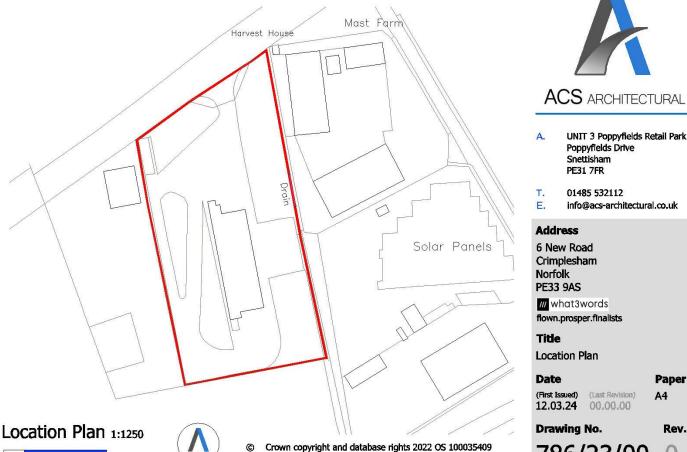
Planning Committee 2 December 2024





24/01869/Facs-architectural.co.uk



Please note this drawing was produced in colour.

Slide No. 3

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786/23/00

Paper

Rev.

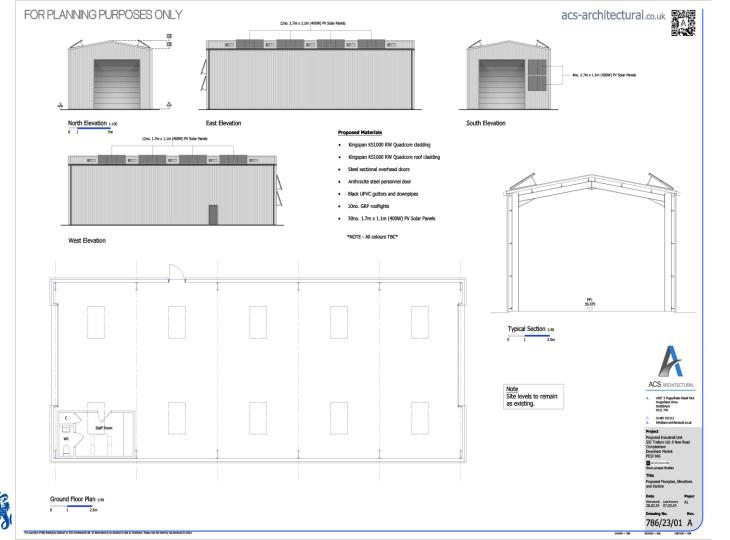
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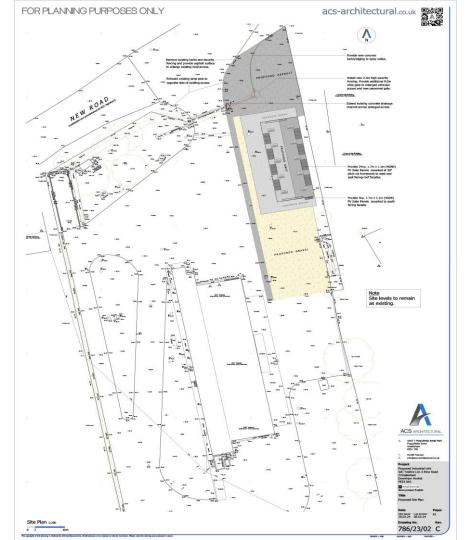
UNIT 3 Poppyfields Retail Park

info@acs-architectural.co.uk

Poppyfields Drive Snettisham PE31 7FR 01485 532112

Borough Council of King's Lynn & West Norfolk







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Kathy Collins-Speaker



Borough Council of
King's Lynn &
West Norfolk



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King's Lynn &
West Norfolk





Borough Council of King's Lynn & West Norfolk





Community and Environmental Services County Hall

Martineau Lane Norwich NR1 2SG

Fao. Claire Dorgan

Borough Council of King's Lynn & West Norfolk
Kings Court
Chapel Street
King's Lynn

NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020
Text Relay - 18001 0344 800 8020

 Your Ref:
 20/01984/F
 My Ref:
 HDD.9/2/20/1984/RS

 Date:
 23 December 2020
 Tel No.:
 01603 638010

 Email:
 richard.smith@norfolk.gov.uk

Dear Mrs Dorgan

Norfolk PE30 1EX

Proposed new light industrial storage units
B & P Business Park Bexwell Road Bexwell DOWNHAM MARKET Norfolk PE38 9LT

In relation to highways issues only, notice is hereby given that Norfolk County Council does not wish to restrict the grant of permission:

Having examined the information submitted, it is evident that the site currently supports existing commercial uses and traffic levels are therefore unlikely to increase significantly. As a result in terms of highway considerations for the adopted road network, I have no objection to the principle of the application.

Picture 5

Yours sincerely

Richard Smith

Highways Development Management Officer for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at <a href="https://linearchy.org/line









24/01869/F Slide No. 20 Entrance / exit to B&P Business Park from main A1122, eastbound Picture 9 Borough Council of King's Lynn & West Norfolk

Borough Council of King's Lynn & West Norfolk







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West Norfolk







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West Norfolk

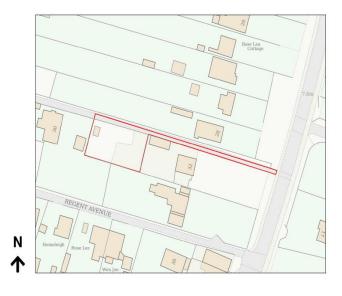






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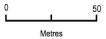




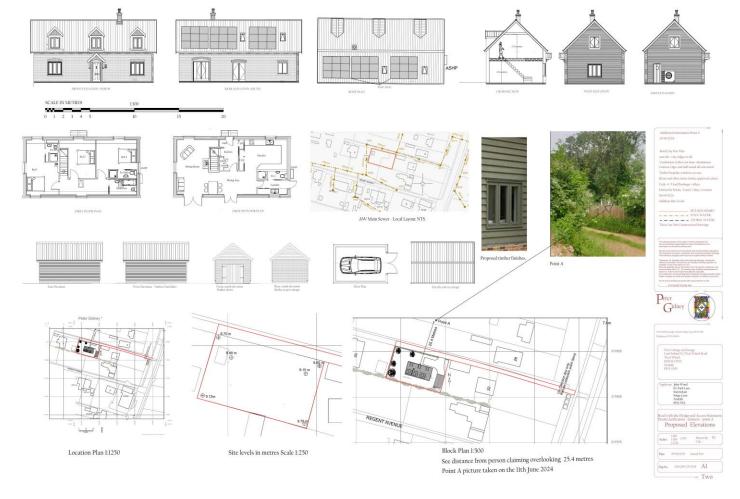








Slide No. 30



Borough Council of King's Lynn & West Norfolk

24/01692/F Slide No. 31 Views of the application site Borough Council of King's Lynn & West Norfolk

Slide No. 32



Views looking east towards the shared boundary with No 32



Slide No. 34



Views from No 30's front drive, looking west into the application site





24/01692/F





Peter Gidney -Speaker



24/01692/F



Slide No. 39



For the next 54 metres up to 4 metres wide, 3.6 max up to 71 metres entry to the proposed site, then 107 metres 3.2 metres wide at the gateway of number 30.

For a single lane in the UK Design Standards this is not considered to be narrow. There are two passing widths And wide space on the junction of the A10. The best entry on this part of the A10.















4) Yard

24/01692/F



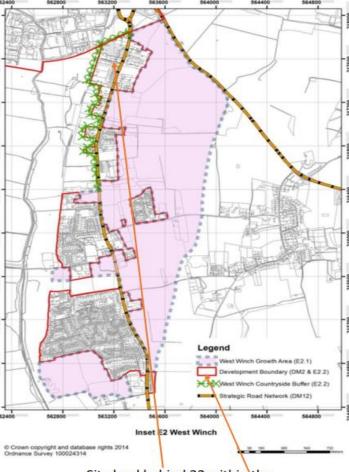


5) Yard Aerial view 2019

No. 43

Slide

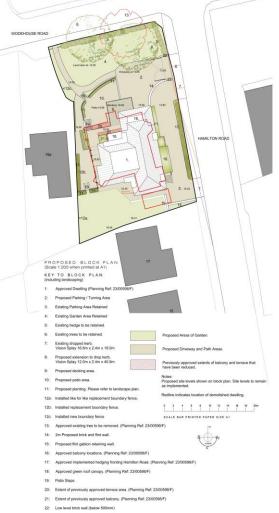
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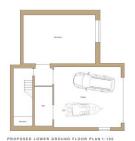


Site land behind 32 within the
West Winch Development Boundary











PROPOSED GROUND FLOOR PLAN 1:100



Existing footprint: 193m² SCALE BAR PRINTED PAPER SIZE AT



Atelier Associates

MR - MRS MIDDLETON THE WHITE COTTAGE FLOOR PLANS + BLOCK PLAN 25970022 SS - PLANNING 1:00

MID02.01.03 Sam B Home Form Common Roo T: 01485 542 729 E: helo@anin

Slide 24/00143/F No. 47 Adjacent ridge line: 25.870 PROPOSED SECTION General site levels to remain as existing. Datum 13.000 KEY TO MATERIALS 1: State or plain tile 2: Flint 4: Cladding 5: Provision for solar PV 6: Gabion Walls 7; Flint and Brick Wall PROPOSED SIDE ELEVATION Desired lower ground floor 13,700 PROPOSED FRONT ELEVATION 0 1 2 3 4 5 6 7 8 9 10m SCALE BAR PRINTED PAPER SIZE A1 Atelier Associates Architecture + design PROPOSED REAR ELEVATION Borough Council of King's Lynn & West Norfolk PROPOSED SIDE ELEVATION Note: Boundary Fence has been shown in thick dashed line. THE WHITE COTTAGE Note: Distance of garden wall area to boundary force shown on elevation. 100 2007/2022 86 ·

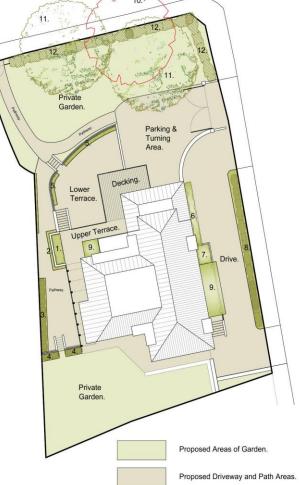
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KEY TO PLAN:

- Proposed planting within existing screen wall. 4 no. Trachelospermum jasminoides 5L pot size and 2 no. Solanum laxum 'Album' 5L pot size.
- Proposed planting around base of screen wall. 2 no. Trachelospermum jasminoides 5L pot size and 3 no. Hebe 'Emerald Green Globe'.
- Proposed 2.5m high hedge planting. Eleagnus ebbingei hedge plants 5L pot size planted at 50cm intervals.
- Proposed 1.6m high hedge planting. Eleagnus ebbingei hedge plants 5L pot size planted at 50cm intervals.
- Proposed decorative planting along the edge of the lower patio area.
- Proposed decorative planting along the east elevation.
- Proposed decorative planting along the east elevation raised porch.
- Previously approved hedge planting fronting the highway. Eleagnus ebbingei hedge.
- Previously Approved green roof areas.
- Previously Approved Eucalyptus tree to be removed.
- Existing trees to be retained.
- Existing hedge to be retained.





DISCLAIMED.

Please report any discrepancies or omissions between the 'Designer' and any consultants drawings to the designer immediately. For all other purposes other than Planning applications submitted to Kings Lynn Borough Council, do not scale from Drawings. All dimensions to be checked by contractor on site prior to commencing any work. IF IN DOUBT ASK, Levels and dimensions of existing structure/site may be from various sources and may be inaccurate. Unless stated otherwise this drawing is for design intent purposes only and should not be used for any other purpose. The drawin is indicative of designers visual requirements.

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Slide

No. 48

This drawing represents design intent only and should not be used for construction purposes without written notification from Atelier Associates or the Principal Designer. I is understood the client's intention is to appoint a Principal Contractor in order to discharge their obligations under CDM.

DRAWING PURPOSES:

CONSTRUCTION: All existing site and building dimensions to be confirmed by contractor prior to ordering of materials or commencement of work. Any variation or discrepancy to be bought to the designers attention immediately and formal instruction must be obtained prior to works commencing / continuing. This drawing must be read in consunction with all Atelier Associates and other consultant drawings and documents refer to drawing register for full details and revisions. Due to the nature and location of projects, construction materials are subject to approva

from a number of parties. Materials may be subject to amendment

PLANNING: This drawing should be used for planning purposes only and should not be used for any other purpose.

DISCUSSION: The content of this drawing is for discussion purposes only between agreed third parties and the information should not be relied upon for any other purpos

LOCATION PLANS:

These are downloaded from a third party source and do not represent a legal boundary for ownership or any other legal encumbrances. Location plans are to be used for identification purposes only for the sole purpose of obtaining planning permission

Recycle all previous versions of this drawing and check with designer that you have the

Atelier Associates Architecture + design

MR + MRS MIDDLETON

THE WHITE COTTAGE

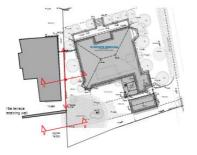
PROPOSED LANDSCAPE PLAN

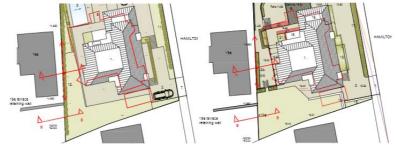
20/09/2024 SS PLANNING 1:200

MID02.01.25

Barn B Home Farm Common Road Snettisham Norfolk PE317PD T: 01485 542 729 E: hello@atelierassociates.uk



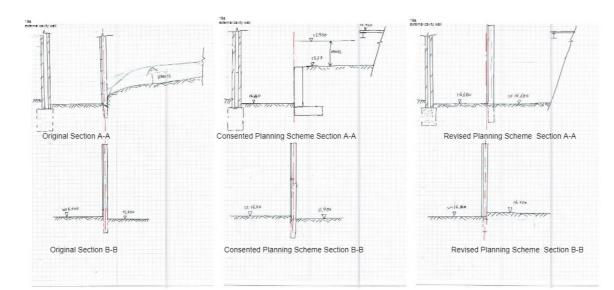




Original House

Consented Planning Scheme

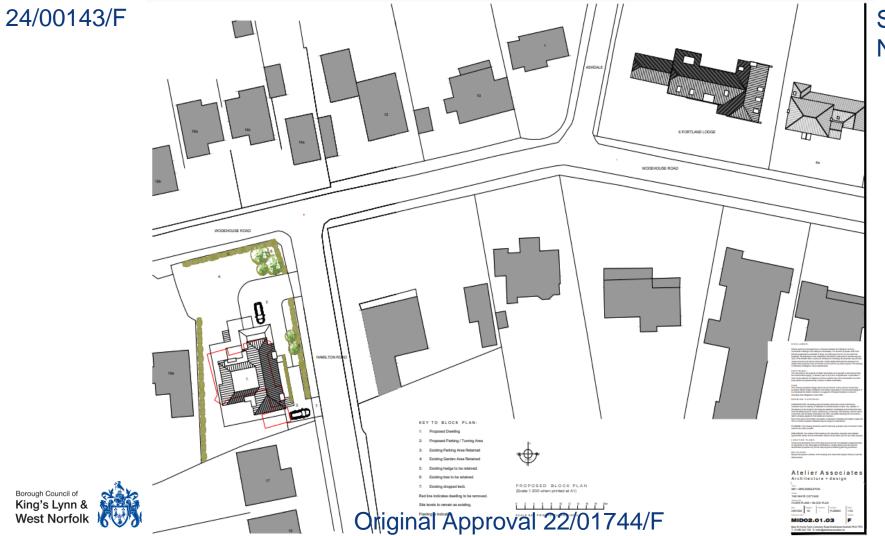
Revised Planning Scheme





Borough Council of King's Lynn & West Norfolk





Borough Council of King's Lynn & West Norfolk



Slide No. 52

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Original Approval 22/01744/F





Borough Council of King's Lynn & West Norfolk



Slide No. 54



Atelier Associates Architecture + design MR + MRS MIDDLETON

29670322 SS - PLWNNO 1100

MID02.01.01 Barn B Horse Farm Common Rood S T. 01485 542 729 E. hello@eleters

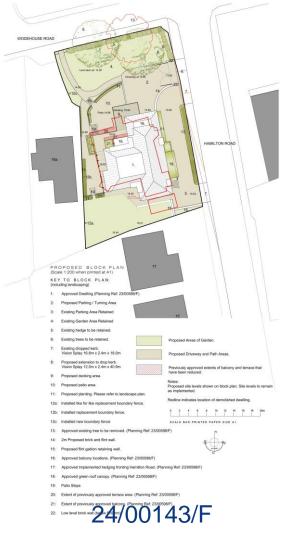
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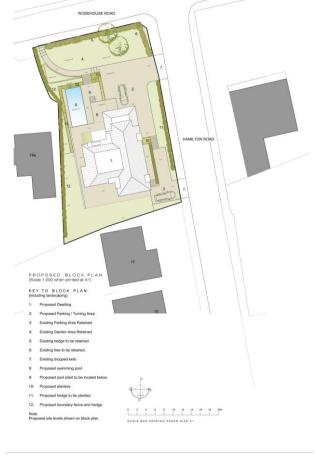




Slide

No. 56





Slide

No. 57

Borough Council of King's Lynn & West Norfolk

23/00598/F

11 View looking north up Hamilton Road (2024)



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West Norfolk



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24/00143/F Borough Council of King's Lynn & West Norfolk Rear garden of 19a Wodehouse Road

Slide 24/00143/F No. 68 Rear garden of 19a Wodehouse Road

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24/00143/F 11 11 1 ty and 19a Wodehouse Road - on the View of ac Borough Council of
King's Lynn &
West Norfolk per terrace









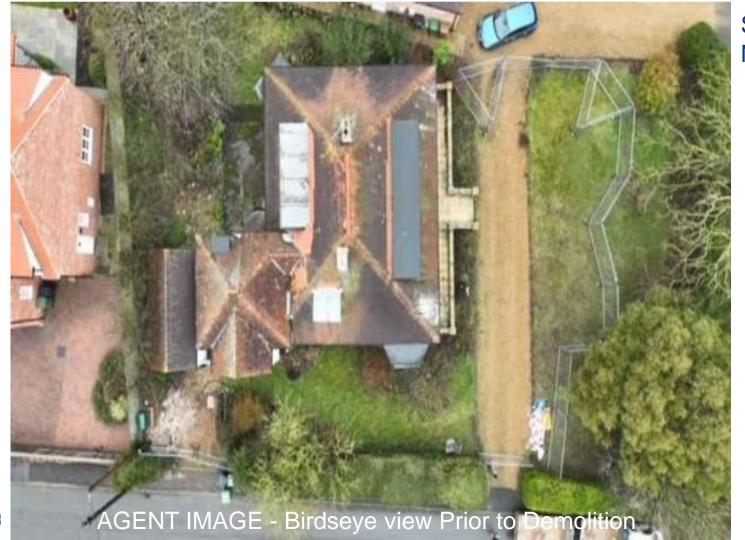


24/00143/F Slide No. 84 Borough Council of King's Lynn & West Norfolk Partial rear garden area facing South to No 17 Hamilton Road

















Slide No. 91



AGENT IMAGE - South/West Elevation Prior to Demolition.







Borough Council of King's Lynn & West Norfolk



24/00143/F Slide No. 95 Borough Council of
King's Lynn &
West Norfolk Site Photos prior to demolition of application dwelling View to 19a





Borough Council of King's Lynn & West Norfolk



Patricia Eckersall-Speaker



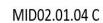
Slide No. 100

Approved 31 May 2023





PROPOSED FRONT ELEVATION







MID02.01.04 I

Refusal recommended 07 Jun 2024

- The western elevation and raised terrace are closer to the boundary than approved.
- The increased area is not acceptable as it comes closer to the boundary.
- The repositioning of the stair from the terraces to the side of the dwelling closer to the boundary is unacceptable.

To: Steve Sharp

Subject: RE: 24/00143/F 19 Wodehouse Road,

Sent: Friday, June 7, 2024 1:12 PM

As outlined, we will be recommending refusal for this application



Weds 26 June 2024

Sent: Wednesday, June 26, 2024 11:13 AM

To: Kai Underwood

Cc: Polly Harris Gorf <

Subject: RE: 24/00143/F 19 Wodehouse Road, Old Hunstanton

Having now discussed with my manger, as you wish to appeal the scheme as currently submitted this should be the application to be determined on this basis and refused. Can you please confirm which exact plans you would like considered for refusal and then appeal?

Sent: Wednesday, June 26, 2024 1:37 PM

To: Kai Underwood

; Connor Smalls

Cc: Steve Sharp

; Sarah Willis

Subject: RE: 24/00143/F 19 Wodehouse Road, Old Hunstanton

Importance: High

As you now want us to consider the revision sent, Connor can put this in place, however there would not be time to do this and take a considered report containing responses to the planning committee meeting at the end of July.

We would therefore be looking at the planning committee meeting on 2 September, so please can you agree by return an Extension of Time until 6 Sept 2024, which would take in to account a site visit on the Thursday 5th if the planning committee concluded a site visit is necessary.

The alternative, as Connor has set out, it to have a refusal on the current scheme, and submit a subsequent application.

1:37 pm

11:13 am



Refusal recommended 07 Jun 2024

Proposed 25 Sep 2024











- The western elevation and raised terrace are closer to the boundary than approved.
- The increased area is not acceptable as it comes closer to the boundary.
- The repositioning of the stair from the terraces to the side of the dwelling closer to the boundary is unacceptable.

MID02.01.04 I

As outlined, we will be recommending refusal for this application

MID02.01.04 L



The application seeks full planning permission for a replacement two-storey dwelling following the demolition of the existing building.

Officer report 31 May 2023

The application seeks to vary approved plans for the development approved under: 22/01744/F for a replacement two-storey dwelling following the demolition of the existing building. This development has already commenced.

Today's reports pack

Contrary to the objections raised, the original approved application 22/01744/F was always a three-storey building: lower ground level (partially submerged), ground floor and first floor.



Slide No. 104

Officer report 10 Feb 2023

The application seeks full planning permission for a replacement two-storey dwelling following the demolition of the existing building.

Officer report 31 May 2023

The application seeks to vary approved plans for the development approved under: 22/01744/F for a replacement two-storey dwelling following the demolition of the existing building. This development has already commenced.

Officer report Nov 2024

Contrary to the objections raised, the original approved application 22/01744/F was always a three-storey building: lower ground level (partially submerged), ground floor and first floor.



Sent: 08 November 2022 17:07

To: Steve Sharp <steve@atelierassociates.uk>

Subject: 22/01744/F The White Cottage 19 Wodehouse Road Old Hunstanton

Good Afternoon,

Having reviewed this application with my Line manager we have serval concerns, I will currently be recommending the application for refusal.

Firstly, we have concerns over whether the design is acceptable given the established form and character of the area, whilst not poor design in isolation it does not appear in keeping with the local area. Secondly the size, form and scale is considered to be excessive given the plot, existing dwelling and local context. Third, we have concerns regarding neighbour impact to western neighbouring involving overshadowing and overbearing, to the south it appears that there would be overlooking to southern neighbour.

22/01744/F

Approved 10 Feb 2023









Slide

No. 105



Slide No. 106

Sent: Wednesday, February 21, 2024 1:27 PM

It sounds as if the dignity and authority of WNBC Planning Department is being treated with reckless abandonment and no respect.

Please call in both applications as follows:

26/01/2024 reference 24/00143/F- VARIATION OF CONDITIONS 1 AND 4 OF PLANNING PERMISSION 23/00598/F: Demolition of existing dwelling and construction of replacement dwelling.







Henry Middleton – Speaker



Proposed vs Approved site plan

24/00143/F

 House built to plan, specifically in terms of levels, heights and position on site

- Approval always included three-storey building: lower ground (partially submerged, containing garage), ground floor and first floor.
- Current application to deal with slight alterations made during the build process.



Slide

No. 109



Atelier Associates
Architecture - design

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Wi

Previous dwelling

- Shows proximity of prior dwelling to <u>neighbouring</u> property
- Shows <u>neighbour's</u> rear garden retaining wall – in line with Applicant's proposed drainage solution



Levels post demolition 24/00143/F

Slide No. 111



Borough Council of King's Lynn & West Norfolk 24/00143/F

Proposed planting to soften and provide privacy

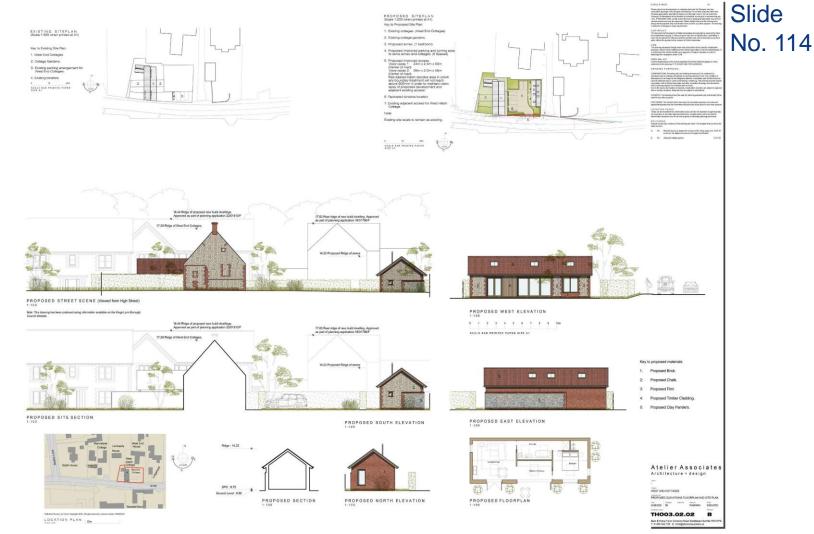
Slide No. 112





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West Norfolk



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End of Presentation

