comment made by the Stoke Ferry Internal Drainage Board comment available on Public Access.

Environmental Quality: NO OBJECTION regarding contaminated land.

REPRESENTATIONS

Four OBJECTION comments received and the planning considerations are summarised as:

- The proposal would create impact from noise and odours to the near neighbours,
- Increase in traffic movement on the single track and increase use of the access would cause highway safety issues,

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- Tree removal would expose our garden and privacy to the new occupiers,
- Proposal is off the building line and would be backfill development,
- The hedge along the boundary of the site has been removed and concerns over boundary position,
- 3-bedroom bungalow could result in a lot of cars, including large vehicles moving past our property,
- Not in keeping with the existing properties along the road,
- Would have an impact on wildlife and the environment,
- Development would be too close to our boundary and may cause subsidence to our garage/workshop,
- Construction traffic would be hazardous to residents and the school,
- Property will overshadow and overlook our home, and
- Property is too large for the site.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP27 - Habitats Regulations Assessment (HRA) (Strategic Policy)

LP31 - Custom and Self-Build Housing (Strategic Policy)

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form, character and design
- Impact on neighbour amenity
- Highway safety
- Flood risk
- Ecology, Trees and Biodiversity Net Gain

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- Climate Change
- Site Boundary
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

Denver is classified as a Tier 5 Settlement (Rural Villages) under Policy LP01 of the Local Plan 2021-2040. The application site is located within the development boundary, where residential development is supported and therefore in accordance with Policy LP02 of the New Local Plan, the principle of development is considered acceptable.

The application is also identified as 'self-build' replacement dwelling and para 73(b) of the NPPF 2024 seeks opportunities to support small sites to come forward for self-build and custom build housing. Local Plan Policy LP31 supports self-build housebuilding where it respects local character and complies with other relevant policies of the plan.

The Borough Council also has a legal duty to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in its area. At the current time the Council is experiencing some difficulty in demonstrating that it has met the need for Custom and Self-Build due to a change in legislation, however this does not mean that planning permission should automatically be granted - it is just one of a range of material considerations that we need to consider.

Form, Character and Design:

Policies LP01 and LP02 of the Local Plan states that development should maintain local character and a high-quality environment and that Tier 5 development within the development boundary will be supported, provided it complies with other relevant policies in the development plan and meet the criteria of 1 (a-f) of Policy LP02.

Policies LP18 and LP21 of the Local Plan states that development should respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout, materials and access will enhance the quality of the environment and should respond sensitively and sympathetically to the local settings and pattern of adjacent streets.

The application site is currently garden land to the donor dwelling (63 Ryston Road) and the existing garage and shed would be removed as part of this application.

Ryston Road is characterised by a mix of detached and semi-detached two storey dwellings and detached bungalows, all of different sizes and styles. The application proposes a detached, single storey brick bungalow with a detached, single storey garage/ carport, and parking and turning area. Example of brick bungalows and detached garages can be found along Ryston Road and therefore it is considered that the proposal responds sensitively and sympathetically to the local setting and character of the surrounding area.

There is no defined character or form along Ryston Road and the area surrounding the application site consists of a cluster of dwellings and the proposed dwelling would adjoin this cluster. The proposed dwelling and garage would be single storey and the positioning of the buildings on the site would not appear cramped or be considered overdevelopment of the site and would provide adequate amenity space for a 3-bedroom property. The separation of the site would also leave the donor dwelling with adequate amenity and parking space, similar to the surrounding dwellings. Permitted development rights for extensions, alterations, roof additions and outbuildings would also be removed to ensure that the site is not overdeveloped and adequate amenity space for the proposed dwelling remains available

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and to protect the amenity of the donor and neighbouring dwellings. Overall, the proposal is considered to not be detrimental to the form and character of Ryston Road.

The proposed dwelling would be approximately 16.8m wide, 5.2m high and 13.3m deep and would be finished with facing brickwork, a hipped roof with blue/grey concrete tiles, UPVC windows and doors. The proposed garage/ carport would be approximately 7.5m wide, 7.5m deep and 5m high and would be finished with facing brickwork, a pitched roof with blue/grey concrete tiles and a garage door. Full details of the finished materials would be conditioned.

The proposed dwelling and garage/ carport have been designed in a way which respects and reflects the surrounding area. The proposed materials would be in keeping with the donor dwelling and surrounding dwellings and with the dwelling and garage being situated approximately 46m back from Ryston Road, well screened by the donor dwelling and neighbouring dwellings, the proposal would not cause detrimental harm to the visual amenity of the street scene.

Overall, the form, character and design of the proposed dwelling and garage/carport is considered to be acceptable and in keeping with the design and appearance of the surrounding area. Furthermore, the proposal has been designed sympathetically to the local setting and would not cause detrimental harm to the character and form of Ryston Road. The proposal would therefore be in accordance with Policies LP18, LP21 and LP35 of the Local Plan 2021-2040.

Impact on Neighbour Amenity:

There are neighbouring dwellings to the south, southeast, west and northwest of the application site.

South neighbouring dwelling (61 Ryston Road) and South donor dwelling (63 Ryston Road)

To the south, the proposed dwelling would be approximately 3.8m to the closest neighbouring boundary, 22.2m to the rear of 61 Ryston Road, approximately 7.2m to the boundary of the donor dwelling and 27.2m to the rear of the donor dwelling. The proposed dwelling would be single storey and set at a significant distance from both 61 and 63 Ryston Road and therefore would not be considered overbearing and due to the orientation of the bungalow, the dwelling would not cause detrimental impact from overshadowing to No.61 and would only cause a small degree of overshadowing to No.63 during the late hours of the day during the summer months, however this would not be detrimental to the occupier's amenity. 2 windows (serving a bedroom and bathroom) and 1 door (serving a hallway) have been proposed on the south elevation of the bungalow, the door and bathroom window would serve non-habitable rooms and would not directly face No.61 and No.63, creating no impact from overlooking and the bedroom window would partially face No.63, however this window would be at ground floor level and be well screened by the proposed 1.8m closed board fencing, mitigating any overlooking impacts to an acceptable level.

The proposed garage would be approximately 1.5m to No.63's boundary and 20.4m to the rear of 63 Ryston Road and 11.4m to No.61's boundary and 28.3m to the rear of 61 Ryston Road. The garage would be situated at significant separation distance from No.61 and therefore would not cause detrimental impact from overlooking, overshadowing and overbearing to No.61. Whilst the garage would be within close proximity to No.63's boundary, the garage would be single storey and set at significant distance from the donor dwelling and therefore would not be considered overbearing and would not cause detrimental impact from overshadowing or overlooking.

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The existing access off Ryston Road and the existing driveway running between the donor dwelling and the neighbouring dwelling (61 Ryston Road) would be used to access the application site. Whilst the new dwelling would increase the number of vehicles moving past the donor and neighbouring dwelling, with the proposal being for one bungalow, the increase in traffic movement would be minimal and would not be significantly detrimental to the amenity of the current and future occupiers of 61 and 63 Ryston Road or cause highway safety concerns.

Southeast neighbouring dwelling (65 Ryston Road)

To the southeast, the proposed dwelling would be approximately 12.3m to the neighbouring boundary and 30.3m to 65 Ryston Road. The dwelling would be single storey and set at a significant distance from No.65, with the donor dwelling providing a buffer and therefore would not be considered overbearing. 3 windows (serving a bedroom and the kitchen) have been proposed on the east elevation of the bungalow, the kitchen windows would be partly screened by the proposed garage and all 3 windows would be well screened by the existing hedgerow (or any future boundary treatment), mitigating any overlooking impacts. The proposed garage would be approximately 0.9m to No.65's neighbouring boundary and 18.5m to 65 Ryston Road. Whilst the proposed garage would be within close proximity of the neighbouring boundary, the single storey nature, pitched roof and significant distance from No.65 itself, the garage would not be considered to be detrimentally overbearing and due to the nature of the garage, it would not cause overlooking impacts.

The proposed dwelling and garage would cause a small degree of overshadowing during the later hours of the day to 65 Ryston Road, however this is considered to not be detrimental to the amenity of the neighbouring occupiers and notwithstanding, a 4m high dual pitched roof outbuildings (2m from the boundary) could currently be erected on the application site under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, which would generate the same degree of overshadowing, therefore on balance the overshadowing impact would be considered acceptable.

West neighbouring dwelling (2a Nightingale Lane) and Northwest neighbouring dwelling (1a Nightingale Lane)

To the west, the proposed dwelling would be approximately 10.8m to the neighbouring boundary, 12m to the neighbouring outbuilding and 22.5m to 2a Nightingale Lane and approximately 6.5m to the northwest neighbouring boundary, 8.8m to the neighbouring outbuilding and 22.3m to 1a Nightingale Lane. The proposed dwelling would be situated at a significant distance from the 1a and 2a Nightingale Lane and therefore would not cause detrimental impact from being overbearing. Windows and doors have been proposed on the north and west elevation of the bungalow, these windows and doors would be at ground floor level and would be well screened by the neighbouring outbuildings and existing hedgerows, shrubs and trees surrounding the site (or any future boundary treatments), mitigating any overlooking impacts. The proposed garage would be approximately 31.7m to No.2a's neighbouring boundary and 43.4m to 2a Nightingale Lane and approximately 12.1m to No.1a's neighbouring boundary and 45.8m to 1a Nightingale Lane. With the garage being single storey and situated at a significant distance from 1a and 2a Nightingale Lane, the garage would not cause detrimental impact from being overbearing to these neighbouring dwellings.

The proposed dwelling and garage would cause a small degree of overshadowing to 1a and 2a Nightingale Lane during the early hours of the morning and to the rear amenity space of 1a Nightingale Lane during the later hours of the day, however this is considered to not be

detrimental to the amenity of the neighbouring occupiers and notwithstanding, a 4m high dual pitched roof outbuildings (2m from the boundary) could currently be erected on the application site under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, which would generate the same degree of overshadowing, therefore on balance the overshadowing impact would be considered acceptable.

Overall, the proposed dwelling and garage would not cause detrimental impact from overbearing and overlooking to the surrounding neighboring dwellings. Whilst the proposal would cause a small degree of overshadowing, the overshadowing would occur during the early and late hours of the day and is considered to not be detrimental to the amenity of the neighbours. Furthermore, under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 an outbuilding with a max height of 4m could currently be erected on the site without express planning permission and would cause a similar degree of overshadowing to these neighbouring dwellings and site, and therefore on balance the impact is considered acceptable. The impact on neighbours is therefore considered acceptable and would be in accordance with Policy LP21 of the Local Plan 2021-2040.

Highway Safety:

The site would be accessed via the existing access from Ryston Road and would share the same access as the donor dwelling (63 Ryston Road). The existing driveway runs between the donor dwelling and the neighbouring dwelling (61 Ryston Road). The existing garage would be removed and the driveway would be extended and a new parking and turning area would be provided to the front of the proposed dwelling and garage. The existing parking and turning area for the donor dwelling would not be altered and would remain available for that purpose.

No objections or concerns have been raised from the Local Highway Authority and highways conditions relating to the parking layout and widening the access have been recommended. The widening of the access in accordance with the condition recommended by the highway officer would be achievable within the red line of the application.

The proposed dwelling is a 3-bedroom dwelling and Norfolk Parking Standards and Policy LP14 requires 3-bedroom dwellings to provide 2 parking spaces. The site plan proposes a garage which would meet the internal space standards to provide 2 parking spaces and adequate turning and parking space would also be provided on site. Adequate parking and turning space would also remain available for the donor dwelling.

The proposal accords with Policies LP02 and LP14 of the Local Plan.

Flood Risk:

The application site is located within Flood zone 1 and therefore is at a low risk of flooding.

Ecology, Trees and Biodiversity Net Gain:

In terms of biodiversity, the applicant has claimed an exemption for BNG on grounds that the development would be custom and self-build.

All development has a duty to provide a measurable net gain in biodiversity even where exempt from mandatory Biodiversity Net Gain. No ecological enhancements have been proposed on site and therefore a condition would be applied requiring the applicant to

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provide one bat box and one swift box is required, and a landscape and ecology management plan would also be conditioned to demonstrate how the development will fulfil this duty.

An Arboricultural method statement and a tree works plan was provided with the application. Some trees and shrubs would be removed from the site to accommodate the proposed dwelling, garage and parking area. The trees are not protected and therefore the applicant does not require permission to remove these trees, however the trees on site do contribute towards the landscaping and provide screening and therefore it is important that the remaining trees are protected during construction. The tree work plan proposes protection measures and these will be conditioned.

Subject to conditions, the proposal would comply with LP19 of the Local Plan 2021-2040.

Climate Change:

LP06 of the Local Plan 2021-2040 requires development to recognise and contribute to the importance of, and future proofing against climate change and to support the Government target of becoming a net zero economy by 2050. The proposed dwelling would be built with sustainable materials and the site is in a sustainable location with public transport links and footpaths to the wider area and neighbouring town. The proposal would therefore comply with Policy LP06 of the Local Plan.

Site Boundary:

A boundary dispute has been raised, following the removal of the boundary hedge and erection of new fencing. Whilst this is a civil matter and not a planning consideration, further information regarding the site boundaries and land ownership deeds were requested.

The applicants engaged PDC engineering to survey the site and their professional opinion was that the new fencing has been positioned correctly and within the curtilage of 63 Ryston Road. A Title Plan from H.M Land Registry, dated December 1994 was also provided showing the boundary of the site and the title register records that in December 1971 a post and wire fence was required to be erected on the boundaries of the sites and this fencing remains visible on site today (behind the existing hedgerow). The front brick piers and wall also demonstrate the boundary points of the site.

Based on all of the information provided by PDC engineering and the land register documents, the LPA are satisfied that the red line shown on the site plan (drawing 2655-O1C) is correct and the LPA have no reason to question the information provided or the surveyor's professional opinion.

Other matters requiring consideration prior to the determination of this application:

- Drainage - The applicants have stated that the foul drainage from the new dwelling would connect to the exiting mains drainage system via the donor dwelling. The IDB have raised no objections to the proposal, subject to complying with the board's byelaws.
- The comments received from the Parish Council and the third-party representative have been taken into consideration as part of this application. The land is currently used for residential purposes, and the noise generated by the proposed dwelling would not exceed the noise levels typically associated with the existing use. It is acknowledged that there would be some impact from noise and disturbance to the

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neighbours during the construction of the proposal, however this would be temporary and would not be significantly detrimental to the amenity of the neighbours.

No highway safety concerns have been raised by our local highways authority officer and one dwelling would generate a low level of traffic movement. Construction traffic would be minimal and would not cause safety concerns to the local residents and school.

The proposal is for one brick bungalow and garage, which has been designed to respect and reflect the form, character and visual amenity of the area and the scale would not be considered overdevelopment of the site. The boundary dispute and neighbour impacts have been assessed and addressed within the relevant sections of the report.

The trees on site are not protected and therefore the applicant does not need permission from the council to remove them. The trees do add to the landscaping of the site and majority of the trees are to remain on site and a tree protection plan has been provided and will be conditioned to the protect these trees during the construction of the proposal and a condition for ecological enhancements on site would also be applied.

CONCLUSION:

Overall, it is considered that the proposed self-build dwelling and garage would be in keeping with the character and visual amenity of the surrounding area. The proposal would not cause detrimental impact to the surrounding neighbours or highway safety concerns and the dwelling would contribute towards the LPA's legal requirement to provide self / custom build dwellings.

The proposal is therefore considered to be acceptable and in accordance with LP01, LP02, LP06, LP14, LP18, LP19, LP21, LP25, LP27 and LP31 of the Local Plan 2021-2040 and the NPPF 2024.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans, Drawing numbers:
 - 2655-01C - EXISTING AND PROPOSED SITE AND LOCATION PLANS (Received 21/05/25)
 - 2655-02B - PROPOSED PLANS AND ELEVATIONS (Received 21/05/25)
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

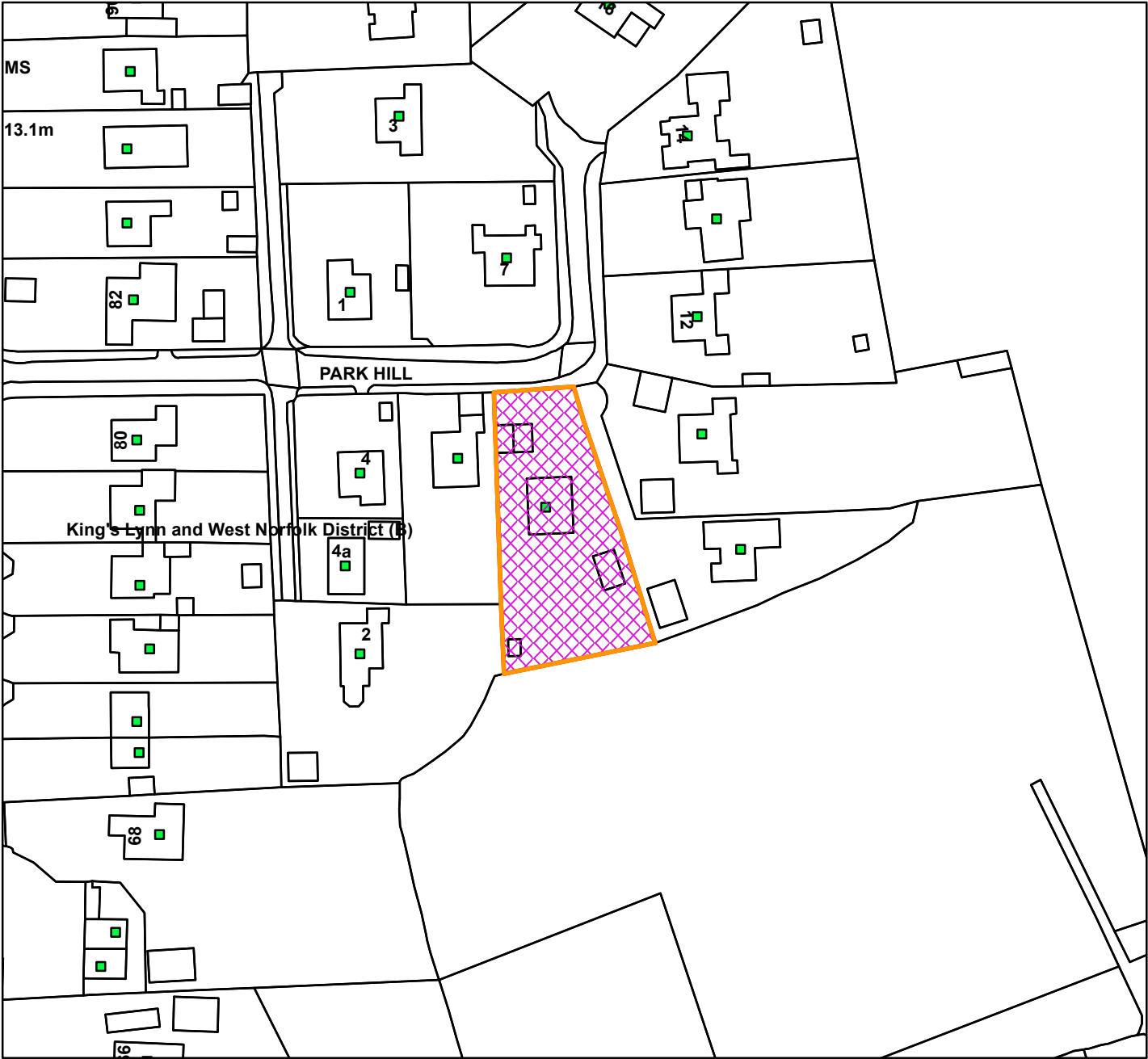
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- 3 Condition: The development hereby permitted shall not be occupied until enhancement measures of one bird box and one swift box has been installed upon the dwelling hereby permitted and a landscape and ecology management plan, demonstrating how the development will fulfil the duty to provide measurable biodiversity net gain through ecological enhancements. These enhancement measures shall be retained in that condition thereafter.
- 3 Reason: In order to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Paragraph 179 of the NPPF and LP19 of King's Lynn and West Norfolk Local Plan 2021-2040.
- 4 Condition: Prior to commencement of the development hereby approved, all Tree Protection Measures shall be implemented in strict accordance with the approved Tree Works Plan (drawing number 2655-03, received 21/05/25). All protective measures shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If any protection measures are damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any protected area in accordance with this condition and the ground levels within those areas shall not be altered, other than in accordance with the approved plans.
- 4 Reason: To ensure that the existing trees and hedgerows are properly protected throughout construction of this development, in accordance with the NPPF and Policy LP19 of the Local Plan 2021-2040. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 5 Condition: No development shall take place on any external surface of the development hereby permitted until full details of the materials to be used for the dwelling and garage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with Policies LP18 and LP21 of the Local Plan 2021 and 2040 and the principles of the NPPF.
- 6 Condition: Prior to the first occupation of the development hereby approved, the en-suite window on the north elevation and the bathroom window on the south elevation of the new dwelling shall be obscurely glazed. The windows shall be permanently retained in that condition thereafter.
- 6 Reason: In the interests of neighbour amenity, in accordance with Policy LP21 of the Local Plan 2021-2040; and the provisions of the NPPF.
- 7 Condition: Self build and custom build
 - (i) The dwelling hereby permitted shall be constructed as a self-build dwelling within the definition of a self-build and custom build housing in the Self-build and Custom Housebuilding Act 2015
 - (ii) The first occupation of the dwelling hereby permitted shall be by a person or persons who had a primary input into the design and layout of the dwelling and who will live in the [unit/dwelling] for at least 3 years
 - (iii) Prior to the first occupation of the dwelling the Council shall be notified of the person(s) who will take up first occupation of the dwelling.

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- 7 Reason: To ensure the development meets the criteria for self-build and custom build application Biodiversity Net Gain exemption in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.
- 8 Condition: Notwithstanding the provisions of Classes A and B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling, including addition or alteration to its roof shall not be allowed without the granting of specific planning permission.
- 8 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the above mentioned Order, in accordance with Policies LP18 and LP21 of the Local Plan 2021-2040.
- 9 Condition: Notwithstanding the provisions of Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no building or enclosure, swimming or other pool shall be allowed within the curtilage of the dwelling house without the granting of specific planning permission.
- 9 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the above mentioned Order, in accordance with Policies LP18 and LP21 of the Local Plan 2021-2040.
- 10 Condition: Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded (widened) to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification for the first 10 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 10 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement, in accordance with Policies LP18 and LP21 of the Local Plan 2021-2040.
- 11 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 11 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety, in accordance with Policies LP14, LP18 and LP21 of the Local Plan 2021-2040.

8 Park Hill Dersingham King's Lynn PE31 6NE



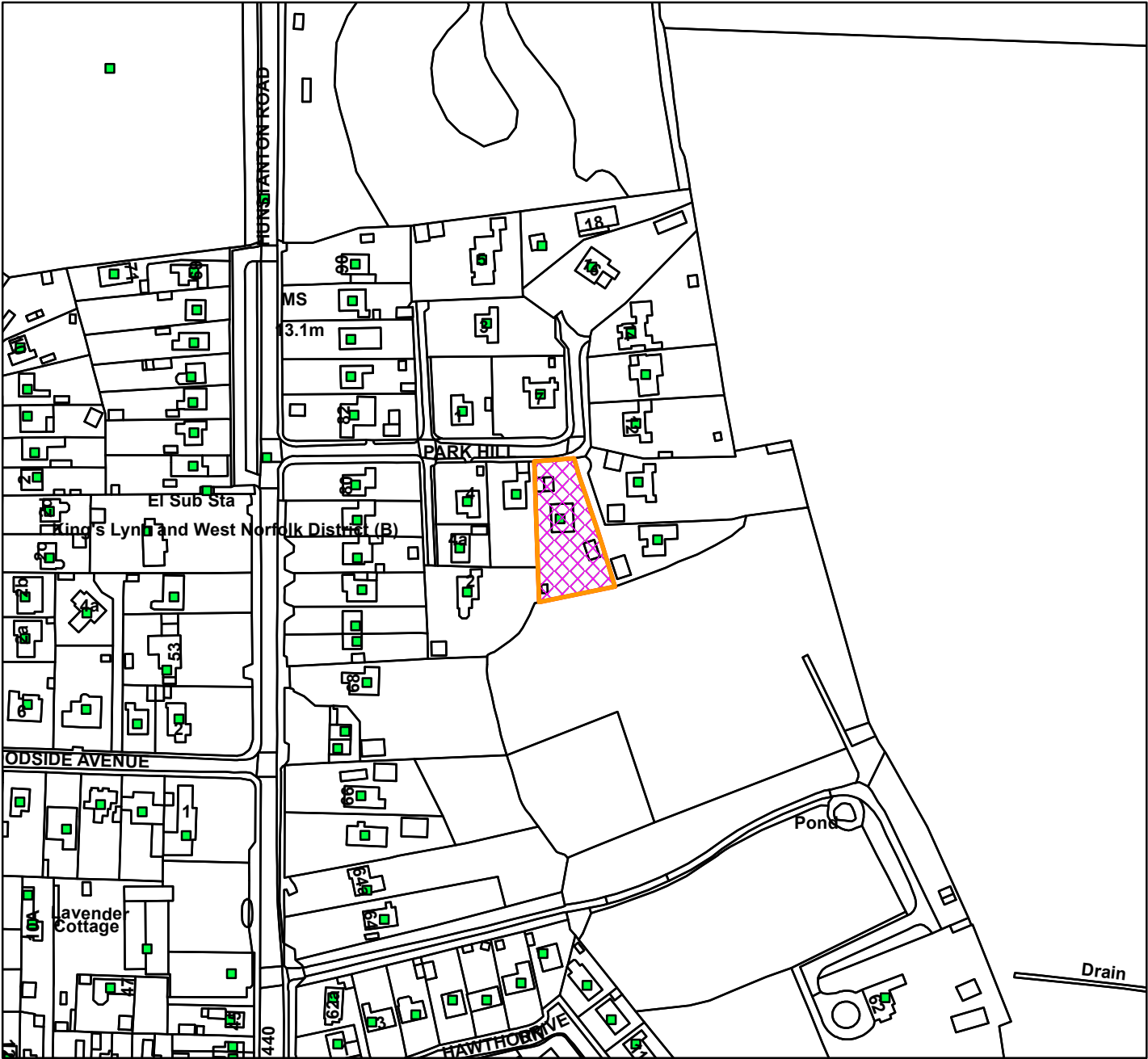
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Ordnance Survey AC0000819234

Scale: 1:1,250

Organisation	BCKLWN
Department	Department
Comments	
Date	12/08/2025
MSA Number	0100024314



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Ordnance Survey AC0000819234

Scale: 1:2,500

Organisation	BCKLWN
Department	Department
Comments	
Date	12/08/2025
MSA Number	0100024314

Parish:	Dersingham	
Proposal:	Proposed extensions and alterations including the creation of a new first floor via the provision of a new roof structure and porch.	
Location:	8 Park Hill Dersingham King's Lynn Norfolk PE31 6NE	
Applicant:	C/O ACS Architectural Ltd	
Case No:	25/01036/F (Full Application)	
Case Officer:	Tom Ellis-Daish	Date for Determination: 13 August 2025 Extension of Time Expiry Date: 5 September 2025

Reason for Referral to Planning Committee –
Called in by Cllrs Bubb and Collingham

Neighbourhood Plan: No

Case Summary

Planning Permission is sought for extensions and alterations to an existing dwelling including the creation of a new first floor via the provision of a new roof structure and porch.

Dersingham is classified as a Tier 4: Key Rural Service Centre under Policy LP01 of the Local Plan 2021-2040. The surrounding area is residential, with woodland to the south. The site is located toward the higher end of Park Hill.

The site is located in Flood Zone 1.

Key Issues

Principle of Development

Form and Character

Impact on Neighbour Amenities

Highway Safety

Climate Change

Flood Risk

Other matters requiring consideration prior to the determination of this application.

Recommendation

APPROVE

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THE APPLICATION

Planning permission is sought for extensions and alterations, including the creation of a new first floor via the provision of a new roof structure, rear extensions, single story front extension and porch.

The proposal would result in a dwelling of a chalet design. Due to sloping land levels here, the height of the dwelling is different when measured from different points, but would increase from 5.35m to 7.16m when measured from the centre of the north elevation. The depth of the dwelling would increase from 12m to 22.72m. The width of the dwelling (wall to wall) would remain largely the same, changing from 10.16m to 10.06m.

SUPPORTING CASE

Neither the agent nor the applicant have submitted a supporting case at the time of writing this report.

PLANNING HISTORY

13/00529/F: Application Permitted: 23/05/13 - Proposed garden room extension

RESPONSE TO CONSULTATION

Parish Council: OBJECTS

- Not in character of the area
- Overbearing and dominant
- A complete restructure of the plot
- Blocks the skyline
- Detrimental affect on all neighbours
- The position of this property would set a precedent and can't be compared with other properties at the top of the hill because their extensions can't be seen
- No.12 was only allowed to increase the height by 0.5m and is not in anyone's line of sight, and
- This area is idyllic and would be spoiled with such a big property.

Representations:

Ward Cllr Bubb: "This proposal is going to be very overbearing".

ONE third-party letter of **SUPPORT** has been received. Their comments are summarised as follows:

- We fully support the proposed plans

SEVEN letters of **OBJECTION** have been received from third parties at the time of writing this report. Their comments can be summarised as follows:

- Describe the streetscene

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- Other two-storey properties are at each end of the cul de sac, are well screened and do not dominate the streetscene
- No.8 is prominently sited, exacerbated by being horizontal
- The property makes a positive contribution to the ambience of the streetscene
- The development is characteristic of the immediate post war period and now rare. Park Hill could be considered worthy of protection as a Conservation Area,
- Many of the properties have been extended but the extensions have respected the form of the dwellings and are single storey, apart from the two new build houses at the northern and southern ends of the cul de sac
- The materials and colours proposed would result in the building being unattractive industrial, dominant and out of character within the street scene
- Concern over drainage and surface water runoff
- Proposal would obliterate the shape and design of the existing
- May affect wildlife
- Loss of view and outlook
- Refer to another application on Park Hill, 22/00406/f, where plans had to be amended due to height
- Suggest design changes
- Bungalows are staggered to maximise views
- Will block winter sun
- Could set a precedent
- Materials and colours out of character
- Contrary to established height limit
- Development is excessive, dominant and overbearing
- Overdevelopment of the plot
- Site plan is vague and misleading, failing to accurately show current layout and visibility splays
- Inappropriate conduct of the applicant, and
- Concern over parking and turning

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP06 - Climate Change (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
 Planning Practice Guidance (PPG)
 National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

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- Principle of Development
- Form and Character
- Impact on Amenity
- Climate Change
- Highway Impacts
- Flood Risk
- Ecology

Principle of Development:

Paragraph 2 of the National Planning Policy Framework (2024) reiterates the requirements of planning law which is that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the Development Plan comprises the Local Plan (2021-2040).

There is nothing within the development plan to suggest that the principle of development here, within a development boundary, is not acceptable, subject to compliance with relevant development plan policies and guidance.

Form and Character:

Policies LP18 and LP21 of the Local Plan require that development be of a high quality design and respond to the context of places with regard to scale, layout and design.

The site accommodates a single storey detached dwelling of red brick construction with white UPVC windows and interlocking tile roof.

The site has a large, gravelled driveway to the front (north) and garden to the rear (south), with a wooded area beyond that. Park Hill itself presents a steep incline.

The boundary treatments to the site comprise a 1.5m high closed board fence to the front (north), which extends to 1.8m as the land slopes away down the hill. The northern boundary treatment is backed by hedging at a height of 1.8m. To the western side is a 1.4m high picket fence backed by hedging at a height of 2m. Further back along the western boundary this includes some trees at a height of approx. 4m. To the eastern boundary is a 1.6m high closed board fence.

Dwellings along Park Hill are generally of a similar appearance, although some do incorporate render. However, there are notable exceptions to this which comprise larger dwellings of different designs.

The height of the dwelling, increasing by C.1.81m to C.7.16m, is found acceptable and would be similar to that of other extended and newly built properties along Park Hill. Whilst the prevailing character of dwellings along Park Hill remains similar to that of the existing dwelling, this does not preclude the introduction of new forms so long as those new forms respond to the character of the places in which they are situated.

Third Party comments have drawn attention to a application at 12 Park Hill for first floor extensions to a dwelling. In this application (22/00406/F), the height of the proposal was requested to be reduced due to overbearing concerns. However, it is not felt that a similar "restriction" would be reasonable or necessary to impose in this case as the proposal is less

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prominently sited and would have a lower impact upon neighbouring properties in planning terms.

The width of the dwelling would remain largely the same.

The depth of the dwelling would increase by 10.72m. Whilst a relatively large increase, this would not be detrimental to the streetscene, particularly when viewed from the highway as the depth of the dwelling would be partially screened. Some limited view of the dwelling may be had from Lynn Road (at the bottom of Park Hill) but would be interrupted by existing dwellings and vegetation.

The use of red facing brick, render, pantiles and weatherboarding are found acceptable.

Third-party comments have drawn objection to the proposed materials and colours. Whilst it is acknowledged that the majority of colours along Park Hill are light, there is nothing to prevent the colours of these properties being changed and given that this is not a Conservation Area, it would not be reasonable to remove permitted development rights in this regard.

The proposal is of an appropriate scale and design which is not considered to be visually dominant and would respond to local character in accordance with the requirements of LP18 and LP21.

Impact on Neighbour Amenity:

Policy LP21 states that proposals should be assessed against a number of amenity impacts, such as overshadowing, overlooking and overbearing, and that proposals which have a significant adverse impact on the amenity of others will be refused.

The loss of a view is not a material consideration in the planning system.

The proposal is not considered to be overbearing. It is also noted that the proposal is stepped down at the front to a single storey height. Whilst the proposal's depth is greater than the existing, 6.385m of this increase would be to the rear where the plot is wider. It is acknowledged that the plot narrows toward the front (north), but 6.42m of the northernmost part of the proposal is of a single storey and thus suitably mitigates impacts.

Overshadowing and natural light impacts would not be materially greater than that of the existing dwelling given the limited increase in height, pitch of the roof bringing the total height away from the boundaries and existing shadowing caused by boundary treatments.

No overlooking would result from the proposal at ground floor level. The rooflights are positioned at such a height that they could not be easily looked through. The Juliet balcony to the southern elevation would not cause overlooking impacts.

The development is therefore considered to accord with the requirements of LP21.

Climate Change:

In relation to Local Plan Policy LP06, it is not considered to be reasonable or appropriate to require climate change mitigation measures for a development of this scale.

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Highway Impacts:

Policy LP14 states that proposals other than dwellings should have regard to the Norfolk County Council Parking Guidelines (2022). This is further supported by LP21 which states development should demonstrate adequate parking facilities are available.

The dwelling would increase from 3 bedrooms to 5 bedrooms as a result of the proposal. In line with NCC Parking Guidelines (2022) the parking need of the proposal would therefore rise from 2 spaces to 3 spaces. The parking space to the front of the dwelling would be more than adequate following the proposed extensions to accommodate this and is acceptable.

It is further noted that as the road here is private and not controlled by the Local Highway Authority, no consultation with them was undertaken.

The proposal therefore complies with Policies LP14 and LP21.

Flood Risk:

The site is not shown as being at any risk of flooding by EA mapping or BCKLWN's SFRA. However, a third-party comment has raised concern over surface water run-off, stating that existing problems would be made worse by the increase in roof area. Whilst it is acknowledged that the decrease in permeable surfaces may lead to increased surface water run-off, this would not be to a degree that would warrant refusal of this application.

Ecology:

A third-party comment has stated that bats have been seen in the area, but BCKLWN's Ecologist has confirmed verbally that the building is not likely to support bats and has not requested any further involvement in this application.

Other Material Considerations:

There are no other material planning considerations.

Specific Comments or Issues:

Comments that are relevant planning considerations that have not been addressed elsewhere in this report have been addressed below:

- Loss of architectural features- The dwelling is not protected by virtue of listing or being within a Conservation Area. It is also noted that a number of similarly designed dwellings are present throughout the borough,
- The proposal represents an over-development of the plot- The plot is sufficiently large that this proposal would not be considered an overdevelopment,
- Contrary to established height limits- There is no established height limit on Park Hill,
- Complete restructure of the plot- The plot would be largely the same layout, with the only change to its structure being the relocating of the front door from the west to the north. Given the screening to the front of the plot and the distance to the highway, this is not considered to adversely affect the character of the dwelling,
- The proposal would set a precedent- Each application is taken on its own merits.
- Site plan is vague and misleading, failing to accurately show current layout and visibility splays- The agent has confirmed that the access arrangements are to remain unchanged. Revised plans have been received and appear to show the

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access accurately. As this revision is to show an existing boundary treatment only, and the parking on the site can be easily assessed without this being correctly shown, no further consultation would be necessary following the receipt of this amended plan.

CONCLUSION:

The proposal is for extensions and alterations to an existing dwelling, including the provision of a new first floor via the provision of a new roof structure, rear extension, single storey front extension and porch which are of an acceptable design and which would not pose adverse impacts on neighbour amenity or the character of the area. As such, the proposal is considered to comply with the requirements of Policies LP06, LP14, LP18 and LP21 of the Local Plan.

It is therefore recommended that the application be approved subject to the imposition of the following conditions:

RECOMMENDATION:

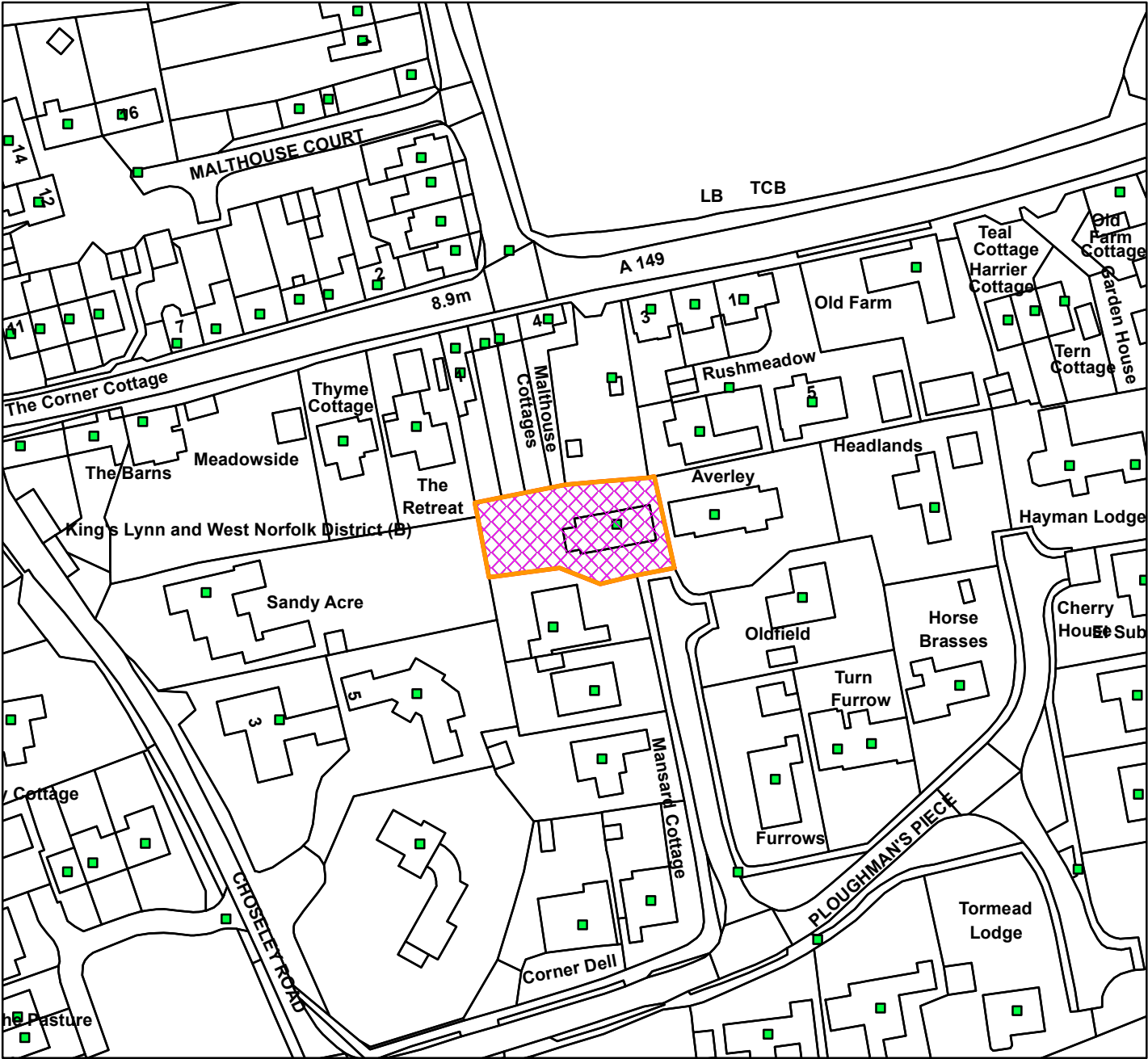
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The proposed development shall be carried out in accordance with the following approved plans drawing nos:

941/24/00: Location Plan,
941/24/03 Revision B: Proposed Floor Plans,
941/24/04 Revision C: Proposed Elevations and Sections,
941/24/05 Revision C: Proposed Site Plan.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.



Megget Ploughmans Piece Thornham Hunstanton PE36 6NE



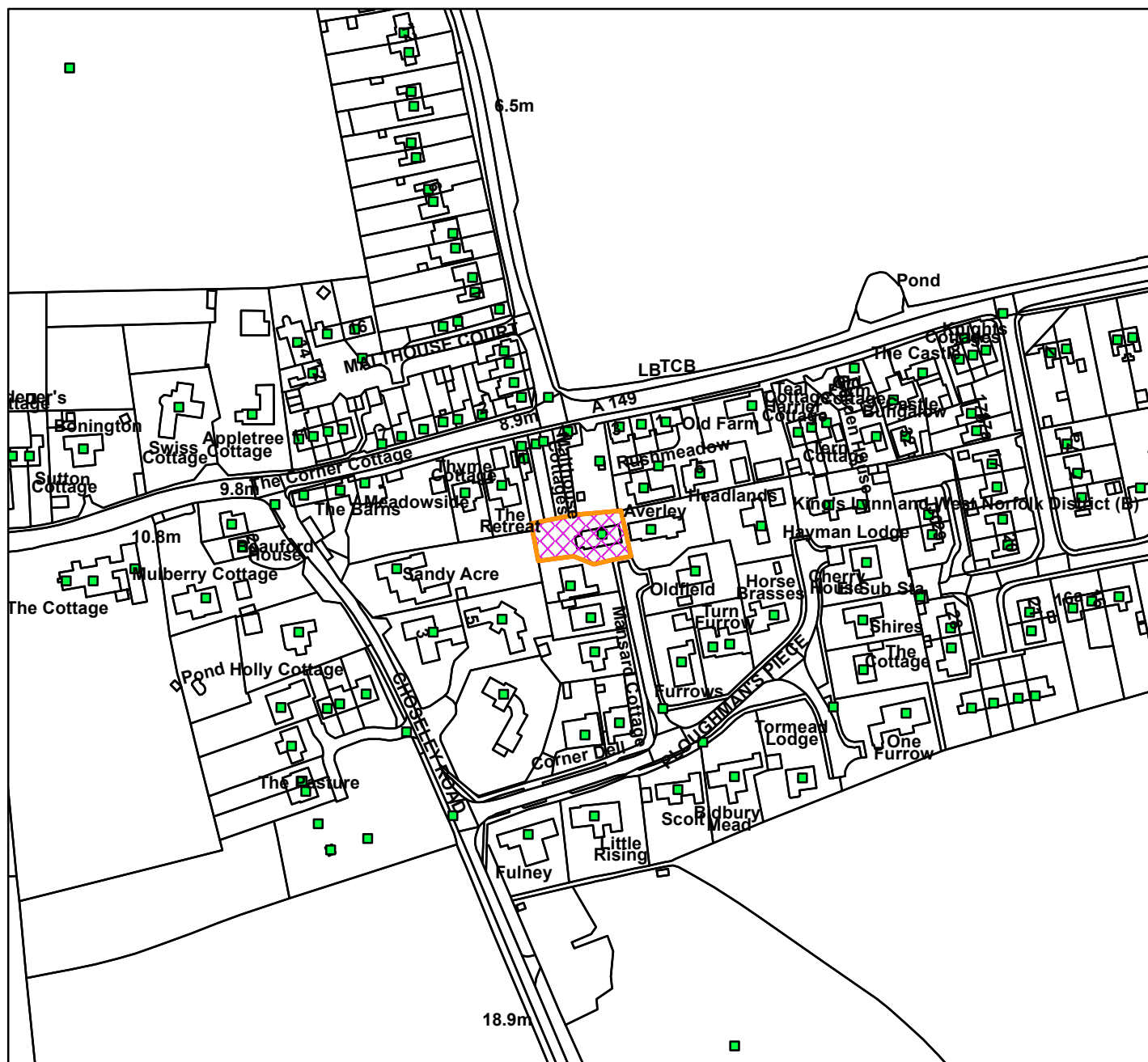
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Ordnance Survey AC0000819234

Scale: 1:1,250

Organisation	BCKLWN
Department	Department
Comments	
Date	13/08/2025
MSA Number	0100024314



Megget Ploughmans Piece Thornham Hunstanton PE36 6NE



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Ordnance Survey AC0000819234

Scale: 1:2,500

Organisation	BCKLWN
Department	Department
Comments	
Date	13/08/2025
MSA Number	0100024314

Parish:	Thornham	
Proposal:	Self-Build - Replacement Dwelling	
Location:	Megget Ploughmans Piece Thornham HUNSTANTON PE36 6NE	
Applicant:	Mr Hunter	
Case No:	25/00846/F (Full Application)	
Case Officer:	Jody Haines	Date for Determination: 16 July 2025 Extension of Time Expiry Date: 5 September 2025

Reason for Referral to Planning Committee – Referred by Sifting Panel

Neighbourhood Plan: Yes

Case Summary

The application is for the demolition of the existing bungalow at the end of a cul-de-sac on Ploughmans Piece in Thornham for a replacement self-build dwelling.

The application site is located within the development boundary as seen within the policies map as defined by the Local Plan 2021-2040 and Map 8 of Thornham Neighbourhood Plan 2020-2036.

The site comprises of a residential curtilage of approx. 678 sqm and accommodates a brick bungalow with pitched roof. Surrounding the site is residential use.

Key Issues

Principle of Development

Form and Character

Impact on Neighbour Amenity

Any other matters requiring consideration prior to determination of the application

Recommendation

APPROVE

THE APPLICATION

This application is for the demolition of the existing bungalow at the end of a cul-de-sac on Ploughmans Piece in Thornham for a replacement self-build dwelling. The proposed

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25/00846/F

dwelling would be two-storeys in height, where the first floor utilises the roof space. The main two-storey element would be finished with clay pantiles, flint, and brick, with the single storey element being finished with a flat roof material and cladding.

The application site is approx. 678sqm, located within the development boundary as seen within the policies map as defined by the Local Plan 2021-2040 and Map 8 of Thornham Neighbourhood Plan. Thornham falls within Tier 5: Rural Village within Policy LP01 of the Local Plan 2021-2040. The site is located within the Norfolk Coast National Landscape and is adjacent to Thornham Conservation Area.

SUPPORTING CASE

This statement follows on from the submission of an amended scheme further to the refusal of an original scheme which was amended considerably prior to the Pre-Application enquiry AND with further amendments made since meeting with the case officer recently. We have further amended the proposal working with Conservation and the Case Officer:

Comments made within the officers report have been encouraging and indicate that the proposal is considered acceptable subject to some further consideration.

“The overall design of the proposed dwelling is more coherent than the previous scheme having clear materials and design.”

It has been suggested that “use of flint would be incongruous with the immediate surrounding on Ploughman’s Piece and therefore should be removed from this elevation.” We have taken note of this and further simplified the proposal however we have retained some flint pebbles as an entrance feature. The setting of the proposal within the site, set back and within the road, low and at the bottom of the slope would not make this modest use of flint a stand out feature until you are very close to the property and certainly not jar with the wider appreciation of Ploughman’s Piece. We have also proposed to utilise flint pebbles on the North elevation to the approval of the Conservation Team as this elevation would be seen from the Conservation Area.

“The use of flint has benefitted the north elevation breaking up the harsh brick elevation previously seen, with flint responding to the materials seen on the A149.”

Strata have recently, successfully gained permission to use flint pebbles in a very similar manner on Tormead Lodge, Ploughman’s Piece and whilst this around the corner, less than 120m away, Tormead Lodge is within view and views some 6 other houses, none of which have flint pebbles.

The principle elevation has been simplified with the majority of the flint removed, the fenestration and the dormer detail simplified, but also brick detailing added, replacing timber barge boards with three string courses the middle course being dental headers and also the same detail to the eaves line. We have also proposed double headers to the window details.

The other matter as discussed at the site meeting was the height of the proposal but as written in the officers report when discussing scale:

“due to the change in design and materials the impact would be less harsh than the previous scheme and is considered acceptable.”

In response to this we have redesigned the main section through the dwelling proposing a symmetrical (previously asymmetrical) gable end, again a simplification of the design, and have balanced the internal height of the eaves which determines that whilst there is a

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second floor / storey this level does partially sit within the roof. Immediately opposite, at the top of the road, is Scolt, which is actually taller than the proposal and of similar proportions regards utilising the roof for the second floor; Mansard has rooms in the roof as do Tellin and Oldfield – all in view of, to and from Megget.

This redesign has also reduced the height of the ridge as demonstrated on the submitted proposal by a modest 200mm resulting in the proposal being some 1.13m higher than the existing roof (previously 1.33m) but also the main roof is now 600mm shorter in ridge length than the existing. Megget also sits 750mm lower topographically to Seagulls and with setting the proposal back in the site with perspective the visual impact is further softened.

We feel the combined amendments, simplifying the design, the use of materials and refined brick detailing, the lower ridge, all combine to address the minor concerns as raised in the Pre Application enquiry and are a significant improvement upon the original submission, hopefully gaining the support of the planning team.

The applicant / owner and I attended a Parish Council meeting with this proposal during the PreApp stage. We received informal support and acknowledged that only when there was a formal submission could the Parish Council make a formal observation. There has not been an actual meeting as it was non-quorate, but a decision to oppose was made through email protocol and it was felt that the proposal did not meet the Neighbourhood Plan requirements.

It is unfortunate we were not given the chance to work this out with the Parish seeing as the previous meeting was very positive and especially as we have made further changes since meeting them – changes for the better.

The case officer recommends approval, we have worked well with the Conservation Team to produce a much cleaner, simplified design and use of materials. The height - red line is the most recent effort to lower the roof profile – has been reduced. In context to the street scene, we produced an image to show the proposal from the Conservation Area perspective – main coast road - to the approval of Conservation and the case officer has requested the same from the South within Ploughman's Piece.

The proposed roof is higher than the existing easily measured by the existing chimney height and this allows us to accurately scale the model. Essentially, we are reducing the amount of roof profile by utilising a 1.5 storey / half under the roof upper floor level.

We feel that a lot of work has gone into this design to simplify it, proposing all local vernacular materials, and a house that sits very well at the bottom of the cul de sac of eight houses in a very quiet corner of the village. We hope the committee agree.

PLANNING HISTORY

23/01296/F: Application Refused: 22/12/23 - Replacement Dwelling

21/01181/F: Application Permitted: 08/02/22 - Single Storey rear extension and alterations to dwelling

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RESPONSE TO CONSULTATION

Parish Council: OBJECT

The application is contrary to the Thornham Neighbourhood Plan, specifically Policies D1, H1, H4, and HA1. The proposed layout, density, and overall design — including the scale, materials, and visual appearance — are not in keeping with the established character of the area. The materials and finishes proposed do not reflect the local vernacular or respect the distinctive character of Thornham. The size, scale, and design of the replacement dwelling would result in a development that appears out of character and discordant within its context, causing harm to the street scene and wider locality. As such, the proposal fails to preserve or enhance the character and appearance of the area and is in clear conflict with Policies D1, H1, H4, and HA1 of the Thornham Neighbourhood Plan.

Highways Authority: NO OBJECTION

Recommend condition relating to parking/turning area.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

No significant potential sources of contamination are identified in our records, or in the information provided by the applicant.

Conservation Officer: NO OBJECTION

We accept that the appeal decision noted the blank elevation facing the conservation area and this has not been addressed within the scheme. However, our view is that a detail in a contrasting material that breaks up the brickwork would draw more attention to the proposal which would make it more prominent. Another suggestion has been blind windows. This has been drawn up as part of an earlier pre-app and was found to be contrived and difficult to find something to relate them to. The agent has already added a large flint panel on the projecting gable which will break up the horizontal emphasis of the building, adding something that further emphasises the horizontal length would be to the detriment of the building and would be more impactful.

We have therefore considered the impact of the proposal upon the conservation area and while a blank elevation may at first appear stark, it would weather over time and will become less noticeable the longer it is there. While there will be a visual impact upon the character of the area, it does not necessarily equate to harm. In this case, providing the bricks and brickwork are acceptable and constructed out of good quality brickwork and bonding and constructed by good bricklayers, there is no reason why the scheme should be harmful.

Ecology Officer: NO OBJECTION

The application is exemption from Biodiversity Net Gain due to being declared as a custom and self-build application. A self-build and custom build exemption must be tied to the development via planning obligation (condition).

The building has features that are suitable to support roosting bats i.e. a pantile roof. The location is in close proximity to the North Norfolk Coast protected sites which offer optimal foraging and commuting habitats for bats and there are records for the species nearby (closest approx. 2km east). A Preliminary Bat Roost Assessment (Eco-Check, July 2025) has now been submitted and concludes the building has negligible potential to support roosting bats. I therefore have no objection to the proposed development. If you are minded

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to grant consent please consider conditions and informatives in relation to ecological enhancements and protected species.

REPRESENTATIONS

ONE comment received in **SUPPORT**. The comment raised the following:

- The current dwelling is of poor standard with little to no local aesthetics. The proposed new building will blend into the village very well using what looks like local materials. this will be an asset to the village.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP16 - Norfolk Coast National Landscape (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP20 - Environmental Assets- Historic Environment (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP31 - Custom and Self-Build Housing (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

Policy D1 - Design principles for new development

Policy H1 - Housing development within the development boundary

Policy H4 - Replacement dwellings

Policy HA1 - Development Affecting the Conservation Area

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

Paragraph 2 of the National Planning Policy Framework (2024) reiterates the requirements of planning law which is that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the Development Plan comprises of the King's Lynn and West Norfolk Local Plan 2021-2040, 2025 and Thornham Neighbourhood Plan 2020-2036, 2021.

The site is located within the development boundary in Thornham, which falls within Tier 5: Rural Villages. In accordance with Policy LP02 of the Local Plan 2021-2040, development within development boundaries would be supported subject to being in accordance with other development plan policies.

The application is identified as a 'self-build' dwelling and para 73(b) of the NPPF 2024 seeks opportunities to support small sites to come forward for self-build and custom build housing. Local Plan Policy LP31 supports self-build housebuilding where it respects local character and complies with other relevant policies of the plan.

The Borough Council has a legal duty to grant planning permission for enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in its area. At the current time the Council is experiencing some difficulty in demonstrating that it has met the need for Custom and Self-Build due to a change in legislation, however this does not mean that planning permission should automatically be granted - it is just one of a range of material considerations that we need to consider.

A previous scheme for a replacement dwelling was refused under application 23/01296/F. The application was refused for the following reason:

1. The proposed replacement dwelling, by virtue of the size, scale and confused design, would represent an out of character and out of keeping form of development that would harm both the street scene and locality. The development would therefore fail to preserve or enhance the character and appearance of the wider Conservation Area and subsequently harm the National Landscape, contrary to Policy D1, H1, H4 and HA 1 of the Thornham Neighbourhood Plan as well as Policy CS08 and CS12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2023 and National Design Guide.

This decision was appealed under appeal reference APP/V2635/W/24/3341176. The Inspector dismissed the appeal, concluding that the proposal would conflict with the development plan as a whole with no material considerations, including the Framework, worthy of sufficient weight that would indicate a decision other than in accordance with it.

The reasons for dismissal included that: although the various elements and materials are generally reflective of the local area, the overall architectural composition would lack

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coherence. In regards to Ploughman's Piece, this part of the cul-de-sac has a strong sense of character in regards to scale and character and the proposal would differ substantially in design approach and would present a flint clad elevation, which would appear harmfully incongruous within its immediate surroundings. From the Conservation Area, A149, the greater prominence would erode the sense of subservient development behind properties fronting the A149 which would result in harm to the significance of the Conservation Area, albeit the harm would be minor and therefore, less than substantial.

As this proposal is trying to achieve the same/similar outcome, that is for a replacement dwelling, this previous planning application and appeal need to be taken into consideration as to whether the reason for refusal has been overcome.

Form and Character:

Policies LP02, LP18 and LP21 of the Local Plan 2021-2040 requires all new development to be of a high-quality design which respects, protects and enhances the amenity of the wider environment. This will be achieved by responding to the context and character of the places in West Norfolk by ensuring a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets. Development that is of a poor design will be refused.

Thornham Neighbourhood Plan, specifically Policy D1 and H1, require development to have a high-quality design which uses local material and design which is compatible with the character and appearance of Thornham. This will be achieved by proportions, height, plot orientation of the existing dwellings, scale, density, layout and design being considered. Policy H4 focuses on replacement dwellings, stating that any loss of small dwellings will only be supported where the replacement dwelling is appropriate to the character of the site and its surrounding.

The site is located within the Norfolk Coast National Landscape. Under the Protected Landscape Duty (2024), Local Authorities should 'seek to further' the statutory purposes of Protected Landscapes. Under Policy LP16 of the Local Plan 2021-2040, development should only be permitted within the Norfolk Coast National Landscape when it conserves or enhances its special qualities and character and considers its setting.

The current bungalow has brick elevations and a pitched clay pantile roof. The bungalow is linear in form with a conservatory to the west elevation. The footprint of the existing bungalow is approx. 130m² in a plot of 678m². The proposal would turn into a two-storey dwelling with brick elevations which have flint panels on the south and north elevation and a clay pantile roof. The dwelling would have a cross-gable roof in the form of a single storey to the south and a two-storey to the north. The footprint of the proposal would be approx. 186m².

Whilst the permission has now expired (08/02/2025), it is key to note that under application 21/01181/F a footprint of 256m² was approved.

Within Ploughman's Piece the form, plot coverage, and siting of dwellings within their sites varies and therefore, it is considered that the moving of the dwelling approx. 4.2 metres north and increase in footprint would not impact on the character of the street scene.

When speaking on the proposal it seems that it should be discussed in relation to Ploughman's Piece and the A149 due to the differing characteristics of the street scene and potential visual impacts.

Ploughman's Piece

The proposal would see an increase in height of the dwelling. This would increase from approx. 5.5 metres to approx. 6.7 metres. This is approx. 0.2 metres below the ridge height of the refused application. Whilst the dwelling would increase to two-storeys it is not a true first floor and instead utilises the loft space of the dwelling. The site is located at the end of a cul-de-sac where ground level decreases south to north. This can be seen by the sectional street scene provided on drwg 684-004. At the top of the cul-de-sac the ridge height AOD is 21.510 metres, and the dwelling would sit approx. 18.140 metres. In relation to the neighbouring dwelling to the southwest due to these site levels the proposals ridge height would sit approx. 0.84 metres above their ridgeline. When looking at the ridge heights of individual properties, the examples of one and a half storey dwellings in the street scene range from approx. 6.3 to 6.4 metres.

Whilst this proposal would introduce a two-storey dwelling into a cul-de-sac which mainly comprises of bungalows and one and a half storey dwellings it is not considered this would detrimentally impact on the character of the street scene due to the location of the proposal and ground level changes.

The materials of the proposal would be brick, cladding and flint. Cladding would be used on the subservient single storey flat roof to the west, which would not overpower the design, with examples of cladding being seen within the street scene. Brick is the main material on the dwelling, however there would be flint panels on parts of the dwelling. The use of flint on the south elevation has been greatly reduced from the previous refusal. Whilst flint is not a widely used material within the cul-de-sac it would not be out of keeping for the locality and would create a cohesive material design with the north elevation.

A149 and the impact on Thornham Conservation Area and Important Unlisted Buildings

The site is located adjacent to Thornham Conservation Area and also a cluster of Important Unlisted Buildings to the northwest.

In accordance with Policy LP20 of the Local Plan 2021-2040, development of the highest design quality that will sustain and protect, and where appropriate, enhance the special interest, character and significance of the heritage assets and their setting and that will make a positive contribution to local character and distinctiveness will be supported. Thornham Neighbourhood Plan, Policy HA1(a) requires new development that will affect the setting of the Conservation Area to use materials that are compatible with the area.

Currently the proposal creates a subservient relationship with the cottages on the A149. Whilst the dwelling would increase in height making it more visible through the gap seen between 4 Malthouse Cottage and 3 Rushmeadow, due to the simplistic design and the material of flint being used which responds to the character of the street scene of the A149, the impact would be negligible.

Whilst the blank elevation of the north elevation remains, it is considered that although appearing stark, the addition of a flint panel or blind window(s) would draw attention to the proposal and therefore making it more prominent within the street scene. Therefore, whilst there would be a visual impact upon the character of the area, it does not equate to harm. Also, to ensure there is minimal visual harm, the materials to be used on the proposal will be conditioned.

Overall, the design of the proposal has been simplified to create a more cohesive design which is able to respect the characteristics of both street scenes by the reduction in height compared to the refused application and use of materials. Due to the proposal equating to no harmful visual impact there would be no negative impact on the Conservation Area, Important Unlisted Buildings, or the Norfolk Coast National Landscape. It is considered that the proposal accords with Policies LP02, LP16, LP18, LP20, and LP21 of the Local Plan 2021-2040 and Policies D1, H1, and H4 of Thornham Neighbourhood Plan.

Impact on Neighbour Amenity:

Policy LP21 of the Local Plan 2021-2040 states that proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers. Development that has a significant adverse impact on the amenity of others will be refused. The NPPF also refers to these issues in para 135f by encouraging development to have a high standard of amenity for existing and future users.

Due to the location of the dwelling and orientation to the neighbour to the southwest, known as Seagulls, there would be no material overbearing or overshadowing impact. The boundary treatment to the southwest is an approx. 1.8 metre woven fence and closeboarded fence. Due to this boundary treatment and the circular window being of a high level there would be no overlooking impact. The windows serving the entrance, landing and bedrooms would face toward the street scene and driveway of Seagulls, therefore causing minimal overlooking impact.

The single storey element would be approx. 15.8 metres from the boundary to the west, which is an approx. 1.5-1.8 metre closeboarded fence, with the two-storey element being approx. 19.2 metres from the same boundary. To the neighbouring dwelling, known as Sandy Acre, there is a separation distance of approx. 57 metres. Due to the separation distance and the boundary treatment, there would be no overbearing or overshadowing impact, with no material overlooking impact.

The proposed dwelling would be moved closer to the north boundary by approx. 4.2 metres, due to this an assessment must be undertaken on the amenity impact to 4 Malthouse Cottages and 4 Rushmeadow. The boundary treatment is an approx. 1.5-1.8 metre closeboarded fence where 4 Malthouse Cottages benefits from a further boundary treatment of an approx. 2 metre closeboarded fence. Although the dwelling would be moved closer to the north boundary any overshadowing would be minimal to the rear of the gardens, with overshadowing already being created due to the existing boundary treatments. Given the location of the proposed dwelling and the outlook of 4 Rushmeadow, there would be no overbearing impact. The rooflights would be at a high level therefore causing no overlooking impact. The window facing east, serving a bedroom, would be conditioned to be obscurely glazed and non-opening unless 1.7 metres above the floor level of the room in which it is installed, therefore whilst potentially causing a perception of overlooking to 4 Rushmeadow, it would not equate to a detrimental impact to warrant a refusal.

To the east of the site is a neighbouring dwelling, known as Alverley, which has a conservatory to the west. The boundary between these dwellings is an approx. 3 metre hedge to the front, changing to a height of approx. 1.8 metres. To the rear of the dwellings this boundary changes to an approx. 1.5 metre closeboarded fence. The proposed dwelling would be approx. 1.9 metres from the east boundary, with the two-storey projection being approx. 3.4 metres away, and the single storey element being approx. 11.8 metres away. Even though the dwelling would increase in height, given the existing relationship, the dwelling proposed to be moved further back into the site, orientation, and boundary treatment, there would be minimal overbearing or overshadowing impacts. The window

serving the kitchen would not cause overlooking due to the boundary treatment. There are a number of first floor windows; two serving en-suites and one serving a bedroom, these would be conditioned to be obscurely glazed and non-opening unless 1.7 metre above the floor level of the room in which it is installed. Whilst these windows would not overlook Alverley due to being conditioned, there would still be a perception of being overlooked, however on balance it would not equate to a detrimental impact to warrant a refusal.

On balance, considering the first-floor windows being conditioned accordingly, there would not be any material neighbour amenity impacts. Therefore, the development is considered to accord with Policy LP21 of the Local Plan 2021-2040 and para 135f of the NPPF.

Other matters requiring consideration prior to the determination of this application:

Highway Safety:

Policy LP02 provides an overarching requirement for new development to not result in an unacceptable impact on highway safety. Developments should demonstrate that they have been designed to reduce the need to travel, promote sustainable forms of transport appropriate to their location and the users of the development, and provide safe and convenient access for all modes in accordance with LP13 of the local Plan 2021-2040. Policy H1 of Thornham Neighbourhood Plan requires housing development within the development boundary to have a layout, access and parking provision appropriate to the site and its surroundings.

The proposal is within the development boundary where there are sustainable transport links on the A149 and would utilise the existing access of the site.

On plan dwg 684-002 three parking spaces have been shown in accordance with Policy LP14 of the Local Plan 2021-2040.

The Local Highway Authority raise no objection to the proposal subject to a condition which relates to ensuring the parking and turning is implemented prior to occupation.

Therefore, it is considered the development accords with Policies LP02, LP13, and LP14 of the Local Plan 2021-2040 and Policy H1 of Thornham Neighbourhood Plan.

Climate Change:

LP06 of the Local Plan 2021-2040 requires development to recognise and contribute to the importance of, and future proofing against climate change and to support the Government target of becoming a net zero economy by 2050.

The application is for one replacement dwelling which would have to be compliant with Building Regulations, therefore improving in space standards and materials. Due to the orientation of the dwelling and glazing seen to the front (south) of the dwelling, it would benefit from passive solar gain. The site is located within Flood Zone 1 and is located within the development boundary which benefits from sustainable transport links on the A149.

Therefore, the proposal is considered to accord with Policy LP06 of the Local Plan 2021-2040.

Ecology:

Within the Local Plan 2021-2040 there is a variety of Policies, LP02, LP18, and LP19 which recognise the importance of landscape character and the need to protect the existing natural environment and green infrastructure and avoid impact on these aspects. It also ensures the protection and enhancement of biodiversity, and where this is affected, this is mitigated or compensated for.

The site would be exempt from 10% Biodiversity Net Gain due to the proposed dwellings being self-build exemptions. Whilst the proposal is exempt from Biodiversity Net Gain, it does not preclude the need to include enhancements for species within development. All development has a duty to deliver measurable net gains for biodiversity.

The dwelling has features which could support roosting bats, therefore a bat survey was undertaken. From this report it was found that there was negligible potential to support roosting bats.

To ensure there is ecological enhancements and the protection of protected species, an informative has been added in relation to protected species and a condition in place to ensure mitigation and enhancement measures such as the provision of bat and bird boxes and sensitive lighting, in line with Section 5 of the Preliminary Bat Roost Assessment.

Therefore, the proposal is considered to accord with Policies LP02, LP18, and LP19 of the Local Plan 2021-2040.

Conclusion:

This proposal is for a replacement self-build dwelling.

The site is located within the development boundary of Thornham and therefore the principle of development is considered acceptable.

The plans indicate that the site can accommodate a dwelling of this size without detriment to the form and character of the locality. The design of the proposal has been simplified, being of a more cohesive design. The dwelling has been reduced in height by approx. 0.2 metres from the refused application. Whilst it would introduce a two-storey dwelling into a predominantly bungalow and one and a half storey cul-de-sac, due to ground level changes and other examples of approx. 6.4 metres dwellings being seen within the locality the scale would not be detrimental to the character of the street scene. While the height increase is visible from the Conservation Area, it would not cause harm due to the simple design and use of materials which would not draw attention to the proposal. Due to separation distances, orientation and placement of the dwelling, and the use of obscure glazing and non-opening windows unless 1.7 metre above the floor level in which it is installed (as appropriate), there would be no material neighbour amenity impact.

The proposal would also cause no highway safety issues, or ecology concerns.

Therefore, the proposal is considered acceptable and in accord with Policies LP02, LP06, LP13, LP14, LP16, LP18, LP19, LP20, LP21, and LP31 of the Local Plan 2021-2040, Policies D1, H1, H4, and HA1 of Thornham Neighbourhood Plan, as well as the NPPF. It is recommended that this application be approved subject to the following conditions.

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RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out using only the following approved plans:
 - Proposed Plans, Elevations & Section 684-002
 - Proposed Location Plan & Street Scene Impact Assessment 684-004
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials (specifically the brick and flint) to be used for the external surfaces of the building hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with Policies LP02, LP16, LP18, LP20, and LP21 of the Local Plan 2021-2040, Policy HA1 of Thornham Neighbourhood Plan, and the principles of the NPPF.
- 4 Condition: Before the first occupation of the building hereby permitted the windows at first floor level on the east elevation serving the en-suites and bedroom shall be fitted with obscured glazing and any part of the windows that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 4 Reason: To protect the residential amenities of the occupiers of nearby property in accordance with Policy LP21 of the Local Plan 2021-2040 and the NPPF.
- 5 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site car parking/turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 6 Condition: (i) The dwelling hereby permitted shall be constructed as a self-build dwelling within the definition of a self-build and custom build housing in the Self-build and Custom Housebuilding Act 2015(as amended by the Housing and Planning Act 2016)
(ii) The first occupation of the dwelling hereby permitted shall be by a person or persons who had a primary input into the design and layout of the dwelling and who will live in the unit for at least 3 years

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(iii) Prior to the first occupation of the dwelling the Council shall be notified of the person(s) who will take up first occupation of the dwelling.

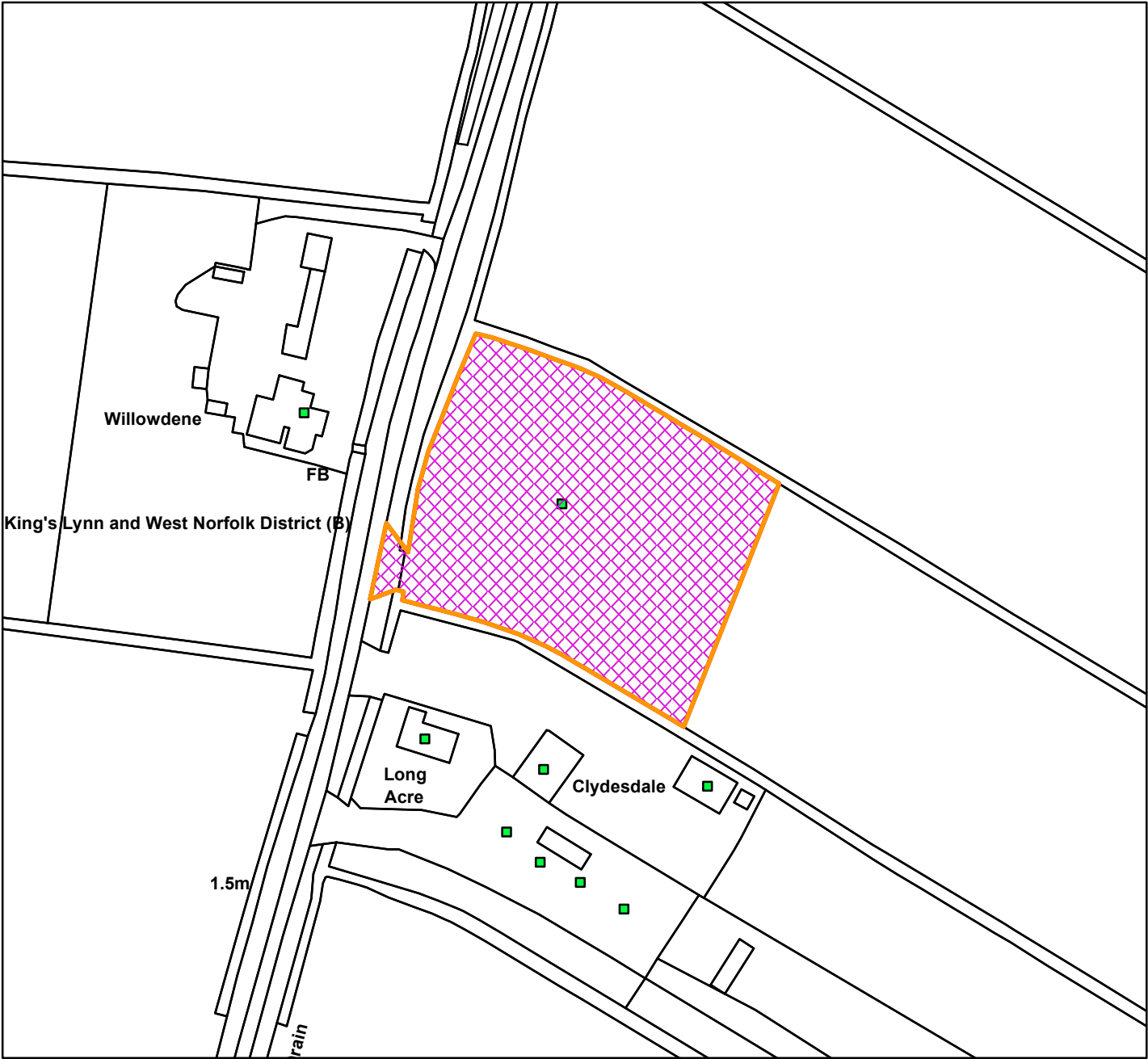
- 6 Reason: To ensure the approved dwelling is brought forward as custom and self-build housing in line with Policy LP31 of the Local Plan and to ensure that the proposal meets the exemption criteria for self-build and custom build applications in reference to Biodiversity Net Gain in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.
- 7 Condition: The development hereby permitted shall be carried out in strict accordance with the mitigation and enhancement measures outline in Section 5 of the Preliminary Bat Roost Assessment carried out by Eco-Check dated July 2025.

The specific details of all of the required mitigation and enhancement measures such as the bat and bird boxes and external lighting, including dimensions, location and construction methodology together with a scaled plan or drawing illustrating the requirements, shall be submitted to and approved in writing by the local planning authority prior to installation. The mitigation and enhancement measures shall be carried out in accordance with the approved details and thereafter retained in a suitable condition to serve the intended purpose.

- 7 Reason: To deliver measurable net gain in biodiversity on the site in accordance with Paragraph 174 of the NPPF and local planning policy.



Land E of Willowdene N of Clydesdale Biggs Road Walsoken Norfolk PE14 7BD



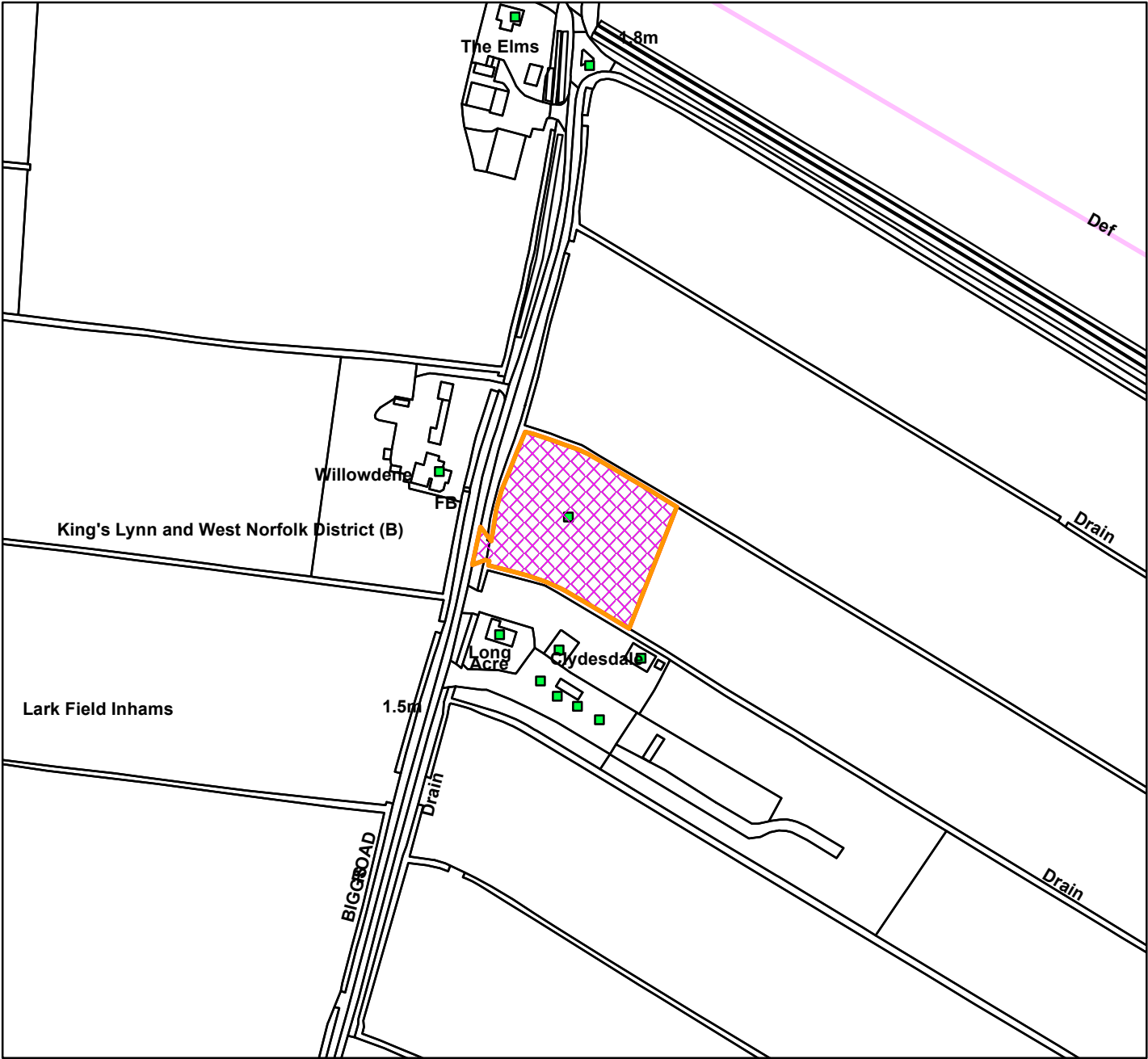
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Ordnance Survey AC0000819234

Scale: 1:1,250

Organisation	BCKLWN
Department	Department
Comments	
Date	11/08/2025
MSA Number	0100024314



Land E of Willowdene N of Clydesdale Biggs Road Walsoken Norfolk PE14 7BD



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Ordnance Survey AC0000819234

Scale: 1:2,500

Organisation	BCKLWN
Department	Department
Comments	
Date	11/08/2025
MSA Number	0100024314

Parish:	Walsoken	
Proposal:	Intensification of use of existing hardstanding at an existing Gypsy / Traveller site to enable standing of an additional five static caravans and one touring caravan (RETROSPECTIVE)	
Location:	Land E of Willowdene N of Clydesdale Biggs Road Walsoken Norfolk PE14 7BD	
Applicant:	Mr J Rooney	
Case No:	25/00389/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 13 May 2025 Extension of Time Expiry Date: 5 September 2025

Reason for Referral to Planning Committee – Called in by Cllr Kirk, and the officer recommendation is at odds with the views of the Parish Council

Neighbourhood Plan: No

Case Summary

The application seeks retrospective planning permission for the Intensification of use of existing hardstanding at an existing Gypsy / Traveller site to enable standing of an additional five static caravans and one touring caravan. The proposal includes an extension of the previous site boundary to the east (rear) to increase the overall site area.

Application reference 23/01082/F granted consent under delegated powers for the siting of one residential static caravan and two touring caravans. The site, known as 'Land Next To Clydesdale' in the GTAA provides one G&T pitch. This retrospective proposal would increase this to a total of six static caravans and three touring caravans on the site at any one time.

The application site is outside of any development boundary and within Flood Zones 2 & 3.

Key Issues

Principle of development and assessment against Policy LP32

Flood risk

Design and Form and character

Impact on neighbour amenity

Highway safety

Any other matters requiring consideration prior to determination of the application

Recommendation

APPROVE

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THE APPLICATION

The application seeks retrospective planning permission for the Intensification of use of existing hardstanding at an existing Gypsy / Traveller site to enable standing of an additional five static caravans and one touring caravan. The proposal includes an extension of the previous site boundary to the east (rear) to increase the overall site area, by approximately 710m² from the previous consent.

Application reference 23/01082/F granted consent under delegated powers for the siting of one residential static caravan and two touring caravans. The site, known as 'Land Next To Clydesdale' in the GTAA provides one G&T pitch. This current retrospective proposal would increase this to a total of six static caravans and three touring caravans on the site at any one time.

The application site is outside of any development boundary and within Flood Zones 2 & 3.

Whilst a revised block plan has been provided showing a line of static caravans along the west boundary and the touring caravans in the northeast corner, this plan should be considered as indicative given that the requirements of caravan licenses would likely require repositioning of the units. Given that consent is sought for the siting of the caravans within the site, variations to the siting of the caravans would be within the realms of the consent.

The application site is located on the eastern side of Biggs Road, Walsoken, approximately 1.5km from its junction with Broadend Road (East) and approximately 2.0km by road to the A47. The site is approximately 1.0km from the development boundary of Walsoken as the bird flies; however, by road it is approximately 3.0km outside of from the development boundary.

The application site now comprises largely hardcore upon which the static and touring caravans are sited, with the existing access comprising brick pillars and iron gates. To the rear of the application site, an extension into agricultural land is proposed as shown on the submitted block plan.

To the immediate south is a larger mixed site comprising both a dwellinghouse and various mobile homes - three of those pitches (known within that document as Clydesdale, 1 Longacre and 3 Long Acre) are noted in the GTAA 2023 as providing a total of three G&T pitches; however it is understood that caravan site licenses split the site differently and may allow a larger number of caravans on the site as a whole. Opposite the site (west) is a detached dwellinghouse and to the north and east (rear) is agricultural land.

SUPPORTING CASE

None provided at time of writing

PLANNING HISTORY

23/01082/F: Application Permitted: 14/02/24 - Change of use to station one residential static caravan and two touring caravans to include ancillary Works . - Land North of Clydesdale – DELEGATED DECISION

21/01198/F: Application Refused: 30/09/22 - Proposed mobile home and day room on site - Land North of Clydesdale – DELEGATED DECISION

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2/93/0891/F: Application Permitted: 03/08/93 - Construction of a steel framed blockwork barn - Ashlark Nurseries – DELEGATED DECISION

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The response received details comments from 6 parish councillors, all of whom object to the application on the grounds of over development, the retrospective nature of the application and a disregard for council processes. Full comments are available on the online file.

Local Highway Authority: Recommended condition, with the following comments:

With reference to the amendment consultation, following our previous correspondence it is observed that the number of caravans applied for has altered to 6 static and 3 touring.

Our previous correspondence referred to a planning inspectorate decision and additionally a historic application for the site (which should be 23/01082/F) where 2 touring caravans were not recommended for objection by the LHA, on balance for their tendency to be less frequently moved and the number was low.

It is noted that one additional touring caravan is now proposed in addition to that previous considered. On the basis that it is just one more touring caravan (3 in total) and that is then the absolute limit for this site, we are of the view that the touring aspect could be accommodated given that the tendency for a longer stay.

With reference to the 6 static caravans, I would refer your authority to the transport accessibility considerations previously made for your consideration. However, in relation to the vehicle impact on the highway associated with these types of accommodation. The planning inspectorate did not raise an objection to the non-trailed elements and therefore we believe that it would be difficult for a highway safety objection to be substantiated for the level of static units proposed.'

Recommended a condition relating to the upgrading of the existing access point, and an informative relating to works in the highway.

Internal Drainage Board: The Board's Byelaws apply

Environmental Health & Housing - Environmental Quality: NO OBJECTION

Environment Agency: NO OBJECTION to revised FRA, subject to condition.

REPRESENTATIONS

SEVENTEEN letters of **OBJECTION** (across two rounds of consultation) summarised as follows:

- Concern over continued intensification during application process
- Out of keeping with surroundings
- Concern over retrospective nature of the application
- Poor quality road, narrow with no passing places

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- Lack of infrastructure, facilities and services (doctors etc)
- Not an appropriate location
- Does not comply with planning policy
- Impact on drainage and waste management
- Impact on local landscape and environment
- Inadequate consultation with the local community about the proposed development
- Impacts on and proximity to neighbours
- Overdevelopment
- Personal safety and security and anti-social behaviour

Cllr Julian Kirk: OBJECTS with the following comments:

'I am objecting to this application as the Borough Councillor. I have received emails and verbal contacts from constituents regarding this enlargement of the site I live reasonably local to the site so know the area very well.

The site is not fit for purpose, it's low lying so is vulnerable to flooding, there are no main wastewater drainage systems in the area. There is a residential property on the opposite side of the road, just a few meters away. This proposed site will over look the residential property.

If this application goes ahead property prices will be adversely affected.'

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP32 - Sites for Gypsies, Travellers and Travelling Showpeople (Strategic Policy)

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

Planning Policy for Traveller Sites (PPTS)

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PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development and assessment against Policy LP32
- Design and Form and character
- Impact on neighbour amenity
- Highway safety
- Flood risk
- Any other matters requiring consideration prior to determination of the application

Principle of Development and assessment against LP32:

The application site lies approx. 1km outside the development boundary for Walsoken, as defined by the Policies Plan. The site is considered to be within the wider countryside for the purposes of the NPPF.

Paragraph 8 of the NPPF identifies an environmental objective in order to achieve sustainable development. Planning should 'protect and enhance our natural, built and historic environment...'

National planning policy is clear that the countryside should be protected for its intrinsic character and beauty and should only be developed in exceptional circumstances.

The site is not allocated for extensions to sites for Gypsies and Travellers under the current Local Plan, and the windfall policy therefore applies as set out in LP32 which sets out various criteria which are addressed below and elsewhere throughout this report.

Need for pitches

The updated GTAA (June 2023) and an appeal decision (APP/V2635/W/22/3294180) indicated that there is a significant unmet need for G&T sites within the Borough. It was conclusive that the Council had, prior to the adoption of the now current Local Plan, failed to have a 5-year supply of deliverable sites, so there is significant weight afforded to the need for additional sites/pitches.

The GTAA identifies a local need for an additional 76 pitches within the period 2023-2027, and a future need to 2039 of 97 additional pitches.

The Current Local Plan therefore seeks to identify allocations for gypsy, traveller and travelling showpeople within Part 1 of Policy LP32 – Sites for Gypsies, Travellers and Travelling Showpeople.

These allocations meet all the required accommodation needs for gypsy, travellers and travelling showpeople until 2028, as identified within the Council's Gypsy and Traveller Accommodation Assessment (2023).

The application site does not form part of any of the allocated sites in the Local Plan. However, to provide some flexibility over the lifetime of the plan, Part 2 of Policy LP32 aims to manage future windfall development. This part of the policy enables non-allocated sites to come forward where additional need arises over the plan period. If an application can satisfy

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the relevant criteria in this part of the policy (and subject to other relevant policies within the plan), then the principle of such development can be supported.

Recent appeal decisions have confirmed that restricting occupation of proposed pitches by condition is sufficient to control occupancy by those meeting the relevant definition of Gypsy and Traveller. It is therefore considered, that subject to compliance with the remaining criteria outlined in LP32, that the proposal would meet an identified need.

Service by utilities

The site has previously been deemed capable of being served by water and electricity. There is no reason to expect that this is no longer the case.

Foul and Surface Water Drainage

No information has been provided as to proposed surface water disposal. Foul water disposal currently is understood to be to a package treatment plant however it is not confirmed that the PTP could accommodate the additional flows proposed as part of this intensification. Whilst both matters are covered by separate legislation - Building Regulation) and IDB byelaw matters under the Land Drainage Act (1991), given the flood risk implications of the site, discussed in more detail below, conditions are recommended to control details and issues surrounding foul and surface water drainage.

An informative is recommended to ensure that the IDB Byelaws are complied with.

Accessibility

The previous application on site acknowledged that the site is considered to be suitably accessible for the nature of the use.

The site is the following distances from facilities:

- Shell PFS & Starbucks 1.5km
- Worzals farm shop & restaurant 1.7km
- Walton Highway shops 2.5km
- North Cambs Hospital 3.1km
- Walsoken village centre/hall/Tescos Express 1.9km
- West Walton Primary & Marshland High School 3km
- Wisbech Town centre 3.1km
- All Saints Church 1.9km
- Marshland St James Primary & Nursery School 3.2km

There is West Walton & Walton Highway to the north-west, Marshland St James to the east, Walsoken to the west with Wisbech beyond and Emneth to the south. Whilst not sustainable in relation to open market housing, all are relatively accessible to this type of development given the identified need in this locality.

It is also concluded that the site has reasonable access to main routes being 2km by road from the A47.

Grade 2 agricultural land

Whilst the site is technically identified as Grade 2 agricultural land, this is a relatively small site area, the majority of which has not been in any agricultural use for a significant period and has been authorised for use of the siting of a residential caravan.

The land has not been in agricultural production for quite some considerable time, the balance of probability is that the land will not be returned to agricultural practices. Consequently, whilst the small increase in site area would marginally increase land take, any loss of agricultural land to development would not constitute a reasonable ground for refusal balanced against the significant need for sites.

Conclusion on Principle of Development

Given the assessment of the criteria above, the proposal is considered to comply with the overall aims of the NPPF, Planning Policy for Traveller Sites (PPTS) and Policy LP32 of the Local Plan in regards to extensions to existing authorised Gypsy and Traveller sites.

Flood risk

The site is located within Flood Zone 3 on our Flood Map for Planning and your SFRA map, which is land defined by the Planning Practice Guidance (PPG) as having a high risk of flooding. The proposed development is classed as 'highly vulnerable', in accordance with Annex 3 of the NPPF. Table 2 of the PPG makes it clear that this type of development is not compatible with this flood zone and therefore should not ordinarily be permitted.

In regard to the Sequential Test, as per the Borough Council's SFRA (2018), this is typically conducted on a settlement wide basis. There are no known 'reasonably available' gypsy and traveller sites within the settlement/parish of Walsoken that are at a lower level of flood risk. It is also noted that nearby allocated sites, for example GT14 within Walton Highway are at the same level of flood risk. The sequential test would therefore be passed.

Despite the fact that the proposal includes the provision of permanent residential caravans within flood zone 3, the EA raised no objection to amended details received during the course of this application on flood risk grounds. It is considered that the proposal can be made safe for its lifetime and that part of the exceptions test is therefore passed.

The application was accompanied by a site-specific Flood Risk Assessment which identifies that the site could potentially flood up to 0.5m above existing ground level. Mitigation measures are recommended by the EA of FFL above 0.6m and the permanent caravans to be chained down to prevent movement if flooded. This can be controlled via planning condition.

The second part of the exceptions test requires that the development should provide wider sustainability benefits to the community that outweigh the flood risk. It is your officer's opinion that, the proposal, which effectively constitutes the extension of an established G&T site and the benefits of the additional units towards the Council's ongoing supply, would provide sustainability benefits that outweigh the flood risk and this part of the exceptions test is passed.

The other part of the exceptions test requires the development to be made safe for its lifetime. The FRA and the EA response confirm the development can be made safe, and

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subject to conditions the proposal would comply with the NPPF and Policies LP18 and LP25 of the Local Plan in regard to flood risk and sustainable development.

Design and Form and Character:

Paragraph 15 of the NPPF is quite clear in promoting a genuinely plan led system, empowering local people to shape their surroundings requiring up-to-date plans which provide a practical framework for which decisions on planning applications can be made. It seeks to ensure high quality development and a good standard of amenity seeking ways to enhance and improve places in which people live and recognises the intrinsic character and beauty of the countryside (Paragraph 187).

The application site has extant consent for the siting of a single caravan and two touring caravans and is located adjacent to another existing site.

The site is bounded effectively on three sides by established hedges and the rear would be contained by a 2m close boarded fence. The introduction of additional static caravans and two additional tourers would have an impact upon the appearance of this locality from the immediate vicinity but not from wider public areas.

Its impact upon the appearance of the countryside would not be so significant so as to be considered harmful to the character and appearance of the wider area.

A site licence would be required under separate legislation from Environmental Health and it is expected that this may be achievable with minor adjustments to the siting of the caravans as currently shown on the block plan.

This proposal therefore would accord with the requirements of LP32 and the PPTS in regard to provision of Gypsy and Traveller Accommodation.

Impact on Neighbour Amenity:

Whilst concerns from the Parish Council have been inferred with regards to amenity, given the separation distances involved and existing boundary treatments, there would be no justification to refuse this proposal on those grounds. Bonfires are covered by separate legislation (Environmental Protection Act 1990) under the remit of CSNN.

Conditions are recommended to prevent commercial activities from occurring on the site as well as to prevent any external lighting without details being submitted to the LPA.

Highway Safety:

Application reference 11/01981/FM related to touring caravan pitches on a site further south along Biggs Road and was dismissed by PINS on highway safety grounds but specifically due to the number of towed vehicles. Given the extant consent on this site and the conditions of the surrounding area, it is not considered that the one additional touring caravan proposed by this application would lead to any significant highway safety concerns to an extent that would warrant refusal, and the Local Highway Authority have confirmed this approach.

The previous appeal did not raise concern on the static caravans or non-trailed elements and the Local Highway Authority confirm that they would not be able to substantiate an objection to this application on those grounds.

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Whilst the condition of the local highway network is noted, on the basis that the number of caravans on site can be limited via enforceable planning conditions, it is considered that the highway safety issues associated with the application are acceptable and would comply with the NPPF (2024) and Policies LP13 and LP21 of the Local Plan.

Conditions are recommended to ensure that the existing access point is upgraded to an appropriate standard, within 12 months of the date of this decision.

Other matters requiring consideration prior to the determination of this application:

Impact upon ecology

The site lies within an impact zone for the Islington Heronry SSSI but given the type of development proposed and separation distance involved, it would have no adverse impact. It also lies within a zone of influence of the following designated sites: the Wash, Brecks and North Coast.

A Habitats Regulations Assessment has been undertaken and GIRAMS payment has been secured. Natural England have confirmed that providing appropriate mitigation is secured (through the payment of the GIRAMS tariff) there should be no additional impacts upon the European sites.

Biodiversity Net Gain

As a retrospective application, the proposal is not liable for Biodiversity Net Gain and is exempt by virtue of the wording of the legislation.

Crime and Disorder

Whilst neighbour comments are noted, there are not considered to be any tangible concerns regarding crime and disorder associated with this proposal.

Human Rights

No information regarding the proposed occupiers of the site has been submitted. The previous application was refused as the intended user failed to meet the definition of G&T. The recent appeal decision indicated that the occupation of sites could be controlled via condition.

The interference with Article 8 of the European Convention on Human Rights (ECHR) rights of any proposed occupiers to respect for private and family life and the home is a qualified right and must be weighed against the wider public interest in the upholding of the law, including planning law which aims to protect the countryside by restricting inappropriate development. In this instance there is no conflict given the officer recommendation.

Caravan Licensing – Separate Legislation

The Housing Standards Officer confirmed that a previous iteration of plan shows a new arrangement of the proposed caravans and that the separation distance between caravans would not be sufficient in that form and would not gain a license from that Team. As noted above, this application seeks change of use of land for the siting of caravans and therefore each caravan could be re-sited within the red line without the need for separate planning

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consent. It is not considered that the precise layout of the caravans would lead to any material impact on the vicinity and the layout therefore can be decided as part of the licensing process and outside of the planning remit.

Specific Comments and/or Issues:

CSNN - Comments from the CSNN team in regard to waste storage/collection are noted, however it is considered given that this is an extension to an existing site, and considering the control provided by other legislation (site licenses etc), that the level of information provided as part of this application is sufficient in this instance. It is also not considered necessary to require additional boundary treatments to control noise or to separate individual caravans. If required by occupants, boundary treatments could be constructed by virtue of permitted development rights. It is not possible to control no burning on site as requested as this would not be possible to enforce. As noted above, the burning of bonfires or similar is controlled through separate legislation, under the remit of CSNN themselves.

Contamination - No potential sources of contamination have been identified and the Environmental Quality team raise no objection on contamination grounds. The proposal complies with Policy LP21 of the New Local Plan in regard to contamination.

Response to Third Party Representations

The majority of concerns raised by third parties have been addressed throughout this report. Whilst comments are noted, those that are not addressed above are considered as follows.

Impacts on property prices (positively or negatively) is not a material planning consideration. Similarly, the fact that this application is retrospective in nature does not change the policy considerations or make the development unacceptable. The Applicant will be expected to comply with relevant conditions and failure to do so may result in enforcement action.

A comment also alleges that there has been inadequate consultation with the local community about the proposed development. Consultation has occurred in excess of what is required by the legislation – a site notice was placed on a telegraph pole beside the site access and consultation letters were sent to the closest residential properties.

CONCLUSION:

All planning applications must be considered in accordance with the Development Plan unless material considerations dictate otherwise.

The application site would provide an additional 5 static caravans as an extension to an existing site and adjoining a larger site where the occupation of caravans by people meeting the definition of Gypsy and Traveller has already been established. It is considered as a whole that the proposal complies with the requirements of LP32 in regard to extensions to existing sites.

Whilst the flood risk implications of the scheme are noted, it is considered that the provision of additional pitches in a location which has previously been deemed acceptable by the Local Planning Authority would overcome the flood risk implications associated with the siting of caravans in Flood Zone 3. Subject to flood risk assessment compliance conditions, the properties would be safe for their lifetime.

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Issues such as external lighting, drainage and access would also be controlled via condition.

Overall, the proposal is considered to comply with the aims of the NPPF (2024) and Policies LP18, LP21, LP32 of the Local Plan and is therefore recommended for approval subject to the imposition of the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Amended red line (location plan) 'Location Planr2a' received 6th May 2025
 - Revised Block Plan 'Block Diagramr5' (showing a total of 6 static caravans and three touring caravans) received via email 6th May 2025
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The site shall not be occupied by any persons other than Gypsies and Travellers, defined as; persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 2 Reason: To define the terms of the permission, as the site lies within the countryside where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need for the pitch in accordance with Policy LP32 of the New Local Plan.
- 3 Condition: Within the red line hereby approved, there shall be no more than six static caravans and three touring caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968) stationed at any one time.
- 3 Reason: To define the terms of the permission, as the site lies within the countryside where the Local Planning Authority would not normally grant permission for new dwellings. This permission is granted in recognition of the special need in accordance with Policy LP32 of the New Local Plan.
- 4 Condition: No commercial activities shall take place on the land, including the storage of materials
- 4 Reason: To define the terms of this permission as commercial use would engender additional traffic implications on this rural road network plus parking implications and in the interests of the amenity of adjoining residences; in accordance with Policies LP13 and LP25 of the New Local Plan
- 5 Condition: Within 6 months of the date of this decision, unless an alternative timeframe is otherwise agreed in writing,, the vehicular access shown on the approved plan shall be upgraded in accordance with the Norfolk County Council light industrial access construction specification for the first 5 metres as measured back from the near channel edge of the adjacent carriageway and in accordance with details to be agreed

**Planning Committee
1 September 2025**

in writing by the Local Planning Authority. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

- 5 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement
- 6 Condition: Prior to installation of any external lighting, details shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented as agreed
- 6 Reason: In the interests of the amenity of the locality and to accord with Policy LP21 of the New Local Plan.
- 7 Condition: Within 3 months of the date of this decision, full details of the foul and surface water drainage arrangements for the site shall have been submitted to the Local Planning Authority for approval in writing. The drainage details shall be constructed as approved within 3 months of the date of approval of those details in writing by the Local Planning Authority
- 7 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF and Policy LP21 of the New Local Plan
- 8 Condition: The development hereby permitted shall be carried out in accordance with the following flood resilience and resistance measures:
 - The caravans will be raised no lower than 0.6m above ground level.
 - The caravans will be securely anchored to the ground.
- 8 Reason: In the interests of preventing an adverse risk of flooding, in line with Policy LP25.

Planning Committee - 1 September 2025

Previous Committee:	28/07/2025
Upcoming Committee:	01/09/2025

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

(1) To inform Members of the number of decisions issued between the production of the 28 July 2025 Planning Committee Agenda and the 1 September 2025 agenda. There were 97 total decisions issued with 93 issued under delegated powers and 4 decided by the Planning Committee.

(2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.

(3) This report does not include the following applications - Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area.

(4) Major applications are assessed against a national target of 60%. Failure to meet this target could result in applications being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted

Number of decisions issued between 17 July 2025 and 18 August 2025.

	Total	Approved	Refused	Under 8 Weeks	Under 13 Weeks	Performance %	National Target	Planning Committee Decision	
								Approved	Refused
Major	5	5	0		5	100.0%	60%	2	0
Minor	38	30	8	36		94.7%	80%	2	0
Other	54	54	0	52		96.3%	80%	0	0
Total	97	89	8	88	5			4	0

Planning Committee made 4 of the 97 decisions (4.1%)

PLANNING COMMITTEE – 1 September 2025

QUALITY OF DECISIONS

This measure calculates the percentage of the total number of decisions made by the Authority on applications that are then overturned at Appeal.

The Assessment period for this measure is the two years up to and including the most recent quarter plus 9 months.

Therefore, the performance for Q2 (end of June) is calculated as follows:

Planning applications determined between 01/10/2022 to 30/09/2024 plus 9 months = 30/06/2025.

The threshold for designation for both Major and Non-Major is **10%** - this is the figure that should not be exceeded, otherwise there is a risk the Authority being designated by MHCLG.

Performance at 30 June 2025

MAJOR			NON-MAJOR		
No. of Decisions Issued	No. Allowed on Appeal	% Overturned	No. of Decisions Issued	No. Allowed on Appeal	% Overturned
97	3	3.09%	2933	28	0.95%