

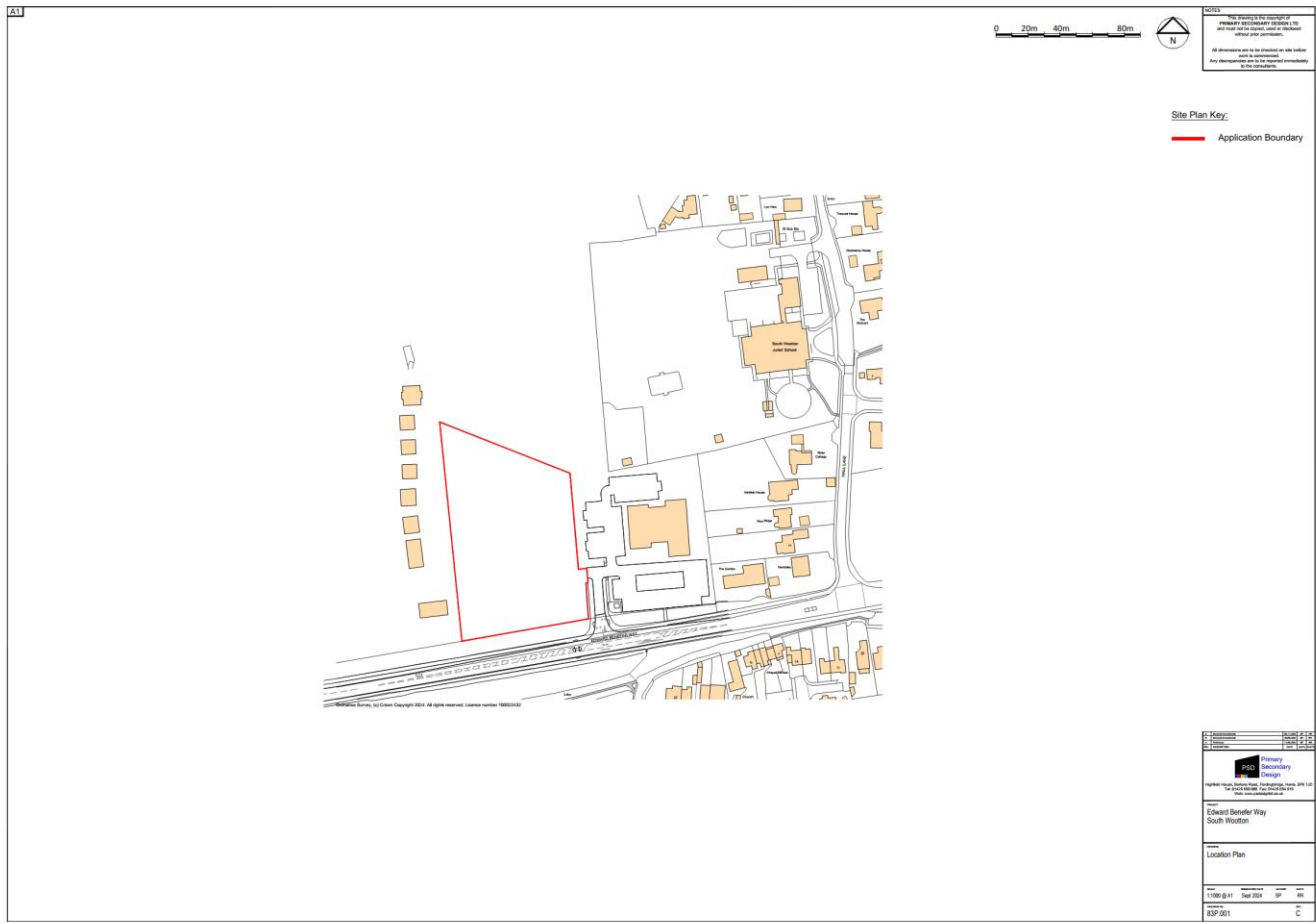
Planning Committee

Monday 30 June 2025



24/01996/FM



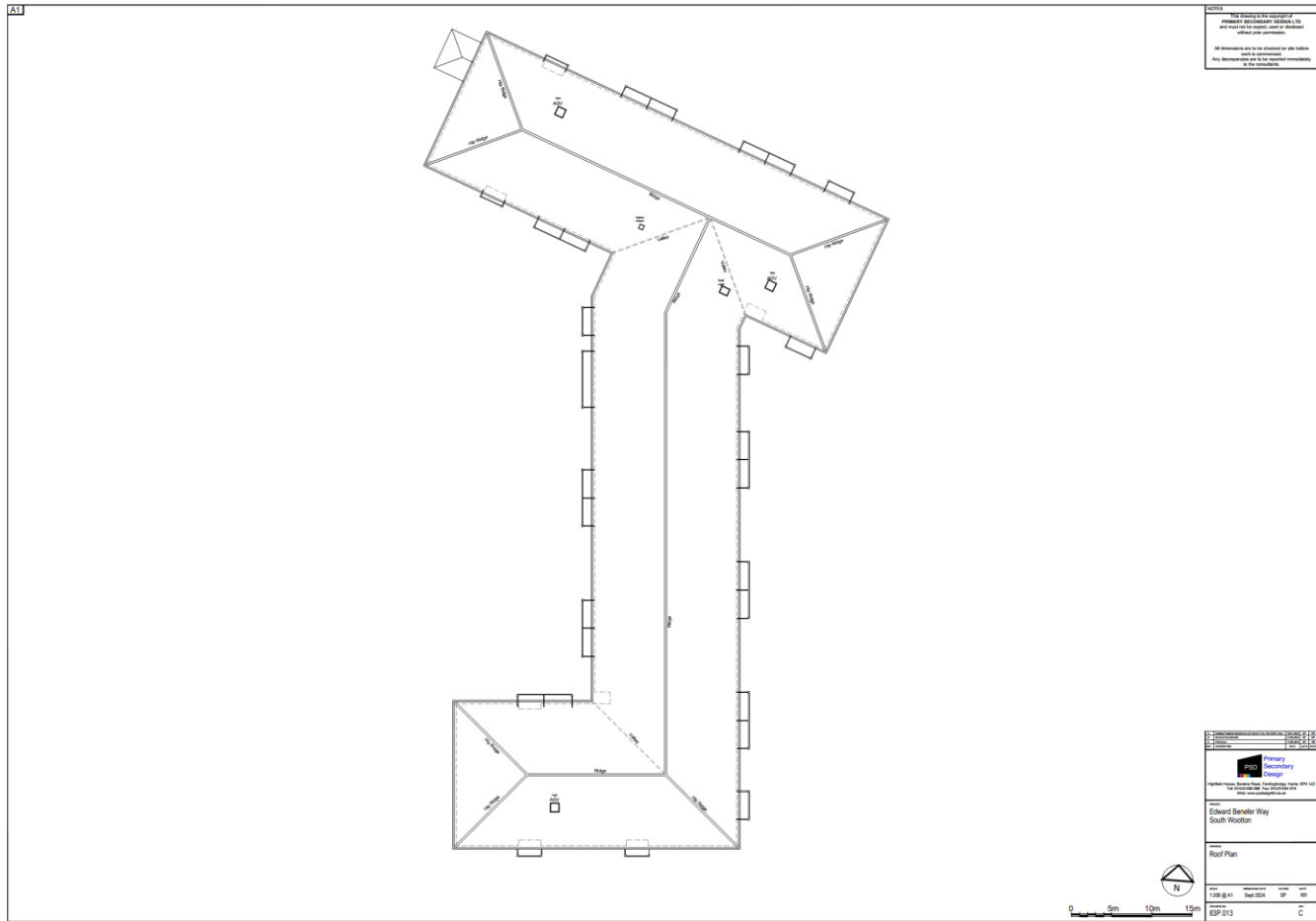
















24/01996/FM



Site frontage adjoining existing access point



24/01996/FM



Site frontage, trees fronting Edward Benefer Way to remain



24/01996/FM



Houses substantially complete to rear (west)





Medical Practice and exiting gates to east of site



24/01996/FM



Trees along frontage with Edward Benefer Way



24/01996/FM



Dwellings rear elevations facing the development site



24/01996/FM



Dwelling's side elevations facing the development site



25/00451/F







Looking west into application site.

25/00451/F

Slide No.
21



Looking east into Station Road



Looking north along east boundary and elevation of the
agricultural building

25/00451/F

Slide No.
23



Looking south along east elevation and boundary of site



Along north elevation and application site

25/00451/F





Along west elevation of the agricultural building



Along south elevation of the agricultural building



Electrical meter cabinet



View east of Station Road

25/00451/F





View south of Station Road



View north of Station Road

25/00451/F



25/00451/F



View on Station Road looking south at north elevation
of agricultural building



25/00451/F



View on Station Road looking south at north elevation
of agricultural building



25/00451/F

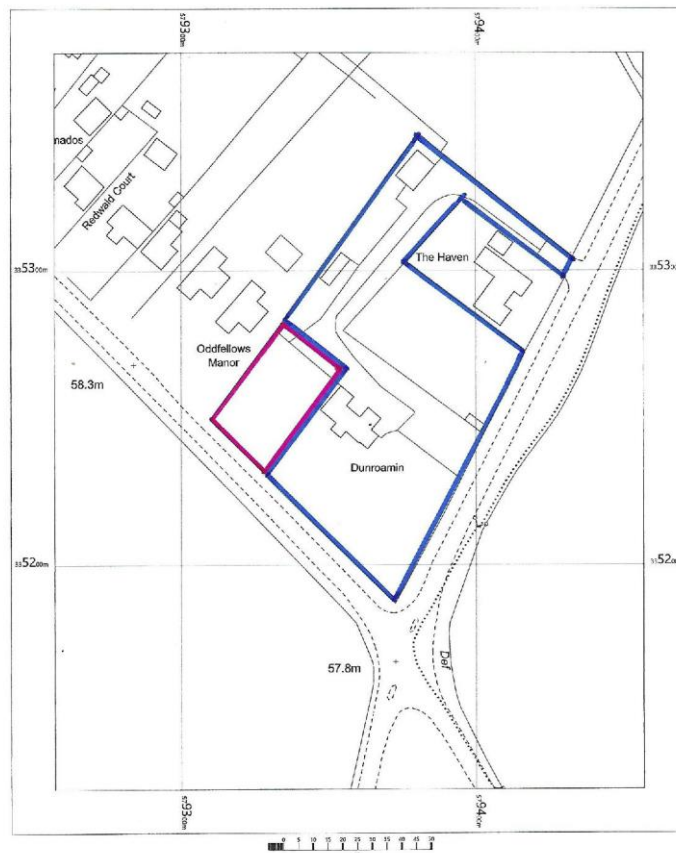


Wider view of Station Road



22/00678/O

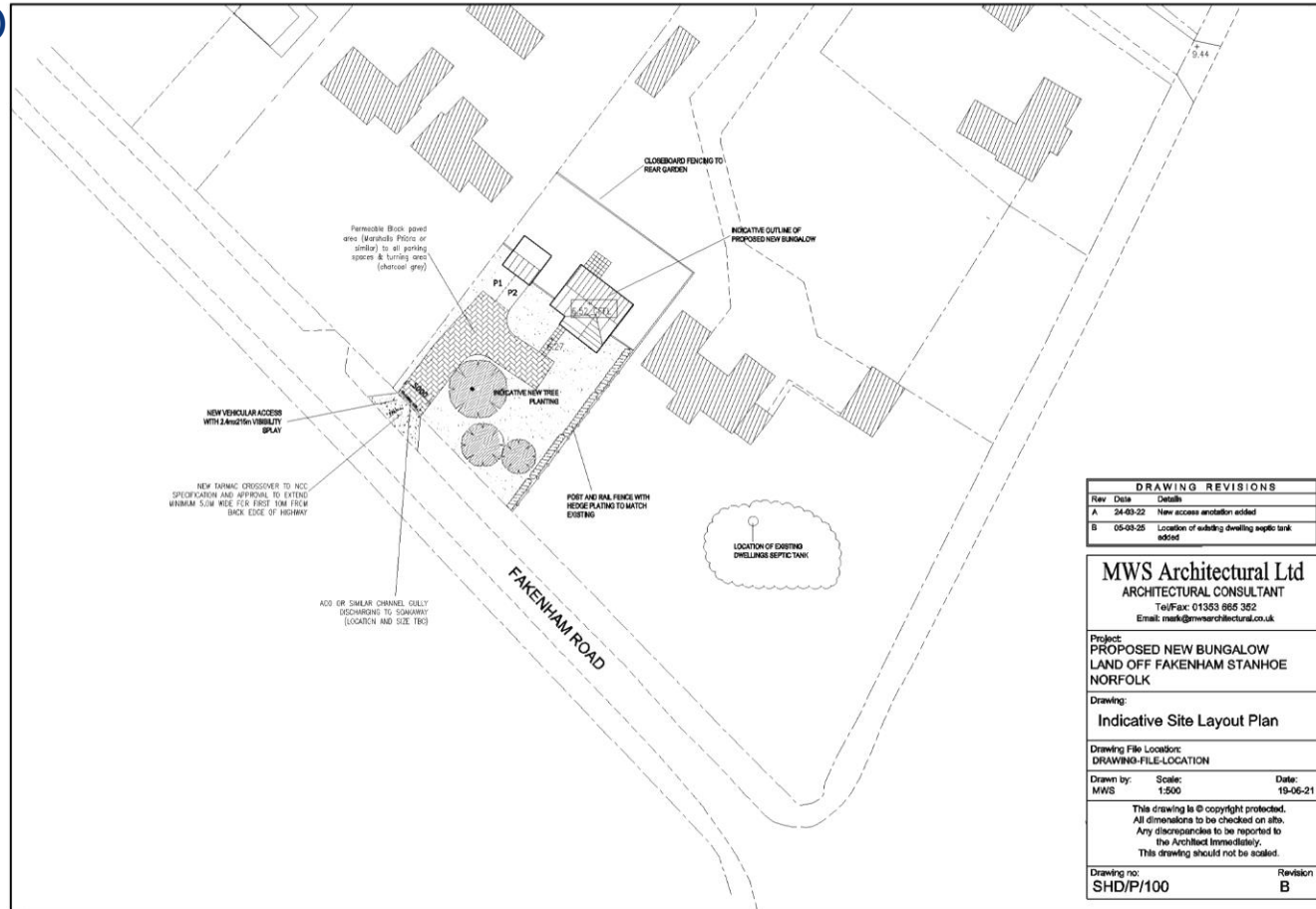




Dunroamin
Bircham Road
Stanhoe
PE31 8PU

OS MasterMap 1:250/2500/10000 scale
Thursday, August 5, 2021, ID: MAP-00081968
Above and Beyond Adventure Ltd
1:1250 scale print at A4, Centre: 579357 E, 335249 N
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DRAWING REVISIONS	
Rev	Date
A	04-09-22
B	05-09-25

MWS Architectural Ltd
ARCHITECTURAL CONSULTANT
Tel/Fax: 01353 865 352
Email: mark@mwsarchitectural.co.uk

Project:
**PROPOSED NEW BUNGALOW
LAND OFF FAKENHAM STANHOE
NORFOLK**

Drawing:
Indicative Site Layout Plan

Drawing File Location:
DRAWING-FILE-LOCATION

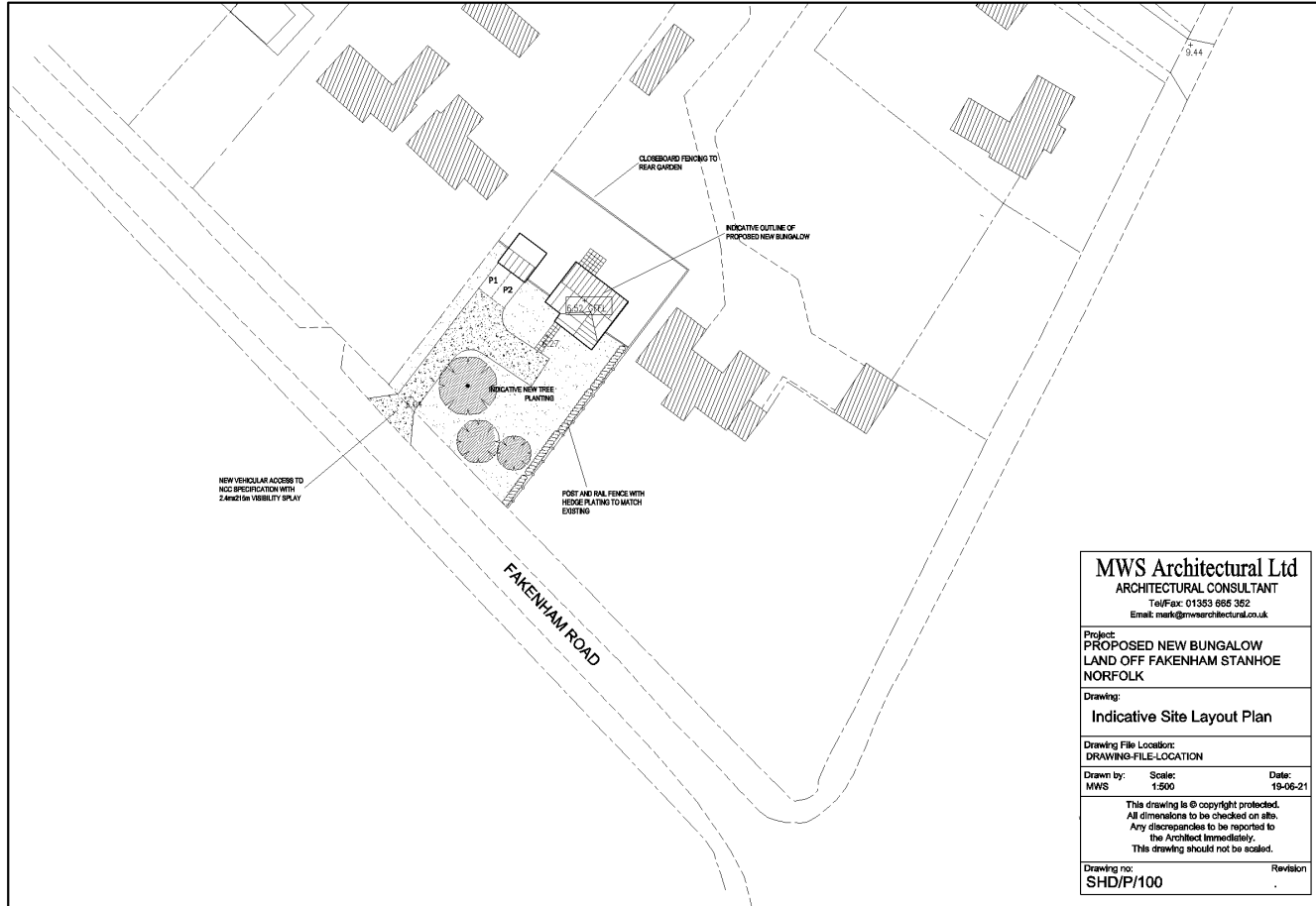
Drawn by: Scale: Date:
MWS 1:500 19-06-21

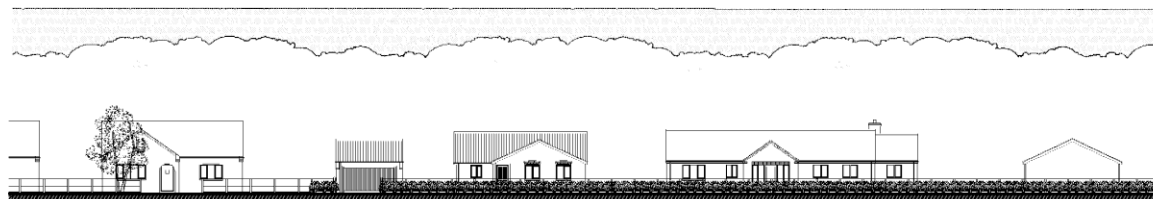
This drawing is © copyright protected.
All dimensions to be checked on site.
Any discrepancies to be reported to
the Architect immediately.
This drawing should not be scaled.

Drawing no: Revision
SHD/P/100 B



22/00678/O





Street Scene Scale 1:200





Adjoining dwelling (west) as viewed from



View of group of dwellings from adjoining cross road



View along Fakenham Road to the east.



View along Fakenham Road to the west



‘The Haven’ viewed from B1155, Dunroming visible downhill to rear

25/00611/CU



Date Produced: 02-Apr-2025

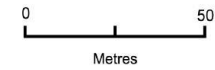
Scale: 1:1250 @A4



Planning Portal Reference: PP-13907837v1



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Front elevation of dwelling, looking east



Front elevation of dwelling, looking east



Within the driveway, looking west at boundary wall





At driveway, looking east to the detached garage



Looking north to the rear elevation of the dwellinghouse



View of rear elevation of the dwellinghouse, looking
west



View of rear elevation and north boundary



View of rear garden, looking east



Looking south from rear garden



Looking south down Back Street



Looking north-east at application site



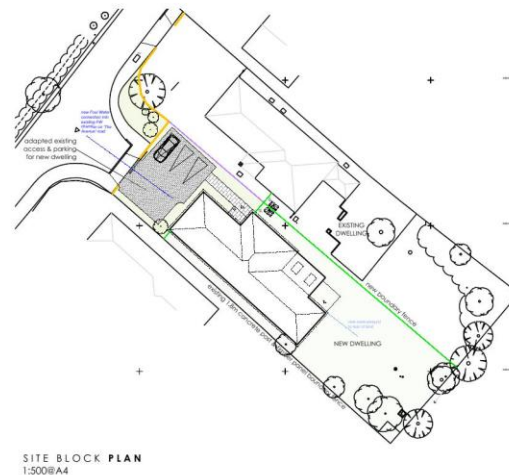
West of the application site along Back Street



Looking north up Back Street

25/00720/F

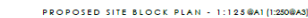




		SEED Drawing: Location (OS) Site Block Plans		Residential Proposals Job: Kitchen Extension & Calthorpe, Stalham	
REV	DATE	DESCRIPTION	NOTES	SE INFORMATION SHEET Job: 2503108D Date: 001-DR Rev: P00	
P00	02/04/2022	Initial Issue	* Further investigations and measurements may need to be obtained. * Dimensions to be checked on site before construction commences.	Job: 2503108D Date: 001-DR Rev: P00	

PERMISSION MUST BE STRICTLY OBTAINED BEFORE SCALING FROM THIS DRAWING
 ALL DIMENSIONS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION COMMENCES





NOTES

- * Further investigations and measurements may need to be obtained.
- * Diversion to be checked onsite before construction information generated/issued.

HATCH KEY

	Removal & Adjustment
	Existing 1.2m x 1.2m Three-Rail Timber Fence (adjacent)
	Site Presentation Area

-  New Hard Landscaping
-  1.2m H Three-Rail Timber Fence
-  Buxton Soft Landscaping

 Gate

100

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.SEED
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DRAWING
PROPOSED SITE LAYOUT PLAN

Residential Proposal
JOB
12 The Avenue
Brookville

S2 INFORMATION ISSUE			
SCALE As Shown	PAPER	A1/A3	DATE Mar'20
JOB	NUMBER/CODE	REV	
2025ABHI-001	002-DR		FOI



3 Elevation 1 - Front.
1:50



4 Elevation 2 - Side 1.
1 : 100



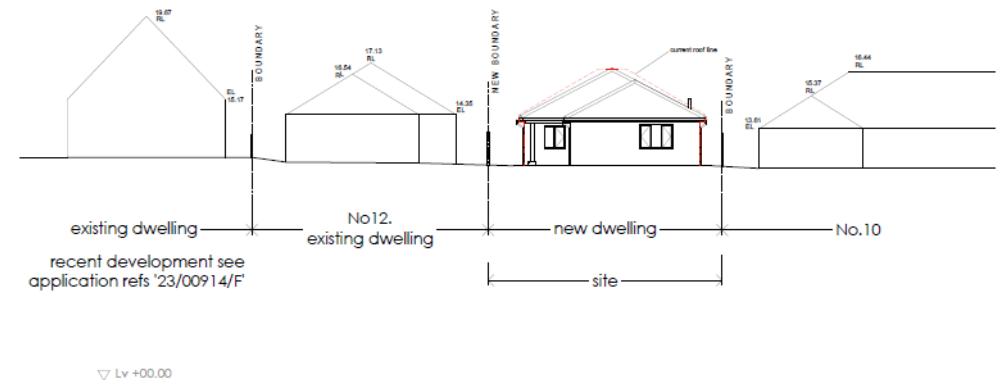
5 Elevation 3 - Rear.
1:100



6 Elevation 4 - Side 2.
1 : 100







REV	DATE	BY	DESCRIPTION
001	27/03/2024	001	001
002	27/03/2024	001	002

NOTES

- * Further investigation and measurements may need to be obtained.
- * Dimensions to be given that include surface construction where applicable (generally in red).



SEED

12 The Avenue
Brookville

PROPOSED STREET/SITE ELEVATION

Residential Proposals

12 The Avenue
Brookville

INFORMATION SHEET			
DATE	27/03/2024	BY	001
REV	001	DATE	27/03/2024
001	004-D8	REV	001

DO NOT SCALE FROM THIS DRAWING - ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION



Looking east to donor dwelling



View north-east up The Avenue



Looking east at application site.





Southeast elevation of the donor dwelling



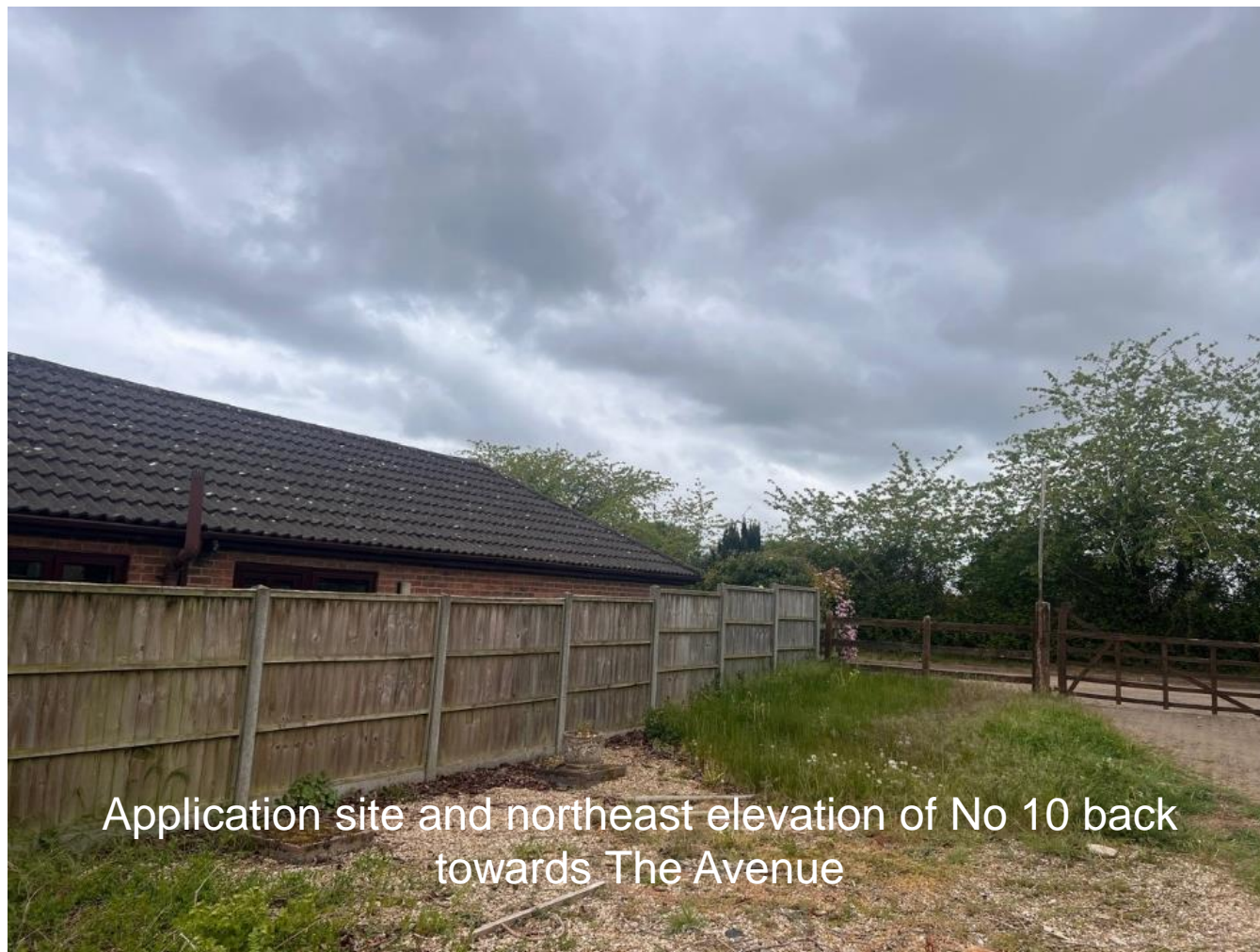
Southeast elevation of the donor dwelling



Application site and northeast elevation of No 10



Rear and southeast elevation of No 10



Application site and northeast elevation of No 10 back
towards The Avenue



View northwest on the application site



View northeast on the application site



View southeast on the application site



View northwest into application site and No 12's garage



25/00561/F











Stood on shared access looking towards rear of application site

25/00561/F

Slide No.
88





Existing barn and rear of site

25/00561/F

Slide No.
90



Rear of application site





View towards rear of site showing protected trees

25/00561/F

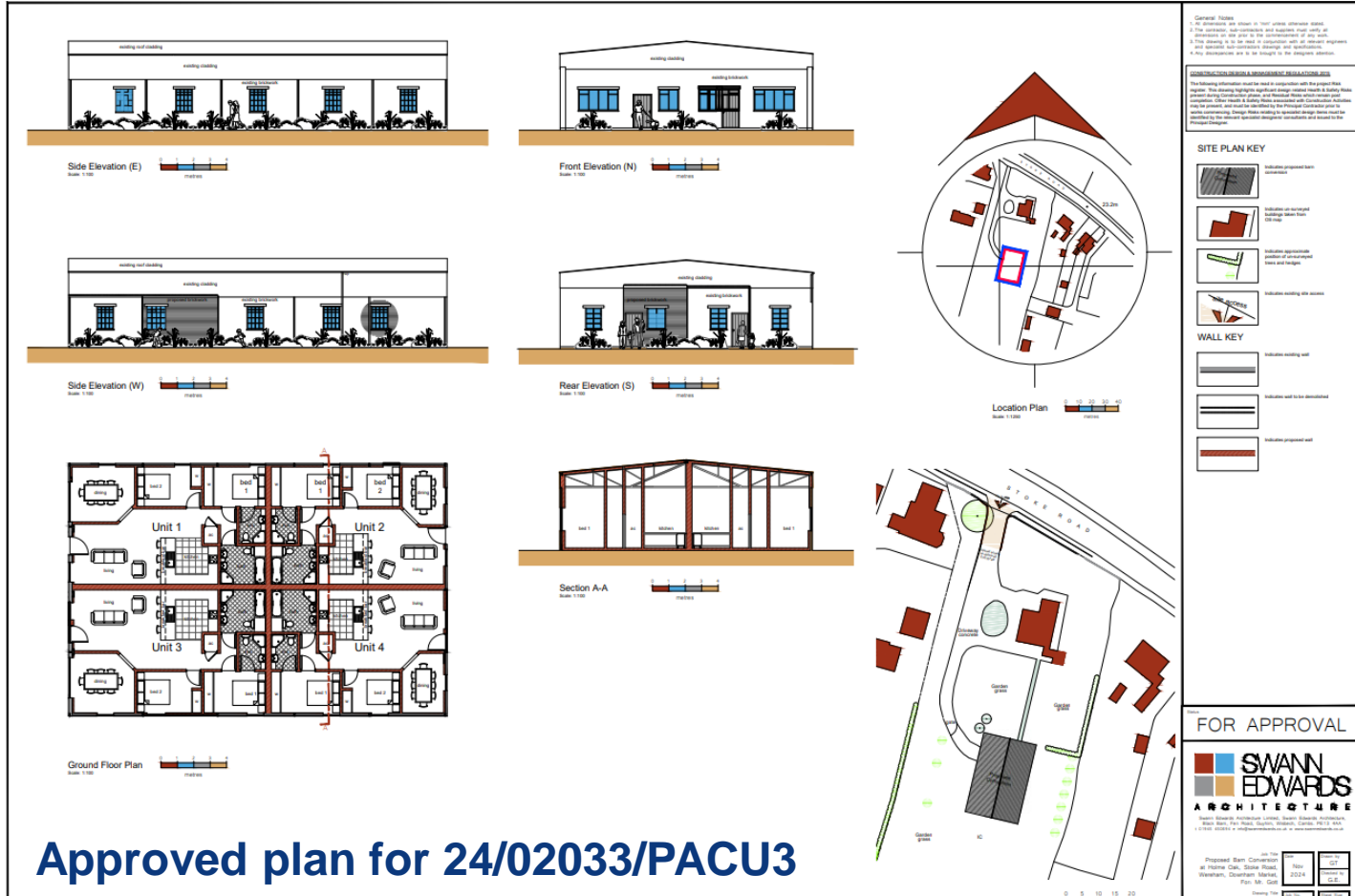
Slide No.
93



View at access looking northwest along A134



View at access looking southeast along A134





Speaker Sandra Calvert



25/00561/F

Slide No.
98



Our ref: 17/00037/TPO
Please ask for: Richard Fisher
Direct dial: (01553) 616386
Direct fax: 01553 616652
E-mail: richard.fisher@west-norfolk.gov.uk

Geoff Hall
Executive Director

Environment and Planning

C/o Agent
c/o Mr Christopher Cooke
Consultant Arboriculturalist
The Old Vicarage
Cote Lane
Gorefield
Wisbech
Cambs PE13 4NJ

Status: Tree Preservation Order
Decision: Delegated

25 May 2017

Dear Sir or Madam

APPLICATION FOR TREE WORK

APPLICATION NO: 17/00037/TPO

DESCRIPTION: 2/TPO/00538: T21 T23 T25 T26 T28 T29 T30 T31 T32 T37 T43 T44 T45 T46 T47 T49
T50 - Apple Trees - Remove, poor conditions and old age and replace with new Apples and native species,
Blackthorn, Hazel, Hawthorn and Ash. T22 and T70 Elder - Remove - not suitable, replace with Hawthorn
for thicker current hedges. Overgrown Hedge - T48 - Remove and replace with new Hawthorn.

LOCATION: Land At the Row Wereham King's Lynn Norfolk PE33 9AU

I refer to your application for Tree Work received 31 March 2017.

Further to my inspection on 24 May 2017. I can confirm that the Council gives **APPROVAL** for the tree
works detailed above.

The location and replacement tree species will need to be approved by this Council. Please provide written
details for approval for the next planting season, or within 12 months from the date of this letter.

Suggested species are:

**Replace with new apples and native species. Replace elder and overgrown hedge with new
Hawthorn**

Please note that all works should be carried out to modern safety and technical standards.

This letter of consent will remain valid for 2 years from the date of writing.

Prior to any tree works being carried out it is recommended that the tree(s) are inspected to ascertain the
presence of any legally protected species (in particular birds, bats and badgers) that are likely to be
affected by the approved works. If any protected species are discovered advice should be sought from
appropriate organisations (RSPB or Natural England).

This letter does not convey any rights to enter upon land not in your ownership or to carry out any work on
or over land not in your ownership without first obtaining the express consent of the owner of the land
concerned.

Yours Faithfully,

Richard Fisher
Arboricultural Officer

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
DX 57825 KING'S LYNN

Chief Executive - Ray Harding



Speaker Cllr Gail Koopowitz



25/00561/F

Slide No.
101



25/00561/F

Slide No.
102



25/00561/F

Slide No.
103



25/00664/F





SITE PLAN 1:500



LOCATION PLAN 1:2500



SITE SECTION 1:100

SITE LEVELS TO REMAIN AS EXISTING

[illegible]

25/00664/F



View southeast to application site along Salts Road

25/00664/F

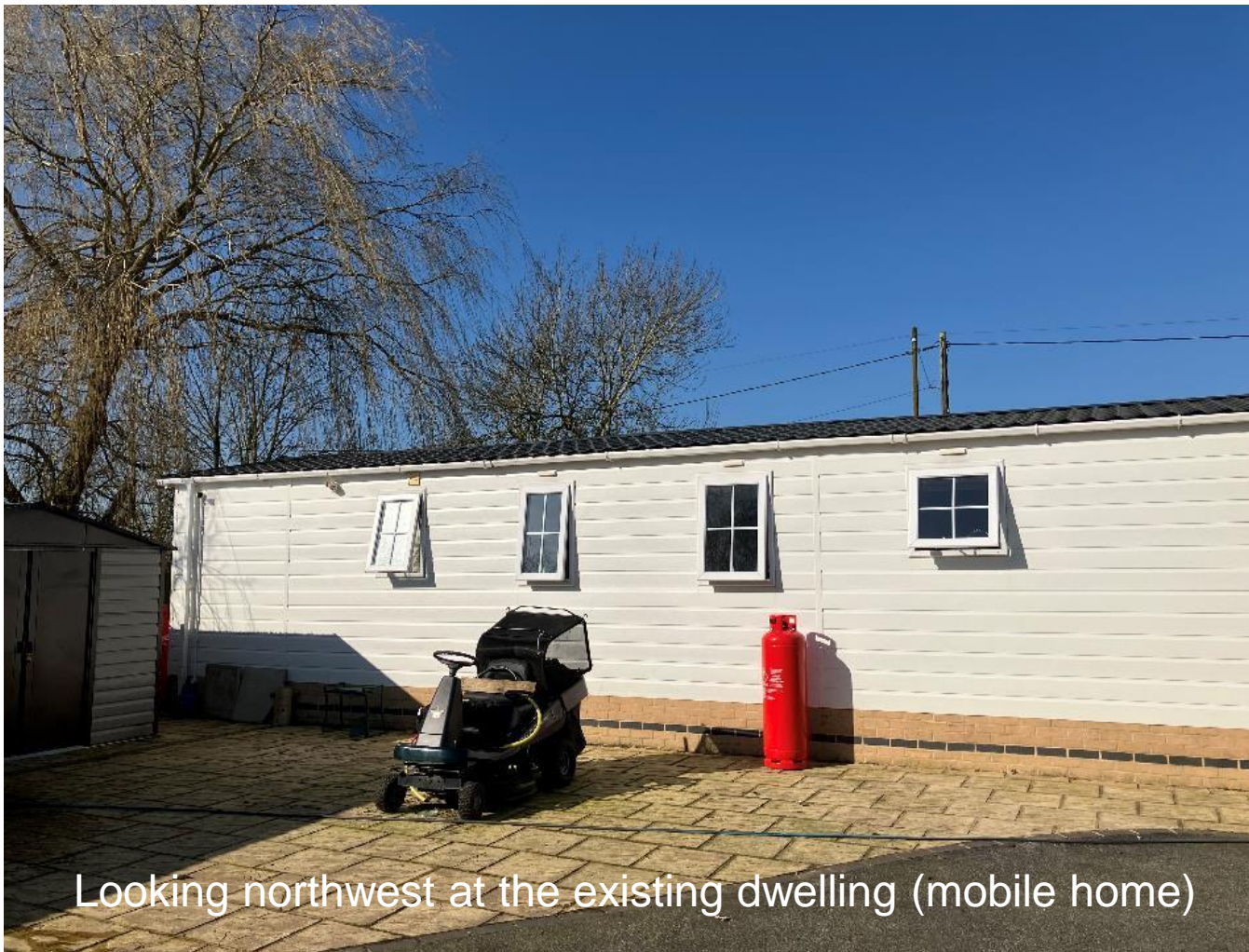


Looking southwest at the existing dwelling (mobile home)

25/00664/F



25/00664/F



Looking northwest at the existing dwelling (mobile home)

25/00664/F



Looking southeast of the site





25/00664/F



Looking northeast of the site

25/00664/F

Looking southeast of the site, existing agricultural land



25/00664/F



Looking south of the site, existing agricultural land

25/00664/F



Southwest neighbouring boundary and elevation

25/00664/F



View southeast of the application site along Salts Road





View northwest of Salts Road

25/00664/F



View southwest of Salts Road



View southeast of the site



View north of Salts Road



View northeast of Salts Road



View of the northeast boundary





End of Presentation

