

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 Amenities

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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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

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.

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.