

Planning Committee

2 June 2025



25/00184/F



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Slide No.
3

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Location Plan 1:1250

0 10 50m



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Please note this drawing was produced in colour.

Borough Council of
King's Lynn &
West Norfolk



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DRAWN ~ MJS

REVISED ~

CHECKED ~ CNB



ACS ARCHITECTURAL

A. UNIT 3 Poppyfields Retail Park
Poppyfields Drive
Snettisham
PE31 7FR

T. 01485 532112
E. info@acs-architectural.co.uk

Address

Land West of Oaklands
Little Lane
Norfolk
PE31 8NT

what3words
snowmen.inert.format

Title

Location Plan

Date

(First Issued) (Last Revision)
15.04.24 00.00.00

Paper

A4

Drawing No.

835/24/00

Rev.

0



ACS ARCHITECTURAL

- A. UNIT 3 Poppyfields Retail Park
Poppyfields Drive
Snettisham
PE31 7FR
- T. 01485 532112
- E. Info@acs-architectural.co.uk

Project

Proposed Extension and Alterations
Oaklands
Little Lane
Norfolk
PE31 8NT

what3words
def.width.driveways

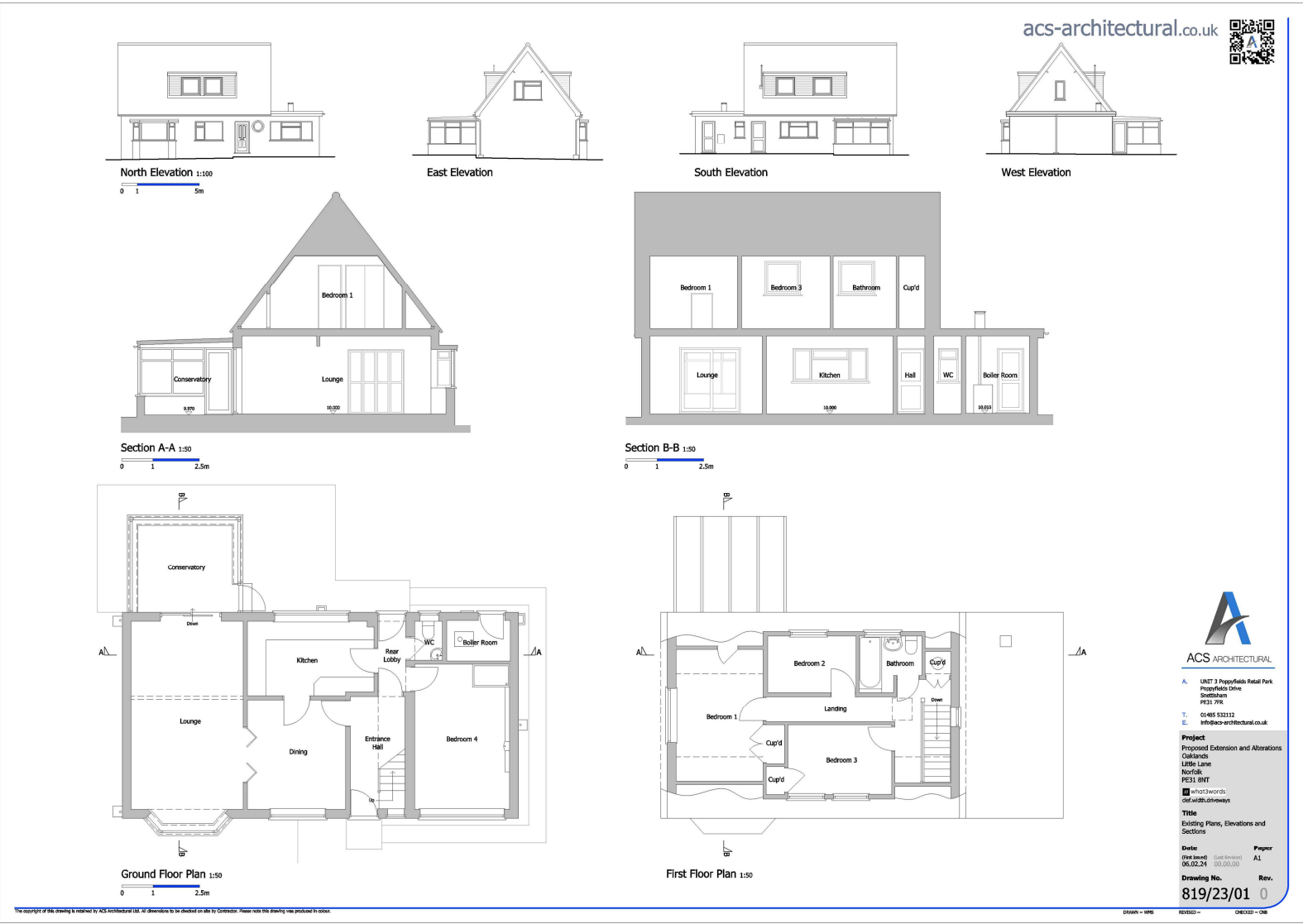
Title

Existing Site Plan

Date	
(First Issued)	(Last Revision)
06.02.24	18.03.24

Paper
A3

Drawing No.	Rev.
819/23/02	A



FOR PLANNING PURPOSES ONLY

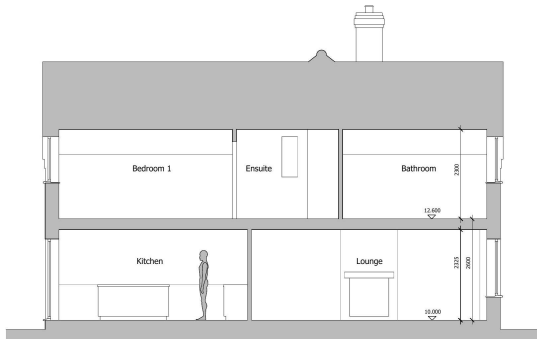
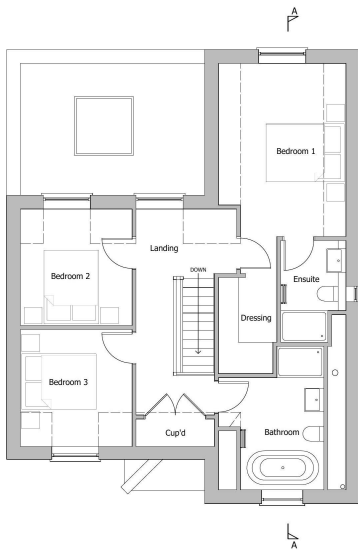
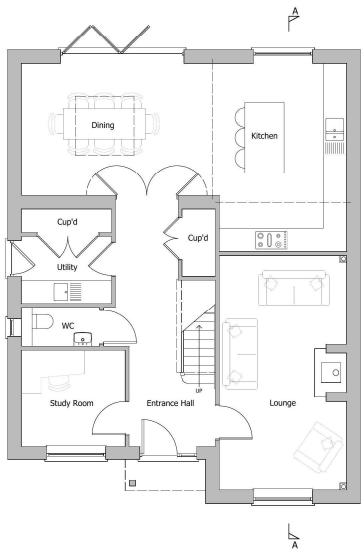
acs-architectural.co.uk



Proposed Materials

- Red facing brickwork
- Flint infill panels
- Natural clay pantiles
- UPVC flush casement windows and doors
- Lead faced dormers
- Aluminium gutters and downpipes
- Grey flat roof system

Note
Site levels to
remain as existing.



A: UNIT 3 Poppyfields Retail Park
Poppyfields Drive
Snettisham
PE31 7PR
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Project
Proposed Dwelling
Land to West of Oaklands
Little Lane
Norfolk
PE31 8NT
whit2words
dwg/rev/plot format

Title
Proposed Plans, Elevations and
Section

Date
15.04.24 (1:10, 2:4)

Drawing No.
835/24/01

Rev.
B

DRAWN - HSE
REVISED - HSE
CHECKED - CHS







Satellite view showing surrounding grain of development



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Application frontage, hedge along west boundary





Donor dwelling's under construction



Little Lane street scene context



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Little Lane street scene context

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Little Lane street scene context

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Corner of Little Lane to west of site



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Previously existing bungalow





Speaker Morgan Smith (ACS Architectural)





BEFORE



AFTER - Computer Generated Image (CGI)



- Approved Lavender House
- Site Area - **258.7m²**
 - Proposed dwelling footprint area - **90.1m²**
 - Built coverage equates to **35%** of plot.

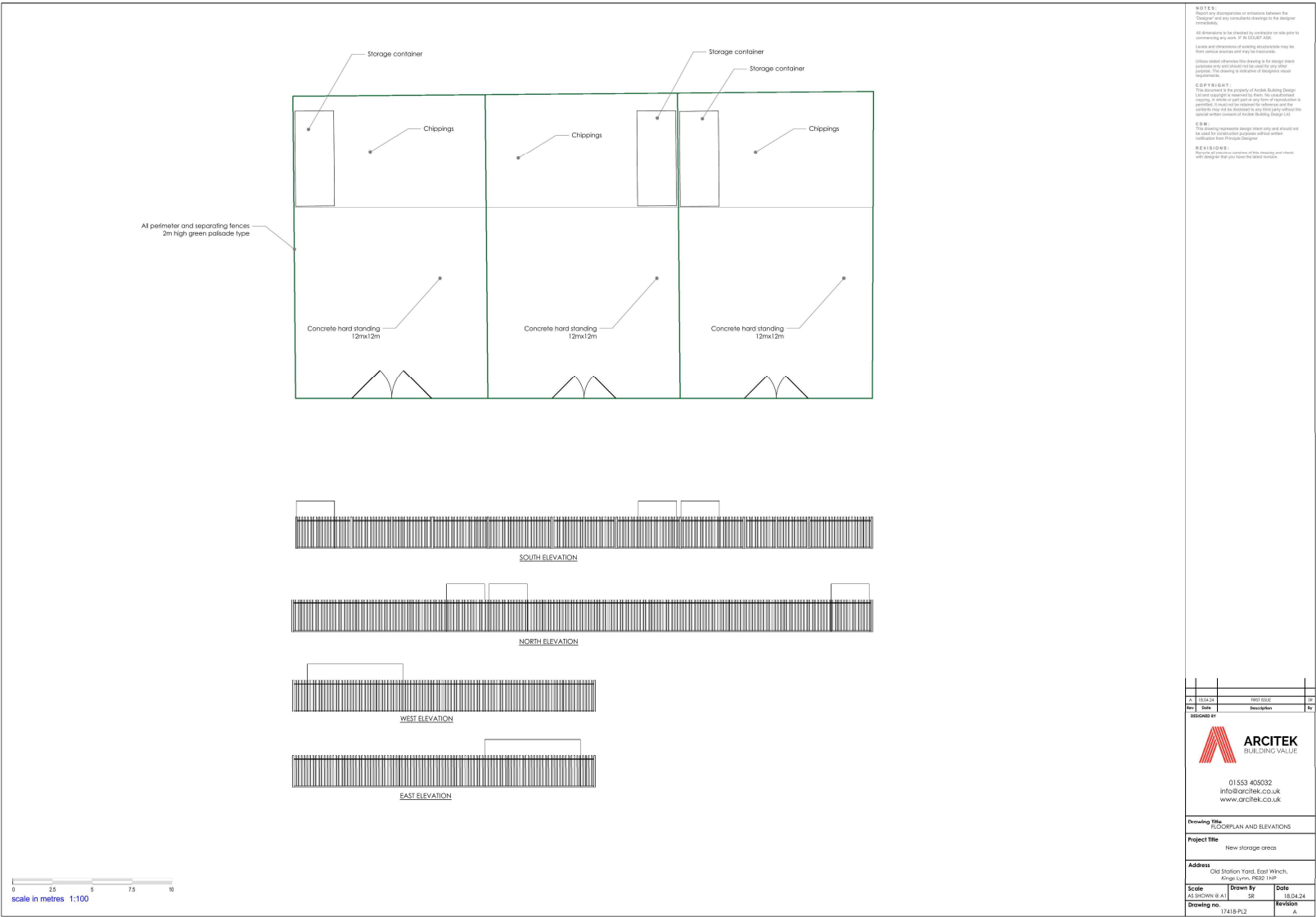


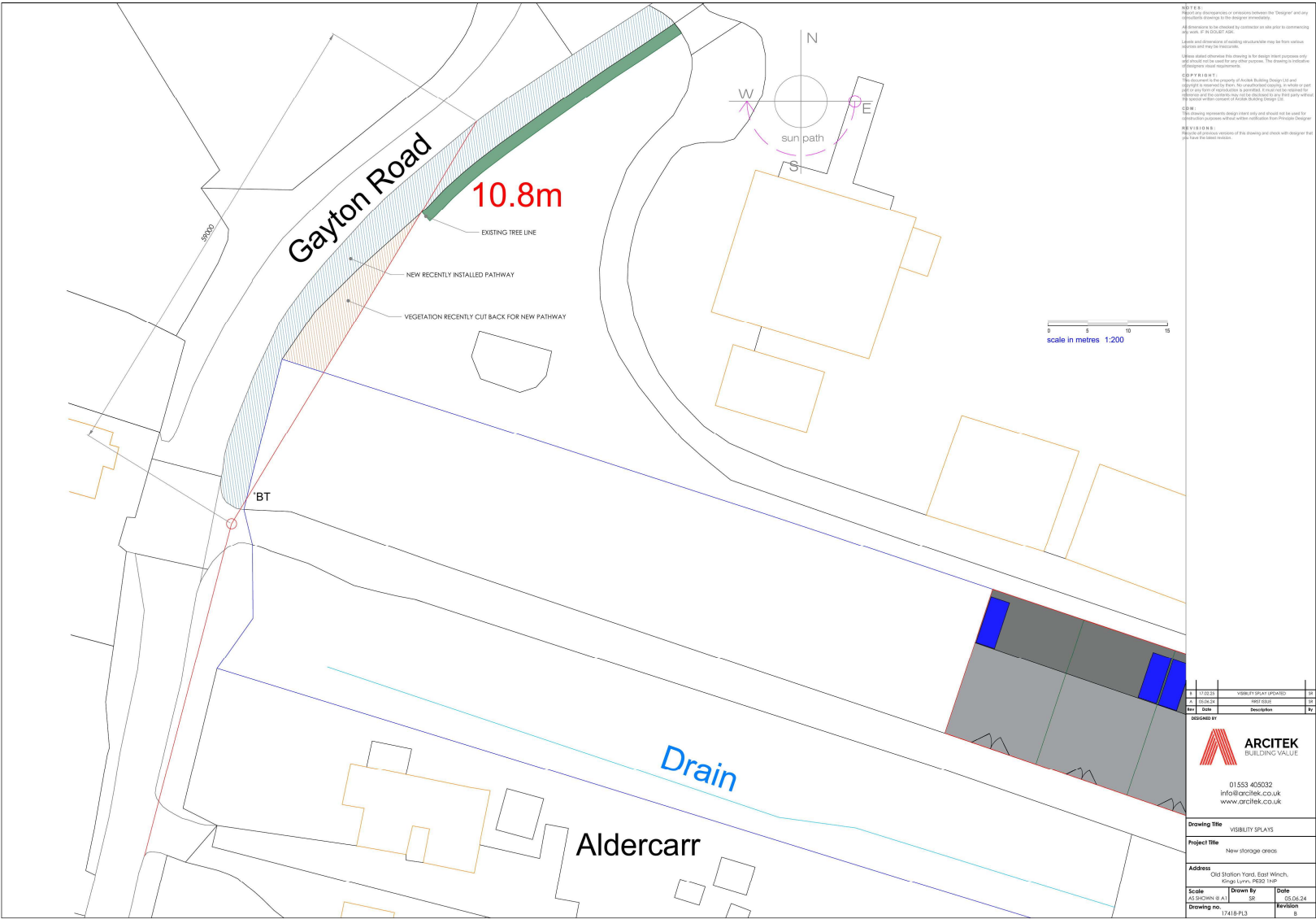
- Proposed Development
- Site Area - **282.0m²**
 - Proposed dwelling footprint area - **101.8m²**
 - Built coverage equates to **36%** of plot.

25/00280/F









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Looking northeast along Gayton Road at access
to site





Looking south along Gayton Road at access to site

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Looking south to rear of site



Stood alongside application site looking north towards access.

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Compounds on application site



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Compounds on application site



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Compounds/ hard standing on application site



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Looking south towards application site





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Drainage ditch to west of application site



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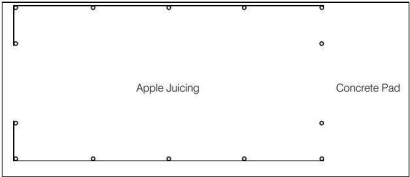


Drainage ditch to west of application site



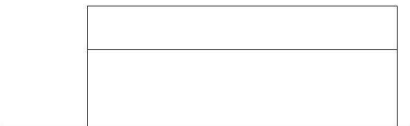
24/02233/F



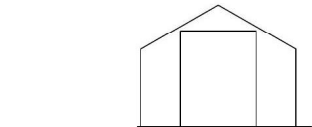


Existing Ground Floor Layout
Scale 1:100

Proposed Elevations
Scale 1:100

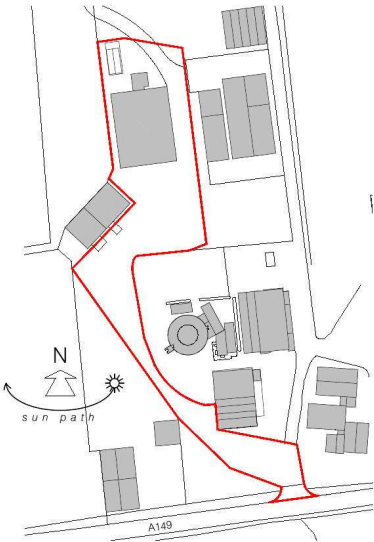


South/West Elevation

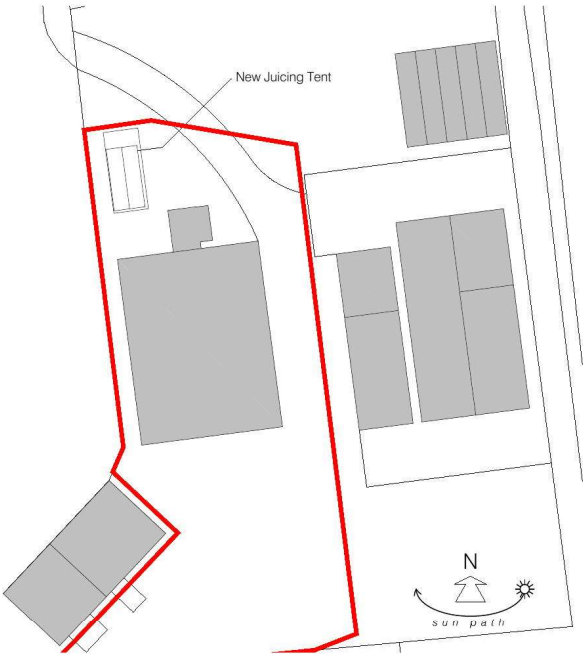


South/East Elevation

Location Plan Scale 1:1250



Site Plan Existing Scale 1:500



Unit 103, Drove Orchards, Thornham Road,
Holme-next-the-Sea, Norfolk, PE36 6LS
Tel: 01328 738239 Web: www.strataarchitecture.com

Drove Orchards
Thornham Road, Holme next the sea
PE36 6LS

Site and Location Plan

Existing
Scale: As Shown @ A3 Date: 07/01/24

Drawn: SAS Checked: JPL

Drawing issued for: Planning

Drawg No. 764-01 Rev:

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Access to Juicing Tent western side of old Grain Store

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Southern elevation of Juicing Tent

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Eastern elevation of Juicing Tent

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Site context view north-westwards

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Site context – northern boundary

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North elevation of Juicing Tent

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Site context view south-eastwards

25/00264/O





Atelier Associates
Architecture + design

DATE: 01/10/2018
PROJECT: THE OLD PARISH, ROYDON
DRAWING: EXISTING LOCATION AND PROPOSED SITE PLAN
DRAWN: [Name]
CHECKED: [Name]
DATE: 01/10/2018
VINO1.01.01



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Facing towards the northwest boundary of the site from Church Lane

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On site showing the northeast and southeast of the site

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On site facing northeast to the donor dwelling (The Old Parsonage).

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On site showing the southeast and partially southwest of the site

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On site showing the southwest boundary and the dwelling of No
35 Church Lane

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On site facing the northwest of the site

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Outbuildings to the northeast corner of the site

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Speaker David Viner



25/00264/O

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Outline Planning Permission

Hard Tennis Court

The Old Parsonage

Church Lane Roydon

June 2025





Outline of Tennis Court
in Red

Approximately half the
hard standing tennis
court will be converted
to garden

The proposed house
design is to
compliment the
existing area

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Flood Event

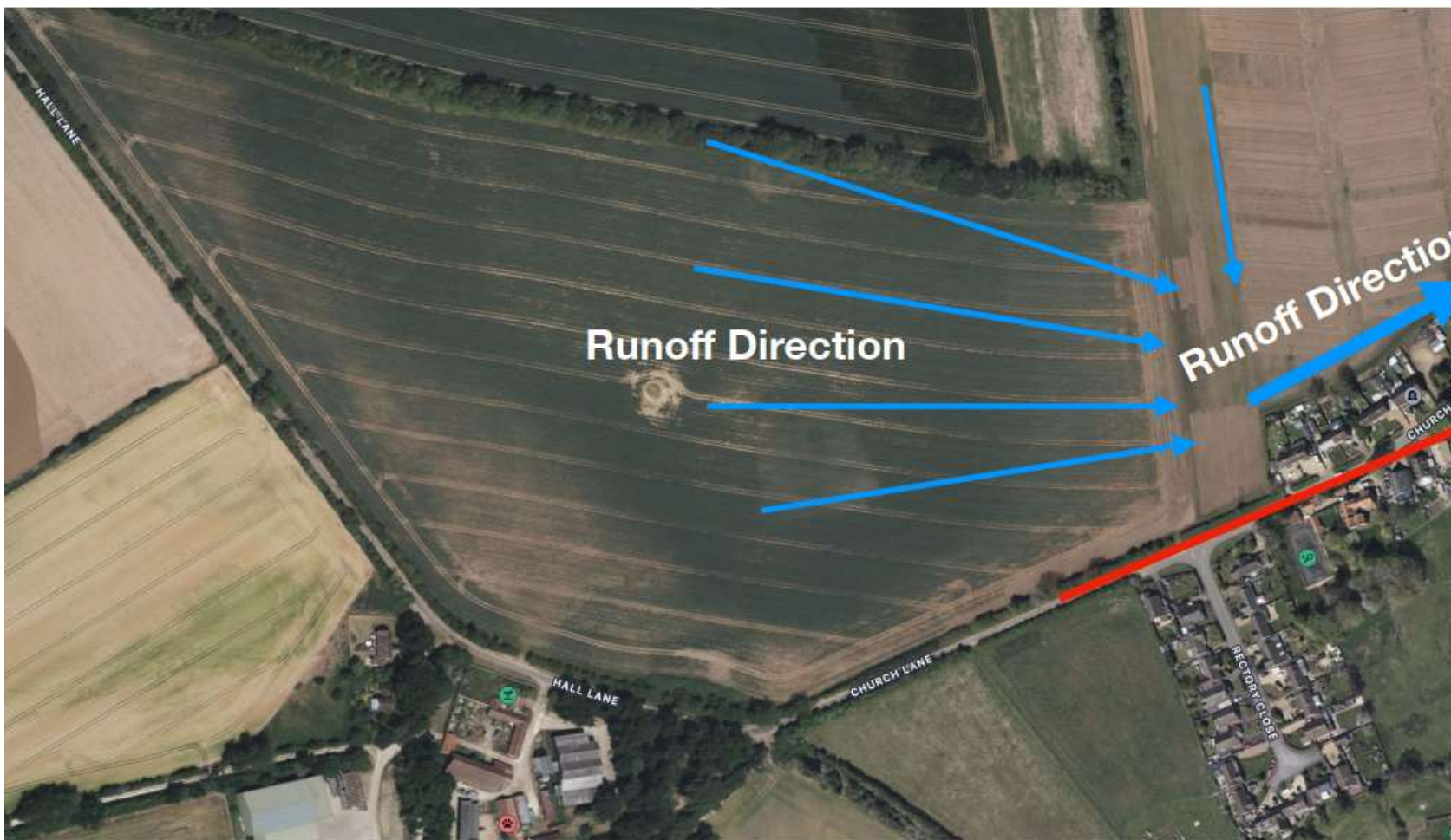
Autumn 2023

To the North of Church
Lane

Exceptional Precipitation
falling onto bare cultivated
fields

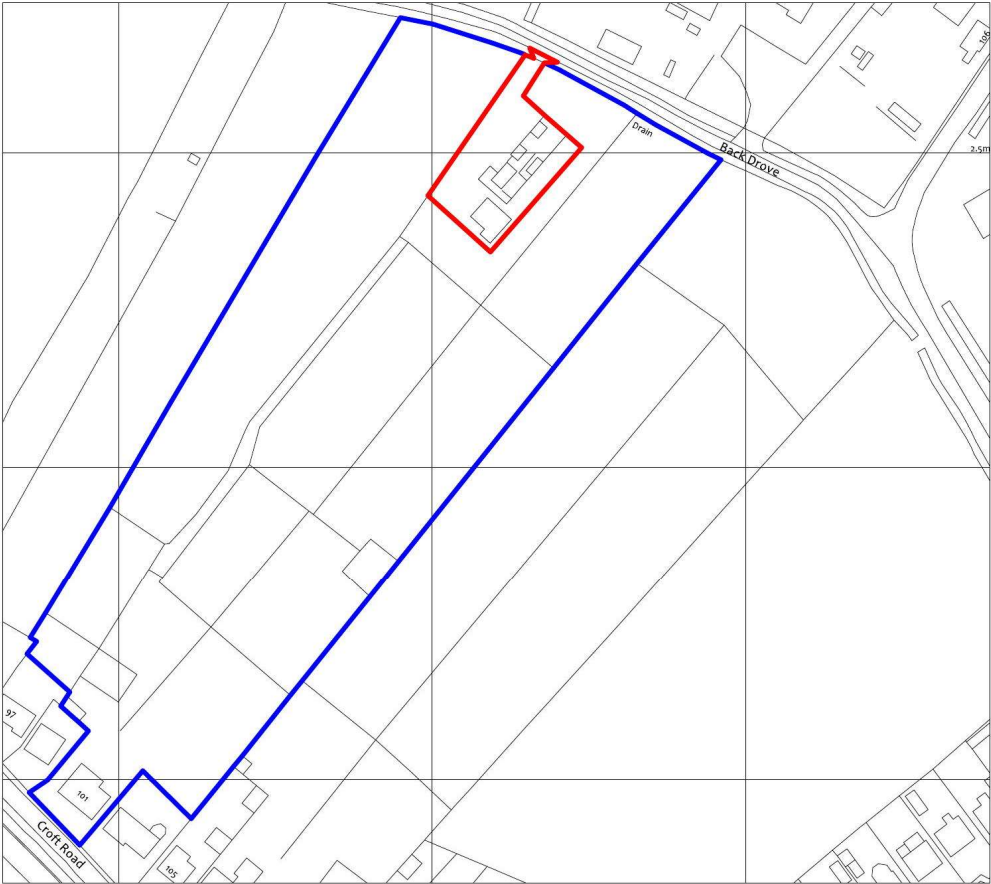
No flooding or surface
water south of red line

Drainage and sewage
system was inundated with
a large amount of soil from
the fields



25/00270/F

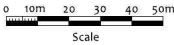




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Villeneuve - Basin Road - Outwell
Norfolk - PE14 8TQ
01223 969427
www.angliabuildingconsultants.co.uk
info@angliabuildingconsultants.co.uk

A	13/2/25	Red line altered
No	Date	Revision
Issue: For Planning Approval		

Site: Land to rear of 101 Croft Road,
Upwell, Norfolk, PE14 9HQ

Project: Residential Development

Drawing Title: Location Plan

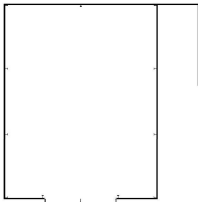
Client: Mrs Leigh-Walker

Date: September 2024

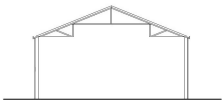
Scale: 1:1250 at A3

Drawing Number: P-23-2419-1.1-A





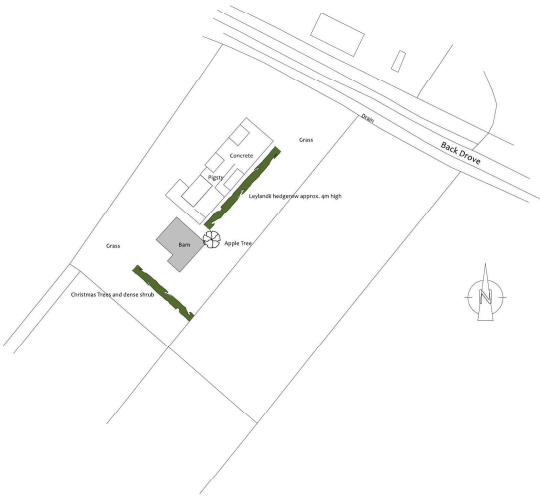
Floor Plan



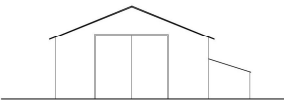
Section



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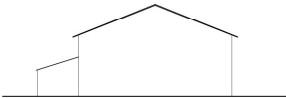
Site Plan



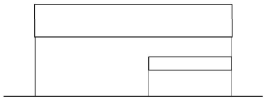
Front Elevation



Side Elevation



Rear Elevation



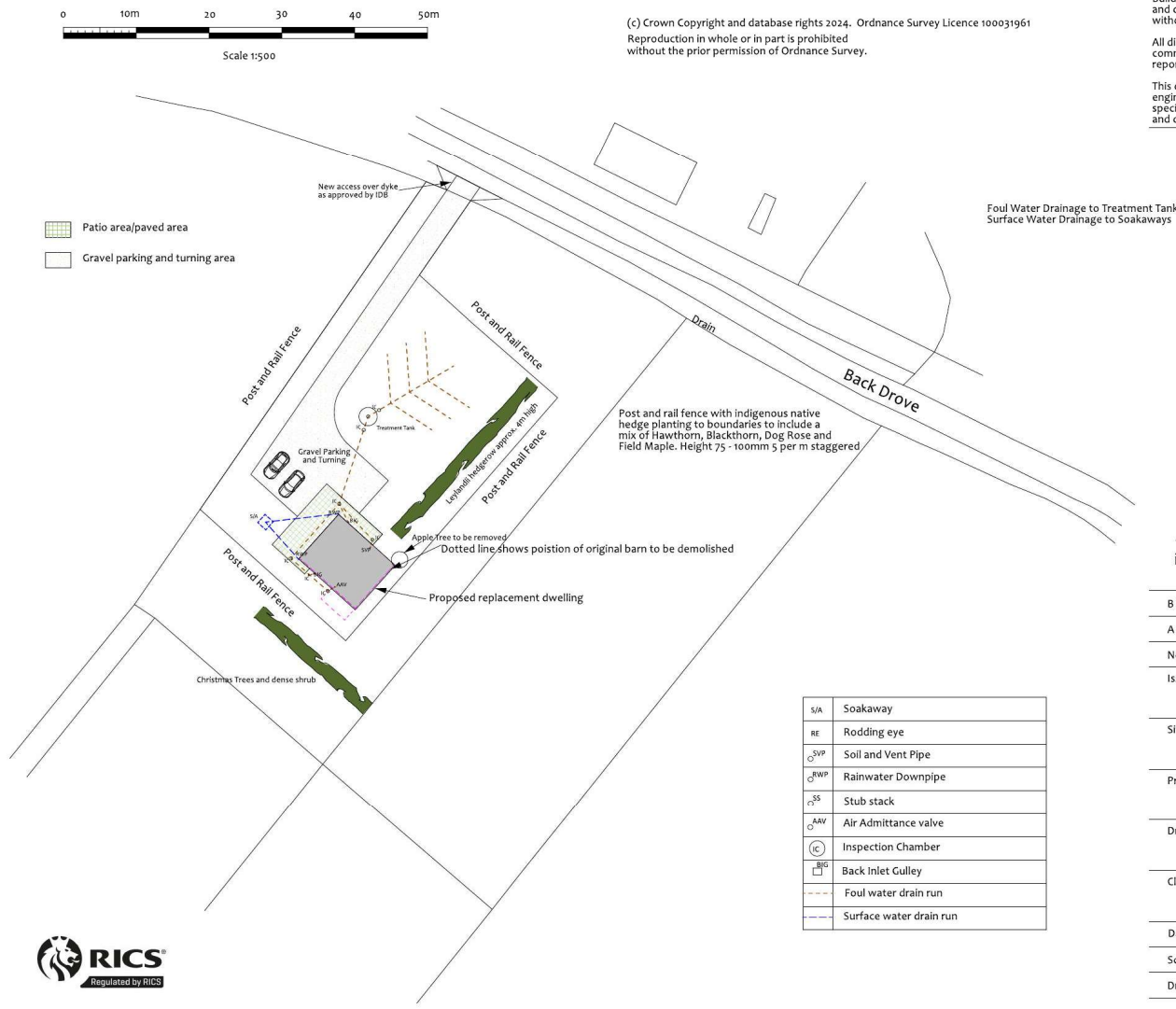
Side Elevation



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At	10/03/25	Details of trees added to site plan
No	Date	Revision
Issue:	For Planning Approval	
Site:	Land to rear of 101 Croft Road, Upwell, Norfolk, PE14 9HQ	
Project:	Conversion of Barn to Dwelling	
Drawing Title:	Existing Plans	
Client:	Mrs Leigh-Walker	
Date:	March 2024	
Scale:	1:100 and 1:500 at A1	
Drawing Number:	P-23-2419-2-A	



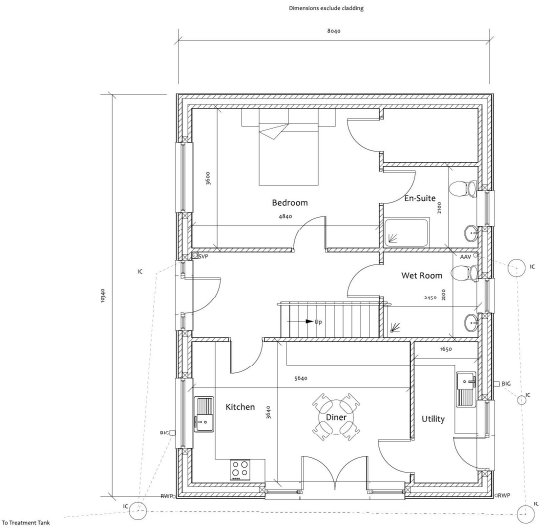
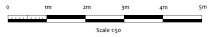


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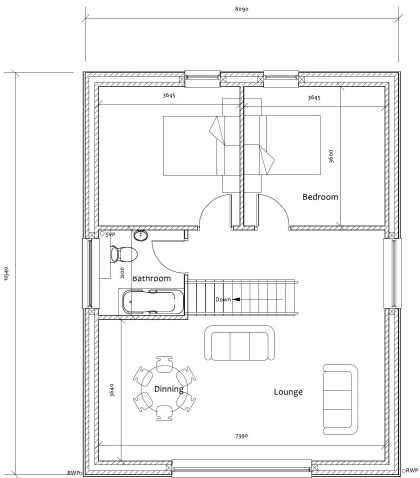
B	20/2/25	Details of trees added
A	13/2/25	Garage removed and site area reduced
No	Date	Revision
Issue: For Planning Approval		
Site: Land to rear of 101 Croft Road, Upwell, Norfolk, PE14 9HQ		
Project: Residential Development		
Drawing Title: Proposed Site Plan		
Client: Mrs Leigh-Walker		
Date: September 2024		
Scale: 1:500 at A3		
Drawing Number: P-23-2419-3.1-B		



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Ground Floor Plan



First Floor Plan

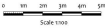


Villeneuve - Basin Road - Outwell
Norfolk - PE14 8TQ
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info@angliabuildingconsultants.co.uk

A	10/05/25	Landscape amended following planning comments
No.	Date	Revision
Issued For Planning Approval		
Site: Land to rear of 101 Croft Road, Upwell, Norfolk, PE14 9HQ		
Project: Residential Development		
Drawing Title: Proposed Floor Plan		
Client: Mrs Leigh-Walker		
Date: September 2024		
Scale: 1:50 at A1 or 1:100 at A3		
Drawing Number: P-23-2419-4-1-A		



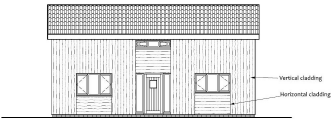
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Materials
Wall - Composite cladding black in colour
Roof - Tiles - Spanish Grey in colour
Window/Door - Anthracite UPVC



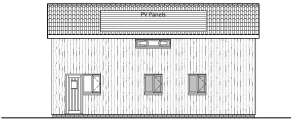
Side Elevation



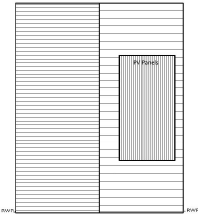
Front Elevation



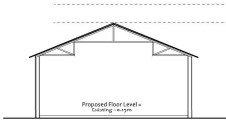
Side Elevation



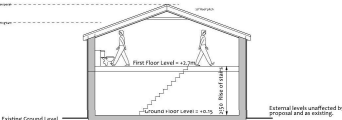
Rear Elevation



Roof Plan



Site Section - As Approved Dwelling



Site Section - As Proposed



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A	19/05	Elevations amended following planning comments
No	Date	Revision
Issue: For Client Approval		
Site: Land to rear of 101 Croft Road, Upwell, Norfolk, PE14 9HQ		
Project: Residential Development		
Drawing Title: Proposed Dwelling Elevations, Roof Plan and Site Section		
Client: Mrs Leigh Walker		
Date: September 2024		
Scale: 1:100 at A1		
Drawing Number: P-23-2419-5.1-A		



25/00270/F

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View looking east at the application site and agricultural building

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View north towards Back Drove



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View looking south at the application site and agricultural building

25/00270/F

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View along the eastern boundary of the site (looking south)



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View looking west, at the rear elevation of the existing agricultural building

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View looking west at the application site



25/00270/F

Slide No.
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View from Back Drove, looking south into the application site

End of Presentation

