

**Weekly List- Applications Validated  
During the Week Ending 30 January 2026**



The following applications can be inspected during normal offices hours at Broadland District Council, The Horizon Centre Broadland Business Park Peachman Way Norwich NR7 0WF

Application Number : 2026/0043  
App Type : Householder  
Parish : Aylsham  
Grid Ref : 619530 327520  
Location : 115 Stuart Road Aylsham Norfolk NR11 6HN  
Proposal : First floor extension over garden room.

Application Number : 2026/0130  
App Type : Works to trees in Conservation Area  
Parish : Aylsham  
Grid Ref : 619007 326954  
Location : Highfield 30 Holman Road Aylsham Norfolk NR11 6BY  
Proposal : Reduce 2x Oak trees from approximately 20-25m to 14-19m. One spread reduction by approx. 5m and the other by approx. 3m. reduce 2x sycamore trees from approx. 10-12m to 8-10m and both spread reduction by 2m.

Application Number : 2026/0218  
App Type : Listed Building  
Parish : Aylsham  
Grid Ref : 620094 328680  
Location : Abbots Hall Farm House Drabblegate Aylsham Norfolk NR11 6LR  
Proposal : Proposed conversion of historic agricultural barns to three residential dwellings with associated infrastructure.

Application Number : 2026/0091  
App Type : Householder  
Parish : Brandiston  
Grid Ref : 614040 321400  
Location : Oak Barn Church Farm Church Lane Brandiston Norfolk  
Proposal : Conversion of an existing garage into a studio/office and erection of a shed

Application Number : 2026/0096  
App Type : Cert. Lawfulness Proposed  
Parish : Brundall

Grid Ref : 631825 308650  
Location : 13 Holmesdale Road Brundall Norfolk NR13 5LX  
Proposal : Lawful development certificate for the proposed use of an existing dwelling for up to 4 individuals in line with Use Class C3(b)

Application Number : 2026/0134  
App Type : Householder  
Parish : Brundall  
Grid Ref : 631993 309075  
Location : Orchard Bungalow 66 Cucumber Lane Brundall Norfolk NR13 5QR  
Proposal : Single storey side extension, and replacement raised decking area with Veranda.

Application Number : 2026/0207  
App Type : Householder  
Parish : Lingwood And Burlingham  
Grid Ref : 635751 308516  
Location : Failte Pack Lane Lingwood Norfolk NR13 4PD  
Proposal : Change of roof structure to form gable end

Application Number : 2026/0192  
App Type : Approval of Condition Details  
Parish : Old Catton  
Grid Ref : 623410 312298  
Location : Old Catton Recreation Ground Church Street Old Catton Norfolk NR6 7DS  
Proposal : Details of condition 2, 3 and 4 of 2025/3734 - foul water and sewage disposal, surface water drainage, details of fencing

Application Number : 2026/0196  
App Type : Removal/Variation of Condition  
Parish : Old Catton  
Grid Ref : 623092 311274  
Location : 13 Carterford Drive Old Catton Norfolk NR3 4DW  
Proposal : Variation of condition 2 to amend the design of the dormer of planning permission 2025/1772 (which consented to Dormer window to the side elevation) Date of decision 21/08/2025

Application Number : 2026/0250  
App Type : Non Material Amendment  
Parish : Old Catton  
Grid Ref : 622976 313240  
Location : Land At Saint Faiths Road St Faiths Road Old Catton Norfolk  
Proposal : Non material amendment of 20180920 - landscaping

Application Number : 2026/0278  
App Type : Non Material Amendment  
Parish : Old Catton  
Grid Ref : 623460 311435  
Location : 83 Constitution Hill Old Catton Norfolk NR6 7RW

Proposal : Non material amendment of 2024/2003 - Proposed insertion of roof light on single storey element together with internal re-configuration.

Application Number : 2026/0253

App Type : Householder

Parish : Drayton

Grid Ref : 617481 315373

Location : 34 Walsingham Drive Drayton Norfolk NR8 6FZ

Proposal : First floor extension over garage and rear single storey extension

Application Number : 2026/0153

App Type : Full

Parish : Felthorpe

Grid Ref : 616889 318979

Location : Boundary House Haveringland Road Felthorpe Norfolk NR10 4BZ

Proposal : Change of use from existing 16 bedroom/apartments and separate office as part of an existing residential institution (C2) to provide 13no. self-contained Airbnb apartments (C1). Including corner infill extension of apartment 7

Application Number : 2025/3806

App Type : Householder

Parish : Foulsham

Grid Ref : 603036 324910

Location : Twyford Lane Cottage 10 Twyford Lane Foulsham Norfolk NR20 5SE

Proposal : Loft extension, new vehicular access and internal alterations to dwelling

Application Number : 2026/0201

App Type : PD Change from Barn to Dwelling

Parish : Foulsham

Grid Ref : 605017 324523

Location : Barn South Of Woodrow Farm Reepham Road Foulsham Norfolk

Proposal : Notification for Prior Approval for a proposed change of use of an agricultural building to a dwellinghouses (QA)

Application Number : 2026/0066

App Type : Full

Parish : Gt & Lt Plumstead (Thorpe End)

Grid Ref : 630147 310200

Location : Land West Of Water Lane Little Plumstead Norfolk

Proposal : Residential development of five dwellings, new vehicular access, footpaths, landscaping and associated works

Application Number : 2026/0141

App Type : Works to trees in Conservation Area

Parish : Gt & Lt Plumstead (Thorpe End)

Grid Ref : 628112 311065

Location : Falkirk House 36 Plumstead Road Thorpe End Norfolk NR13 5AJ

Proposal : Pollarding and reduction of the crown size of the Horse Chestnut  
 Application Number : 2026/0157  
 App Type : Works to TPO trees  
 Parish : Gt & Lt Plumstead (Thorpe End)  
 Grid Ref : 630746 310858  
 Location : St Gervases And St Protases Church Hospital Road Little Plumstead Norfolk  
 Proposal : G1 - Yew - ht 12m S 8m - To crown raise the trees to 4.5m to ensure vehicles do not impact the trees and to reduce back other offending branches (2m approximately) where possible to clear the branches off parking areas.

Application Number : 2026/0140  
 App Type : Works to TPO trees  
 Parish : Haveringland  
 Grid Ref : 615470 321330  
 Location : Haveringland Hall Holiday Lodge Park Haveringland Hall Park Haveringland Norfolk  
 Proposal : W5 various species: Prune branches from woodland to allow 3m clearance from overhead wires. W4 Oak: Lift branches overhanging shed roof to provide 2m clearance. W6 Oak: Remove over-extended limb overhanging static caravan in maintenance yard. W9 Ash: Remove ash branch overhanging water tank. G3 Oak: Height reduction from 16m to 13m drawn up oak opposite 1a The Lodges. W7 Ash: Dismantle three dying ash trees on far side of lake. T17 Copper beech: Examine recent limb failure point and remedy. T23 Oak: Tidy failed branch and remove dead wood by Church View steps. T25 Oak: Lift low hanging branches to provide 3m clearance from roof of lodge (22 Church View) G6 Ash: Fell (opposite 12 Lakeview) T50 Ash: Fell ( front of 34 Arboretum) T65 Cypress: Remove broken branch over road

Application Number : 2026/0285  
 App Type : Approval of Condition Details  
 Parish : Hevingham  
 Grid Ref : 620022 322480  
 Location : Glebe Farm Cromer Road Hevingham Norfolk NR10 5QU  
 Proposal : Details of condition 2 of 20070991 - Revised bricks Hemmingstone Antique to be used in the development

Application Number : 2026/0162  
 App Type : Removal/Variation of Condition  
 Parish : Rackheath  
 Grid Ref : 629108 312955  
 Location : The Orchard 101 Norwich Road Rackheath Norfolk NR13 6FB  
 Proposal : Variation of condition 2 - updated drawings of existing application 2024/1266 (Proposed first floor over existing conservatory and works to stairs. Cladding throughout and slate tiles) date of decision 20/06/2024

Application Number : 2025/3932  
App Type : Listed Building  
Parish : Reepham  
Grid Ref : 610024 322896  
Location : The Old Bakery Market Place Reepham Norfolk NR10 4JJ  
Proposal : Renovations to include alterations to internal layout, wood burner installation, lowering floor levels, replacement staircase, replacement windows and doors, replacement boiler system and new utility and bathroom.

Application Number : 2026/0186  
App Type : Removal/Variation of Condition  
Parish : Salhouse  
Grid Ref : 629548 313722  
Location : The Thatched House 24 Station Road Salhouse Norfolk NR13 6NX  
Proposal : Variation of condition 2 to alter 1st floor central feature window and remove cranked fascia of application 2024/0202 (which consented to Removal of conservatory. Erection of two storey rear extension and erection of double gates across the access) Date of Decision: 10/04/2024

Application Number : 2026/0158  
App Type : Works to TPO trees  
Parish : Sprowston  
Grid Ref : 623613 311463  
Location : 20 Meadow Gardens Sprowston Norfolk NR6 7RJ  
Proposal : T1 - Sycamore tree (Acer pseudoplatanus) - Fell. T2 - Sycamore tree (Acer pseudoplatanus) - Height 16m - Crown spread 18m - Crown reduce by 3-5m on over extended limbs and a 2-3m reduction in height and spread to shape, on remaining crown.

Application Number : 2026/0184  
App Type : Approval of Condition Details  
Parish : Sprowston  
Grid Ref : 624529 313180  
Location : Redmayne Field North Walsham Road Sprowston Norfolk  
Proposal : Details of condition 6, 10, 11 and 22 of 2024/1794 - Remediation strategy, foul drainage, highway details and details of water features

Application Number : 2026/0236  
App Type : Householder  
Parish : Sprowston  
Grid Ref : 624218 312380  
Location : 193 North Walsham Road Sprowston Norfolk NR6 7QN  
Proposal : Single storey rear extension and detached garage

Application Number : 2026/0220  
App Type : Householder  
Parish : Sprowston

Grid Ref : 624584 310763  
Location : 13 Thornham Close Sprowston Norfolk NR7 8HT  
Proposal : Single storey rear extension

Application Number : 2026/0085

App Type : Works to TPO trees

Parish : Taverham

Grid Ref : 616962 313382

Location : 113 Taverham Road Taverham Norfolk NR8 6SG

Proposal : T1. To reduce length of the branches of Oak tree on western side by approximately 2 metres (canopy from 40 to 38m) that encroach onto roof of property.

To allow less leaf gathering in gutters of property. Branches after pruning will be approx. 1.8m from the guttering.

Application Number : 2025/3437

App Type : Change of Use

Parish : Thorpe St Andrew

Grid Ref : 627485 309306

Location : 15 Roundhead Court Thorpe St Andrew Norfolk NR7 0TD

Proposal : Change of use of integral garage to dog grooming parlour, retain existing garage roller shutter, erect internal door and windows behind shutter and no external alterations

Application Number : 2026/0199

App Type : Householder PD Prior Notification

Parish : Thorpe St Andrew

Grid Ref : 626493 309472

Location : 6 Charles Avenue Thorpe St Andrew Norfolk NR7 0PA

Proposal : Proposed single storey flat roofed rear extension extending 4.30m from the rear wall of the original dwelling house, with a maximum height of 3.10m and an eaves height of 2.75m

Application Number : 2026/0211

App Type : Works to TPO trees

Parish : Thorpe St Andrew

Grid Ref : 626634 308973

Location : 17 Hilly Plantation Thorpe St Andrew Norfolk NR7 0JN

Proposal : T1 - Sweet Chestnut - Remove dead limb, T3 - English Oak - Fell, T4 - English Oak - Height 16m, Spread 20m - Reduce by 3-4m to shape, T5 - Sweet Chestnut - Fell, T6 - Sweet Chestnut - Height 15m - Spread 14m, Crown Occluded by T5 and T4 with over extended limb to west - Reduce to shape by 3-4m and remove hazard beam, T7 - Sweet Chestnut - Overextended limb at 5m South - Reduce over extended limb by 3-4m to shape, T8 - Scots Pine - Remove wounded limb.

Application Number : 2026/0240

App Type : Non Material Amendment  
Parish : Thorpe St Andrew  
Grid Ref : 627328 309053  
Location : 17 Eastern Road Thorpe St Andrew Norfolk NR7 0UJ  
Proposal : Non-material amendment of 2024/1830 - Change of material used to construct access steps to rear of extension - from masonry and paving slabs to also include steps constructed in timber

Application Number : 2026/0187  
App Type : Approval of Condition Details  
Parish : Upton With Fishley  
Grid Ref : 639920 312491  
Location : Broadlands Farm Horses Head Upton Norfolk NR13 6BA  
Proposal : Details of condition 6 of 2024/2307 - Soakaway Design and Calculations

Application Number : 2026/0119  
App Type : Works to TPO trees  
Parish : Wroxham  
Grid Ref : 630343 317417  
Location : 24 The Avenue Wroxham Norfolk NR12 8TR  
Proposal : Magnolia (T1) - Reduce height from 7m to 4m and reduce sides from 6m to 4m. 2x Fir (G1) - Reduce over extended branches on house side from 5m to 4m, remove hanging branch and crown lift to 3m. Silver Birch (T2) - Reduce side over property from 6m to 5m. Conifers (G2) - Trim by 0.3m from 1.2m to 0.9m

Application Number : 2026/0138  
App Type : Householder  
Parish : Wroxham  
Grid Ref : 629699 317158  
Location : Marsh Winds 3 Skinners Lane Wroxham Norfolk NR12 8SJ  
Proposal : Single storey side extension to the main house. Demolition of existing flat roofed garage and erection of two storey out building.

Application Number : 2026/0209  
App Type : Works to trees in Conservation Area  
Parish : Wroxham  
Grid Ref : 630121 317422  
Location : 12 Charles Close Wroxham Norfolk NR12 8TU  
Proposal : T1 Conifer - Ht 3.5m - Fell, T2 Acer - ht 5m S 6m - To crown reduce by 1-1.5m reduction, T3 Cherry - ht 5m S 8m to reduce the crown by 1-1.5m.