

**OFFICERS' REPORTS TO  
DEVELOPMENT COMMITTEE 29-May-2025**

*Appeals Information for Committee between  
24/04/2025 and 20/05/2025*

**APPEALS SECTION**

**NEW APPEALS**

**EAST RUSTON - PF/24/0556 - Change of use of building from office and store to a single dwellinghouse (Class C3)**

Crosswinds, Grub Street, Happisburgh, Norwich, Norfolk, NR12 0RX

**For Philip Buskell**

**WRITTEN REPRESENTATION**

**Appeal Start Date:** 25/04/2025

**Appeal Decision:**

**Appeal Decision Date:**

**LUDHAM - PF/23/0861 - Change of use of land for the formation of 1 Gypsy/Traveller pitch comprising the siting of 1no. Mobile Home, and 1no. Portacabin for ancillary residential use, associated hardstanding and fencing and installation of a sealed septic tank (part retrospective)**

Malthouse Corner, Malthouse Lane, Catfield, Great Yarmouth, Norfolk, NR29 5AE

**For Mr Tom Harber**

**INFORMAL HEARING**

**Appeal Start Date:** 06/05/2025

**Appeal Decision:**

**Appeal Decision Date:**

**SWAFIELD - PF/24/2625 - Change of use of detached outbuilding to B&B/holiday let (retrospective)**

Lilac Cottage, Knapton Road, Swafield, North Walsham, Norfolk, NR28 0RP

**For Mr Mark Short**

**WRITTEN REPRESENTATION**

**Appeal Start Date:** 16/05/2025

**Appeal Decision:**

**Appeal Decision Date:**

**TUNSTEAD - PF/24/0665 - Erection of 3 single storey dwellings with attached garages; new vehicular access to Market Street; associated external works**

Land To The East Of Market Street, Tunstead, Norfolk

**For Broadleaf Group Ltd.**

**WRITTEN REPRESENTATION**

**Appeal Start Date:** 07/05/2025

**Appeal Decision:**

**Appeal Decision Date:**

**INQUIRIES AND HEARINGS - IN PROGRESS**

NONE

## **WRITTEN REPRESENTATIONS APPEALS - IN HAND**

### **CATFIELD - CL/24/1249 - Lawful Development Certificate for existing use of land as residential garden**

Fenview, 3 Fenside Cottages, Fenside, Catfield, Great Yarmouth, Norfolk, NR29 5DD

**For Mr J Amos**

WRITTEN REPRESENTATION

**Appeal Start Date:** 12/12/2024

**Appeal Decision:**

**Appeal Decision Date:**

### **COLBY AND BANNINGHAM - PF/22/1068 - Demolition of existing buildings and erection of single storey detached dwelling**

Ambrose House , Mill Road , Banningham, Norfolk, NR11 7DT

**For Mr Matthew Ambrose**

WRITTEN REPRESENTATION

**Appeal Start Date:** 11/02/2025

**Appeal Decision:**

**Appeal Decision Date:**

### **COLBY AND BANNINGHAM - PF/23/0913 - Erection of five bedroom detached dwelling and detached garage**

Land East Of Archway, Bridge Road, Colby, Norfolk

**For Mr James Walker**

WRITTEN REPRESENTATION

**Appeal Start Date:** 04/03/2025

**Appeal Decision:**

**Appeal Decision Date:**

### **CROMER - PF/24/1536 - Replacement of 2 No. first floor windows with Upvc double glazed windows on rear elevation (retrospective)**

Flat 2, Shipden House, High Street, Cromer, Norfolk, NR27 9HG

**For Mr Stuart Parry**

WRITTEN REPRESENTATION

**Appeal Start Date:** 12/12/2024

**Appeal Decision:**

**Appeal Decision Date:**

### **CROMER - PF/24/1206 - Single storey rear extension to dwelling**

27 Shipden Avenue, Cromer, Norfolk, NR27 9BD

**For Mr Andrew Crane**

FAST TRACK - HOUSEHOLDER

**Appeal Start Date:** 22/11/2024

**Appeal Decision:**

**Appeal Decision Date:**

**CROMER - LA/24/1384 - Replacement of 2 No. first floor windows with Upvc double glazed windows on rear elevation (retention of works already carried out)**

Flat 2, Shipden House, High Street, Cromer, Norfolk, NR27 9HG

**For Mr Stuart Parry**

WRITTEN REPRESENTATION

**Appeal Start Date:** 12/12/2024

**Appeal Decision:**

**Appeal Decision Date:**

**HOLT - PF/24/1401 - Change of use from garage and first floor offices to dwelling (retrospective)**

The Gatehouse, The Grove, Cromer Road, Holt, Cromer, Norfolk, NR25 6EB

**For Jamie Rennie**

WRITTEN REPRESENTATION

**Appeal Start Date:** 02/04/2025

**Appeal Decision:**

**Appeal Decision Date:**

**ITTERINGHAM - PF/23/2299 - Change of use of the building known as "The Muster" and "Willow Barn" office-studio and associated outbuildings to a residential dwelling (C3)**

The Muster, The Street, Itteringham, Norwich, Norfolk, NR11 7AX

**For Mr Eric and Penelope Goodman and Blake**

WRITTEN REPRESENTATION

**Appeal Start Date:** 06/08/2024

**Appeal Decision:**

**Appeal Decision Date:**

**MELTON CONSTABLE - EF/23/2472 - Lawful Development Certificate for proposed conversion of loft to bedroom and installation of rooflights**

Soley House, 27 Briston Road, Melton Constable, Norfolk, NR24 2DG

**For Mr & Mrs Dean & Sonia James**

WRITTEN REPRESENTATION

**Appeal Start Date:** 18/11/2024

**Appeal Decision:**

**Appeal Decision Date:**

**RAYNHAM - TW/24/0784 - T1 & T2 - Cherry Tree - Take down leaving only Stump  
T3 - Whitebeam - Reduce width to 4m and height to 7m**

19 Earl Of Bandon Avenue, West Raynham, Fakenham, Norfolk, NR21 7DQ

**For Miss Stephanie Inns**

WRITTEN REPRESENTATION

**Appeal Start Date:** 30/09/2024

**Appeal Decision:**

**Appeal Decision Date:**

**ROUGHTON - CL/23/1650 - Lawful Development Certificate for use of land for siting of static caravan, and use of static caravan as a dwelling.**

Static Caravan At, Woodview, Thorpe Market Road, Roughton, Norwich, Norfolk, NR11 8TB

**For Mr Alexander Brackley**

WRITTEN REPRESENTATION

**Appeal Start Date:** 10/11/2023

**Appeal Decision:**

**Appeal Decision Date:**

**SHERINGHAM - PF/24/0476 - Erection of a single storey detached dwelling with rooms in the roof space and associated works.**

Land North Of East Court , Abbey Road, Sheringham, Norfolk

**For GSM Investments Ltd**

WRITTEN REPRESENTATION

**Appeal Start Date:** 31/10/2024

**Appeal Decision:**

**Appeal Decision Date:**

**SHERINGHAM - PF/24/1827 - Change of use of ground floor former shop (Class E) to hot food takeaway (no specified use class), installation of extraction and ventilation equipment; external alterations**

10 Church Street, Sheringham, Norfolk, NR26 8QR

**For Pegasus N/A**

WRITTEN REPRESENTATION

**Appeal Start Date:** 14/03/2025

**Appeal Decision:**

**Appeal Decision Date:**

**SMALLBURGH - PF/22/1697 - Erection of single storey building for use as holiday accommodation on site of existing tennis court**

Smallburgh Hall, Hall Drive, Smallburgh, Norwich, Norfolk, NR12 9FW

**For Mr Garry Coaley**

WRITTEN REPRESENTATION

**Appeal Start Date:** 11/12/2024

**Appeal Decision:**

**Appeal Decision Date:**

**STODY - PF/24/1219 - Erection of 4no. two storey self build dwellings and creation of new access (self build)**

Land Adjacent To Bertha Bloggs Cottage, King Street, Hunworth

**For Mr David Moore**

WRITTEN REPRESENTATION

**Appeal Start Date:** 04/04/2025

**Appeal Decision:**

**Appeal Decision Date:**

**SWANTON ABBOTT - EF/23/2459 - Lawful Development Certificate for proposed siting of modular building within curtilage of dwelling for use as an annexe to the main dwelling**

Ambleside, The Footpath, Aylsham Road, Swanton Abbott, Norwich, Norfolk, NR10 5DL

**For Gibbons**

WRITTEN REPRESENTATION

**Appeal Start Date:** 08/04/2024

**Appeal Decision:**

**Appeal Decision Date:**

**WELLS-NEXT-THE-SEA - PF/24/0639 - Conversion of First floor restaurant into Air B&B holiday accommodation**

Plattens Fish and Chips, 12 & 13 The Quay, Wells-next-the-sea, Norfolk, NR23 1AH

WRITTEN REPRESENTATION

**Appeal Start Date:** 16/09/2024

**Appeal Decision:**

**Appeal Decision Date:**

**WELLS-NEXT-THE-SEA - LA/24/0640 - Works associated with conversion of first floor restaurant to holiday accommodation**

Plattens Fish and Chips, 12 & 13 The Quay, Wells-next-the-sea, Norfolk, NR23 1AH

WRITTEN REPRESENTATION

**Appeal Start Date:** 16/09/2024

**Appeal Decision:**

**Appeal Decision Date:**

**WEST BECKHAM - PO/23/2643 - Erection of dwelling and car port with ancillary works (all matters reserved except for access)**

Land East Of Williams Barn, Church Road, West Beckham, Norfolk

**For Mr Robert McNeil-Wilson**

WRITTEN REPRESENTATION

**Appeal Start Date:** 03/02/2025

**Appeal Decision:**

**Appeal Decision Date:**

**APPEAL DECISIONS - RESULTS AND SUMMARIES**

**BODHAM - PF/23/2684 - Construction of new agricultural building following demolition of existing building subject of lawful development certificate CL/23/0819**

Hurricane Farm Corner, Church Road, Lower Bodham, Holt, Norfolk, NR25 6RN

**For Mr David Gay**

WRITTEN REPRESENTATION

**Appeal Start Date:** 05/08/2024

**Appeal Decision:** Appeal Dismissed

**Appeal Decision Date:** 25/04/2025

**SALTHOUSE - PF/23/2553 - Demolition of farm buildings and erection of 5 dwellings**

Land To The East Of , Cross Street , Salthouse, Holt, Norfolk

**For Mr James Bunn**

WRITTEN REPRESENTATION

**Appeal Start Date:** 03/10/2024  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decision Date:** 06/05/2025

**SHERINGHAM - ADV/24/2127 - Retention of display of internally illuminated fascia sign and projecting sign**

27 Station Road, Sheringham, Norfolk, NR26 8RF

**For Mr Yusuf Soyuturk**

FAST TRACK - HOUSEHOLDER

**Appeal Start Date:** 11/02/2025  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decision Date:** 06/05/2025

**SWAFIELD - PF/23/1580 - Stationing of caravan for a mixed use comprising short term residential retreat / holiday accommodation for carers and people from a caring profession (up to 84 days per annum); hosted retreats for carers and people from a caring profession (up to 18 days per annum); Full-day and half-day therapeutic retreats for carers and people from a caring profession including overnight accommodation for the site manager / operator (up to 66**

Land East Of Lincoln Cottage, (known As The Cottage), Common Road, Bradfield Common, Bradfield, Norfolk  
**days per annum).**

**For Dr Clare Walters**

WRITTEN REPRESENTATION

**Appeal Start Date:** 09/09/2024  
**Appeal Decision:** Appeal Dismissed  
**Appeal Decision Date:** 30/04/2025

**Total Number of Appeals listed: 27**