

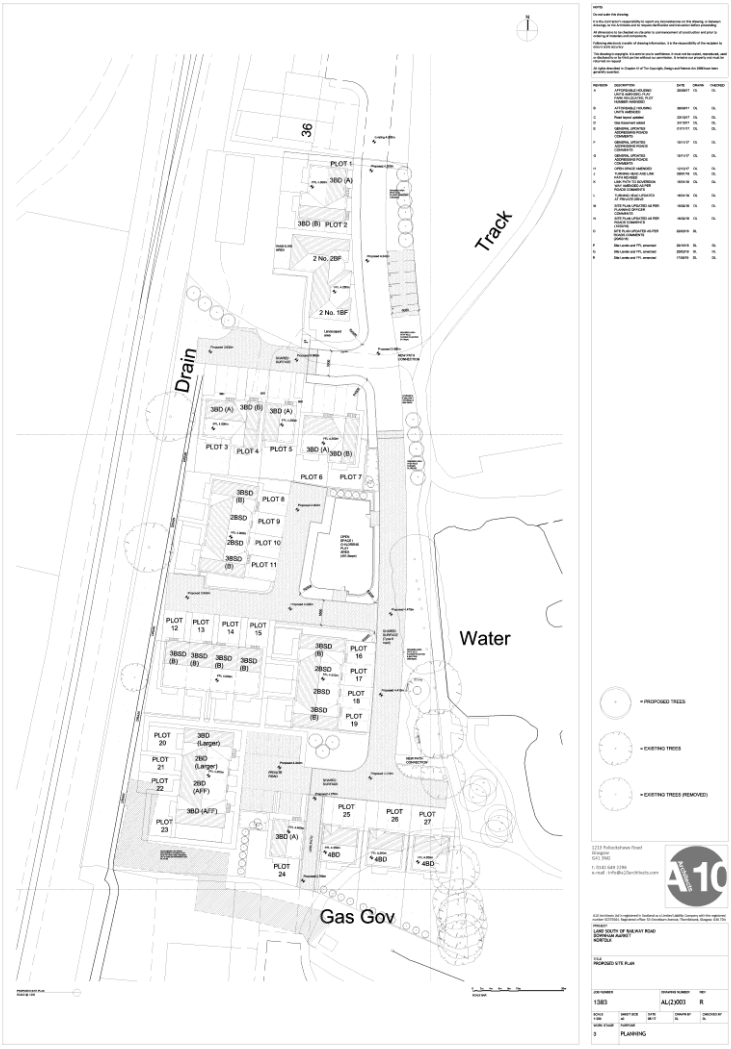
Planning Committee

6 July 2026



23/01141/FM





Previous approval
17/01536/RMM





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AL4000

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**LAND SOUTH OF RAILWAY ROAD
DOWNHAM MARKET
NORFOLK**

**PROPOSED ELEVATIONS:
1 BEDROOM DETACHED HOUSE
(PROPOSED TYPE D)**

PROPOSAL	PROPOSED ELEVATIONS	PROPOSED TYPE
1383	AL4000	A

PROPOSAL	PROPOSED ELEVATIONS	PROPOSED TYPE
1383	AL4000	A

PLANNING



PROPOSED FRONT ELEVATION
SCALE @ 1:100



PROPOSED SIDE ELEVATION
SCALE @ 1:100



PROPOSED REAR ELEVATION
SCALE @ 1:100



PROPOSED SIDE ELEVATION
SCALE @ 1:100

PLOT NUMBERS:
• 2,3,4 & 5

ALL NOT TO SCALE UNLESS SPECIFIED

It is the Applicant's responsibility to report any inaccuracies on this drawing or between drawings. The Applicant is responsible for ensuring the accuracy of the information submitted and for providing the necessary information to the Council for the purpose of the application and for the purpose of the Council's decision-making process.

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REVISION	DESCRIPTION	DATE	DRAWN	CHECKED
1	ELEVATIONS UPDATED	01/01/2023	AL	AL
2	REVISIONS	10/01/2023	AL	AL

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LAND SOUTH OF RAILWAY ROAD
DOWLING MARKET
KINGSLAND

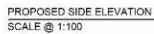
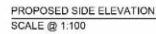
PROPOSED ELEVATIONS
1 & 2 (SEE PLANS)
(PART 1 & 2)

DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
13/03	1	AL/4/007	8		

DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION
13/03	1	AL/4/007	8		

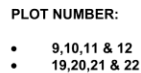
4 PLANNING





- 6,7 & 8

[illegible]





PLOT NUMBERS:
• 13, 14, 17 & 18

Do not scale this drawing

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REVISION	DESCRIPTION	DATE	DRAWN	CHECKED
A	UPDATED ELEVATIONS	08/03/2014	DL	DL
B	1:100 SCALE DRAWING	08/03/2014	DL	DL

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LAND SOUTH OF RAILWAY ROAD
DOWNHAM MARKET
NORFOLK

1:100
PROPOSED ELEVATIONS
1 BEDROOM (LOW DETACHED)
PROPOSED TYPE A)

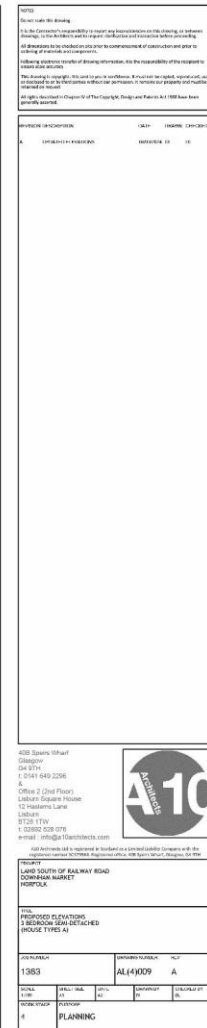
APP. NO.	APP. DATE	APP. TYPE	APP. NO.	APP. DATE	APP. TYPE
1383	08/03/2014	AL(4)008	B		

APP. NO.	APP. DATE	APP. TYPE	APP. NO.	APP. DATE	APP. TYPE
1383	08/03/2014	AL(4)008	B		

APP. NO.	APP. DATE	APP. TYPE	APP. NO.	APP. DATE	APP. TYPE
1383	08/03/2014	AL(4)008	B		

APP. NO.	APP. DATE	APP. TYPE	APP. NO.	APP. DATE	APP. TYPE
1383	08/03/2014	AL(4)008	B		

Slide No. 10





PLOT NUMBER:
• 23,24,25 & 26



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REVISED	REVISION	DATE	DESIGNER	ISSUED
1	REVISION REQUIRED	01/01/2024	AL	AL
2	REVISED	01/01/2024	AL	AL
3	REVISED	01/01/2024	AL	AL

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AL10
Architect

PROPOSED ELEVATIONS
1. REAR ELEVATION
2. REAR ELEVATION
(HOUSE TYPES A)

DATE	SHEET NO.	DATE	DESIGNER	ISSUED BY
1/01/2024	10	10/01/2024	AL	AL

DATE	SHEET NO.	DATE	DESIGNER	ISSUED BY
1/01/2024	10	10/01/2024	AL	AL

4000 Spens Wharf



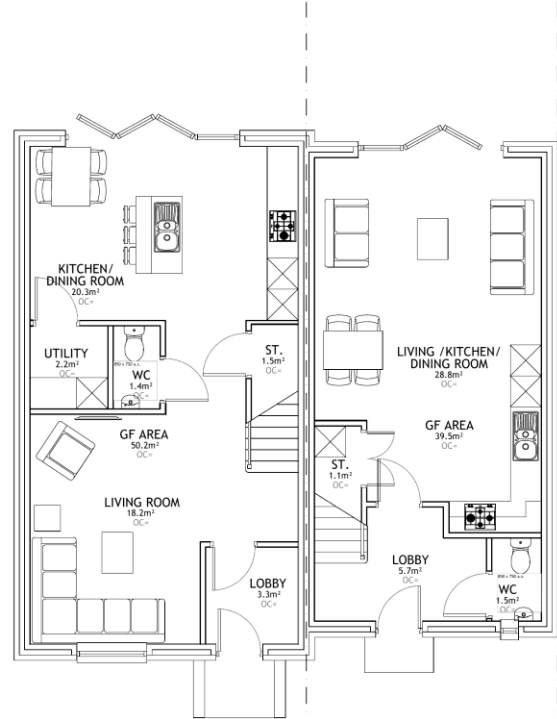
LAND SOUTH OF RAILWAY ROAD DOWNSHAM MARKET NORFOLK						
TITLE PROPOSED GROUND FLOOR PLANS 1 & 2 BED FLATS (FLAT TYPES 1 & 2)						
JOB NUMBER 1383			DRAWING NUMBER REV AL(3)012 C			
SCALE 1:50	SHEET SIZE A3	DATE 06/11/12	DRAWN BY MC	CHECKED BY SL		
PRELIM STAGE 4		PURPOSE PLANNING				



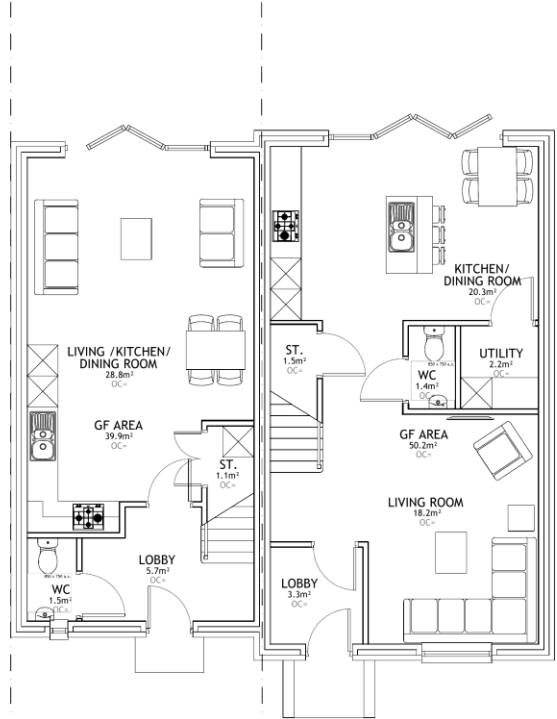
SCALE 1:50	SHEET SIZE A2	DATE 16/11/22	DRAWN BY BC	CHECKED BY BL
WORK STAGE 4		PURPOSE PLANNING		

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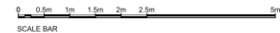
House Type A (3 Bed)
Total GIA = 100.4 sqm



House Type B (2 Bed)
Total GIA = 85.4 sqm

House Type A (3 Bed) (Handed)
Total GIA = 100.4sqm

PROPOSED GROUND FLOOR PLANS (2 & 3 BED UNITS)
SCALE @ 1:150
PLOT NUMBERS:
• 9,10,11 & 12
• 19,20,21 & 22



NOTES

1. The Council is responsible to report any information on this drawing, or between drawings, to the relevant authority to ensure that the relevant authority is provided with all information to enable it to make a decision on the proposed development and to the satisfaction of the relevant authority.

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REVISION	DATE	BY	REASON
1	19/11/20	AL	ISSUED FOR PERMIT
2	19/11/20	AL	ISSUED FOR PERMIT
3	19/11/20	AL	ISSUED FOR PERMIT

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ARCHITECTS
A10

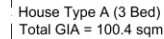
LAND SOUTH OF RAILWAY ROAD
DOWNGATE MARKET
PORTOLIA

TITLE
PROPOSED GROUND FLOOR PLANS
2 & 3 BEDROOM TERRACE HOUSES
(HOUSE TYPES A & B)

JOB NUMBER	DRAWING NUMBER	REV
1383	AL3/001	C

DATE	BY	DATE	BY	DATE	BY
19/11/20	AL	19/11/20	AL	19/11/20	AL

4 PLANNING



SCALE BAR



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11

Revision - A





View southwards of site from Daisy Lane



View N towards Railway Road/Station



View W across scrubland parallel to the site towards the railway line





View S from corner of commercial site



View S from within The Willows adjoining E site boundary



View N from within The Willows



View NW from head of Sovereign Way



View N from Sovereign Way



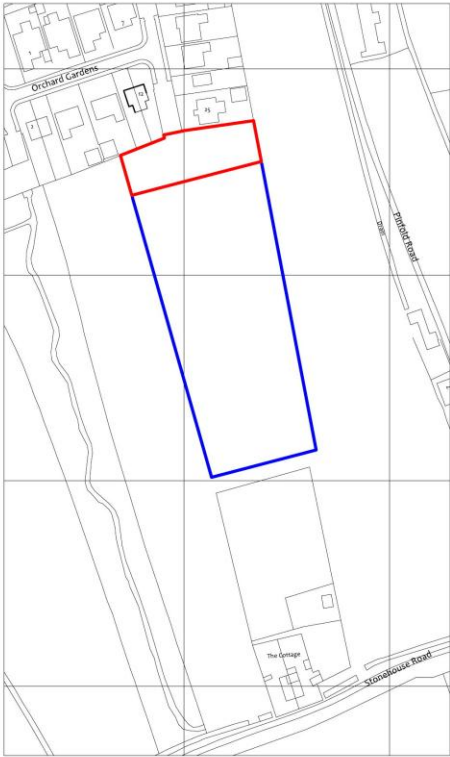
Play areas



Play areas adjacent to Foxglove Close

26/00313/O

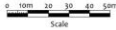




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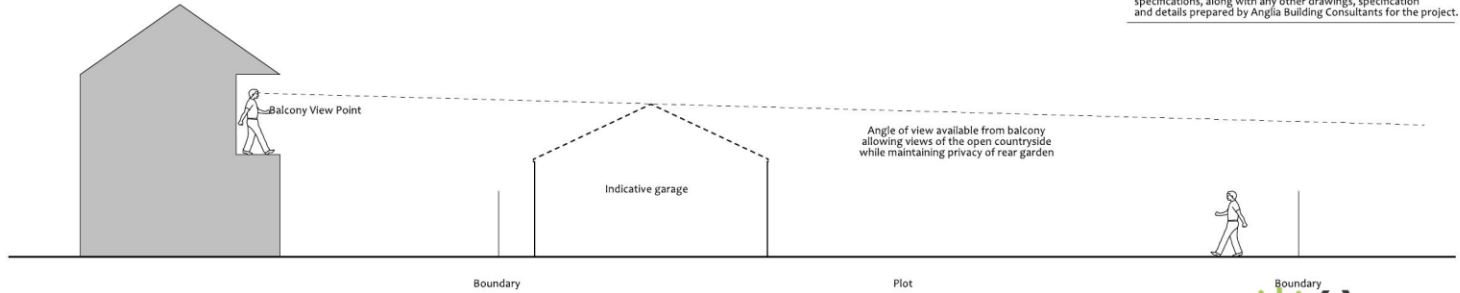
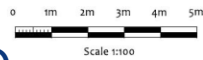
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No	Date	Revision
Issue: For Planning Approval		
Site: Land of Orchard Gardens, Upwell, Norfolk		
Project: Residential Development		
Drawing Title: Location Plan		
Client: Mr and Mrs Spikings		
Date: February 2026		
Scale: 1:1250 at A2		
Drawing Number: P-25-2496-1		

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



Slide
No. 32



The position and massing of the proposed dwelling are indicative only and demonstrate that a dwelling can be accommodated on the site without causing unacceptable impacts on the neighbouring balcony or the large side facing windows. The illustrative building envelope has been positioned outside the balcony's primary viewing angle, avoids overshadowing the side facing glazing, and maintains an appropriate separation distance to prevent overbearing effects or loss of privacy. Detailed design, scale and appearance will be addressed at the reserved matters stage.

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A	15/5/26	Updated to show potential impact on neighbour
No	Date	Revision
Issue: For Planning Approval		

Site: Land of Orchard Gardens,
Upwell, Norfolk

Project: Residential Development

Drawing Title: Indicative Site Section
showing balcony viewing

Client: Mr and Mrs Spikings

Date: February 2026

Scale: 1:100 at A3

Drawing Number: P-25-2496-4-A





View into No 12's garden





View of the south elevation of No 25 Orchard Gardens



View of No 25's garden area



View north-west from application site (plot 2)





View into plot 2 from No 25's living room window

View into plot 2 from No 25's atrium window



26/00313/O

Slide
No. 43



View into plot 2 from No 25's balcony



View into plot 2 from No 25's balcony



View west along No 25's south boundary



Closer view of No 25's garden



View to the east towards Pinfold Road



View to the south-east towards Pinfold Road



View south, towards Stone House Road



View to the west towards Blunts Orchard



End of Presentation

