

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015**

**Direction Made under Article 4(1)**

**BROADS AUTHORITY**

**DITCHINGHAM DAM CONSERVATION AREA DIRECTION (No. 1)  
2026**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)**

**DIRECTION WITHOUT IMMEDIATE EFFECT**

**MADE UNDER ARTICLE 4(1)**

**DITCHINGHAM DAM CONSERVATION AREA DIRECTION (No. 1) 2026**

WHEREAS THE BROADS AUTHORITY (the "Authority") being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land shown edged in solid red lines on the attached plan ("the Land"), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the "Order"), hereby direct that:

1. The permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 2 below.
2. For the purposes of this Direction the expression 'relevant location' (whenever it appears) shall mean a highway, waterway or open space.

**SCHEDULE 1**

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 upon confirmation of this Direction.

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.

- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of part 1 of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part 1 of Schedule 2 of the Order where the development would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe to a dwellinghouse, being the development comprised within Class G of part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.
- (h) The painting of the exterior of any building or work, being the development comprised within Class C of Part 2 of Schedule 2 of the Order, where the painting would front a relevant location.

## SCHEDULE 2

Properties comprised in the land affected by this Direction:

2 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
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4 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
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Ivy Cottage, 6 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Glencoe, 7 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
8 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
9 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
10 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
12 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
14 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
16 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
20 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
22 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
24 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
26 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
30 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
32 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
36 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
38 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
40 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18B Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18A Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Falcon Cottage, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge Annexe, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Flat At Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Falcon Barn, Falcon Lane, Ditchingham, Norfolk, NR35 2JG

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

1. MADE under the Common Seal of the Broads Authority

This 16<sup>th</sup> day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of

  
 .....  
 Authorised Signatory



BA 1801 (P)

2. **CONFIRMED** under the Common Seal of the Broads Authority

This 10th of April 2026

The Common Seal of the Authority was hereto  
affixed to this Direction in the presence of

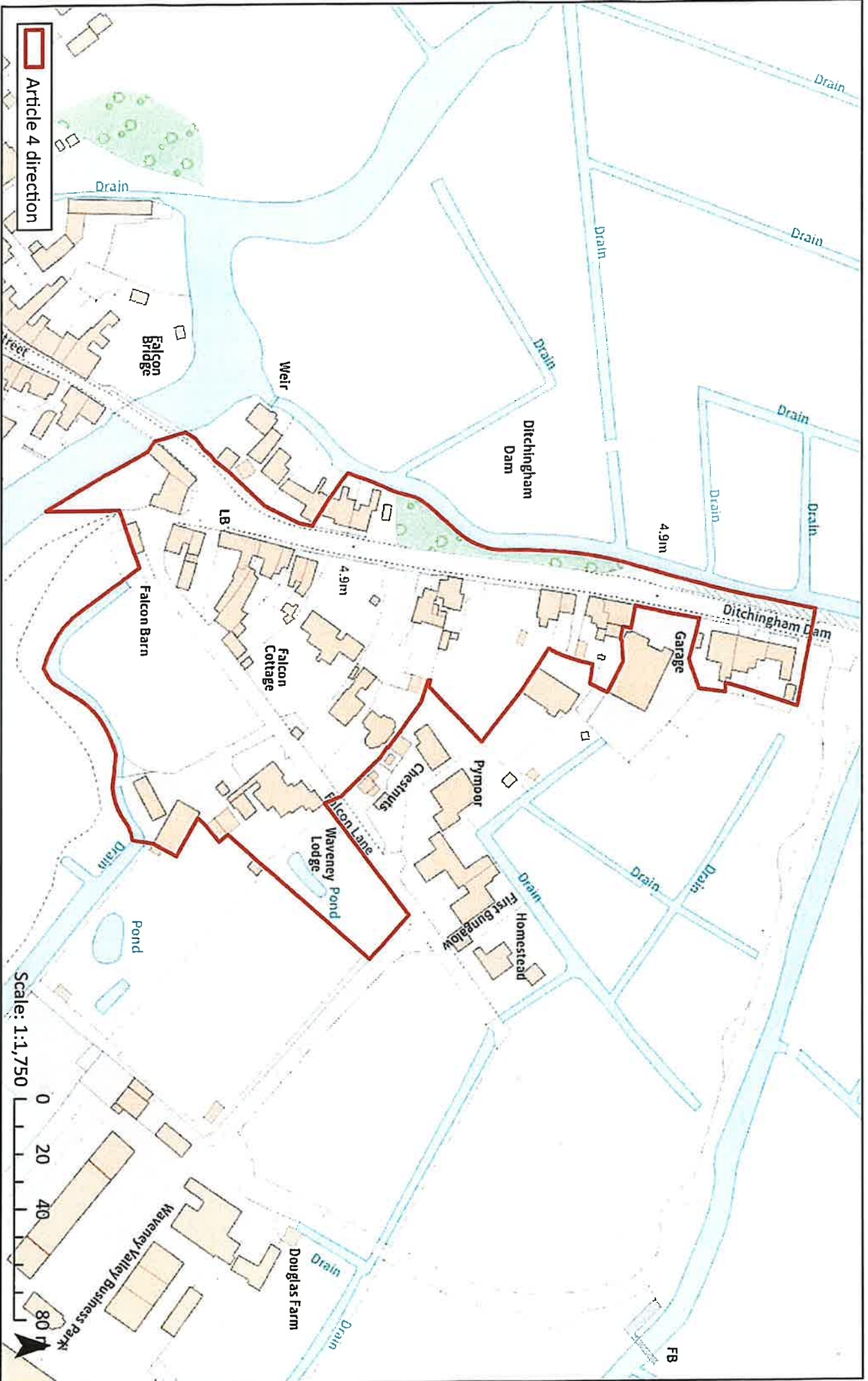
  
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Authorised Signatory



BA 1808 B.



# Proposed Ditchingham Dam Article 4 Direction



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