

Weekly List - Application Decisions made during the Week Ending 20 February 2026



Committee applications are considered by the Planning Committee. Delegated applications are considered by Planning Services.

Appl Number : 2025/3581
App Type : Householder
Parish: Aylsham
Location : 14 Aegel Gardens Aylsham Norfolk NR11 6GQ
Proposal : Single storey rear ground floor extension, ASHP and AC condenser unit in rear garden
Decision : Approval with Conditions (Delegated)
Date of decision : 16 February 2026

Appl Number : 2025/3732
App Type : Householder
Parish: Aylsham
Location : 10 Forster Way Aylsham Norfolk NR11 6BG
Proposal : Single-storey rear extension, demolition of the existing conservatory, partial conversion of the existing garage/store.
Decision : Approval with Conditions (Delegated)
Date of decision : 17 February 2026

Appl Number : 2026/0130
App Type : Works to trees in Conservation Area
Parish: Aylsham
Location : Highfield 30 Holman Road Aylsham Norfolk NR11 6BY
Proposal : T1, T2, T3, T4: Overall crown reduction of up to 1.5m and removal of deadwood
T1, T2, T3, T4: Lateral branch reduction of up to 2m for those branches closest to the house and garage to allow clearance
T3 and T4: Crown lift, up to 5.2m on roadside for highways clearance
Decision : No objections (Delegated)
Date of decision : 17 February 2026

Appl Number : 2026/0443
App Type : Conservation Area - Dead Tree Notification
Parish: Aylsham
Location : 5 Cromer Road Aylsham Norfolk NR11 6HE

Proposal : Willow - Fell under an exception of the conservation area restrictions for dead trees
Decision : Exempt Tree Works (Delegated)
Date of decision : 17 February 2026

Appl Number : 2025/3366
App Type : Full
Parish: Blofield
Location : Norfolk Premier Golf Yarmouth Road Blofield Norfolk NR13 4JS
Proposal : Construction of new canopies above two existing Padel Courts
Decision : Approval with Conditions (Delegated)
Date of decision : 17 February 2026

Appl Number : 2026/0202
App Type : Cert. Lawfulness Proposed
Parish: Brundall
Location : Wilby Cottage 12 West End Avenue Brundall Norfolk NR13 5RF
Proposal : Certificate of lawfulness for the proposed construction of a detached timber garden room
Decision : Approval with no Conditions (Delegated)
Date of decision : 17 February 2026

Appl Number : 2025/1744
App Type : Hybrid
Parish: Lingwood And Burlingham
Location : Adjacent New House School Road Lingwood Norfolk
Proposal : Hybrid planning application comprising i) full planning permission for construction of single storey building comprising 1no. self-build dwelling and builders store for use by occupants of New House ii) outline planning permission for new self-build/custom build dwelling following demolition of existing outbuildings on Site. Provision of car and bicycle parking and associated hard and soft landscaping.
Decision : Approval with Conditions (Delegated)
Date of decision : 17 February 2026

Appl Number : 2026/0242
App Type : Works to TPO trees
Parish: Lingwood And Burlingham
Location : Land East Of Chapel Road Lingwood Norfolk
Proposal : T32 Lime - Re-pollard, T40 Cherry - Reduce overhanging branches over garage by 2.0m retain to 2.0m branch length after pruning. No reduction pruning over 4.0m height, T41 Oak - Reduce overhanging branches over garage by 2.0m to retain 3.0m branch length after pruning. No reduction pruning over 4.0m height. Please use supporting document NWS Ref: 2025.162
Decision : Approval with Conditions

(Delegated)
Date of decision : 18 February 2026

Appl Number : 2025/4009
App Type : Listed Building
Parish: Old Catton
Location : 72 Church Street Old Catton Norfolk NR6 7DR
Proposal : Install an EV charger to side of porch
Decision : Approval with Conditions

(Delegated)
Date of decision : 17 February 2026

Appl Number : 2026/0392
App Type : Conservation Area - Dead Tree Notification
Parish: Old Catton
Location : Catton Hall Parkside Drive Old Catton Norfolk NR6 7DP
Proposal : 4x dead trees - Fell under an exception of the conservation area restrictions for dead trees.

Decision : Exempt Tree Works
(Delegated)

Date of decision : 17 February 2026

Appl Number : 2025/2911
App Type : Householder
Parish: Cawston
Location : 2 William Bush Close Cawston Norfolk NR10 4AQ
Proposal : Single storey extension to bungalow with the erection of a the erection of a front porch and a detached home office/garden room
Creation of a small raised decking area with pergola, with increase to height of boundary fencing.
Bungalow and its detached garage are currently red brick: bungalow to receive partial render, with weatherboarding (cladding) on the north elevation. Garage to receive weatherboarding on west elevation.

Decision : Approval with Conditions
(Delegated)

Date of decision : 17 February 2026

Appl Number : 2025/3921
App Type : Removal/Variation of Condition
Parish: Drayton
Location : 5 Hall Lane Drayton Norfolk NR8 6DS
Proposal : Variation of condition 2 to increase front projection by 500mm of existing application 2023/3703 as amended by 2026/0168 (which consented to change of description) Date of Decision 21/01/2026.

Decision : Approval with Conditions
(Delegated)

Date of decision : 18 February 2026

Appl Number : 2025/3929

App Type : Non Material Amendment
Parish: Gt & Lt Plumstead (Thorpe End)
Location : Land South Of Salhouse Road Little Plumstead Norfolk
Proposal : Non Material Amendment of 20201880 - House Types and Materials within phase1E, 1F, 1G, 1H and 1I.
Decision : Approval with no Conditions (Delegated)
Date of decision : 19 February 2026

Appl Number : 2026/0157
App Type : Works to TPO trees
Parish: Gt & Lt Plumstead (Thorpe End)
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.
Decision : Approval with Conditions (Delegated)
Date of decision : 17 February 2026

Appl Number : 2026/0233
App Type : Works to trees in Conservation Area
Parish: Gt & Lt Plumstead (Thorpe End)
Location : Wensley House 3 Woodland Drive Thorpe End Norfolk NR13 5BH
Proposal : T1 Goat willow - To dismantle and fell the self seeded tree as it has out grown its space and is causing damage to the neighbours fence. My client has stated replacement planting can be carried out if required.
Decision : No objections (Delegated)
Date of decision : 18 February 2026

Appl Number : 2025/3872
App Type : Full
Parish: Guestwick
Location : Land East Of Hindolveston Road Guestwick Norfolk
Proposal : Change of use to operational land, alongside new internal road, fencing, landscaping and associated works to extend existing site
Decision : Approval with Conditions (Delegated)
Date of decision : 16 February 2026

Appl Number : 2025/3702
App Type : Works to trees in Conservation Area
Parish: Halvergate
Location : 1 Oaklands Close Halvergate Norfolk NR13 3PP

Proposal : 1 No. Silver Birch - remove overhanging branches. 10 No. Willow - Trim Current Heights 16m, width 14m - reduce by 3m to shape the tree

Decision : No objections
(Delegated)

Date of decision : 20 February 2026

Appl Number : 2026/0110

App Type : Householder

Parish: Hellesdon

Location : 135 Links Avenue Hellesdon Norfolk NR6 5PQ

Proposal : Orangery extension to rear of property. Complete demolition of garage.

Decision : Approval with Conditions
(Delegated)

Date of decision : 16 February 2026

Appl Number : 2025/2353

App Type : Listed Building

Parish: Horsham & Newton St Faiths

Location : White House 128 Old Norwich Road Horsham St Faith Norfolk NR10 3JE

Proposal : Replace a rotten ground floor living room window with an exact replacement except with 2 casement opening panes on either side of the window

Decision : Approval with Conditions
(Delegated)

Date of decision : 17 February 2026

Appl Number : 2026/0166

App Type : Works to TPO trees

Parish: Horstead With Stanninghall

Location : School House 70 Norwich Road Horstead With Stanninghall Norfolk NR12 7EG

Proposal : (T1) Horse Chestnut - repollard at 8.5m in height, form new pollard points on lower lateral limbs around 3m.

Decision : Approval in part, refusal in part
(Delegated)

Date of decision : 18 February 2026

Appl Number : 2025/3000

App Type : Section 106 Agreement

Parish: Postwick (Witton)

Location : Land At Church Road Postwick Norfolk

Proposal : Habitat Management and Monitoring Plan for Off-Site Biodiversity
Net Gain Delivery

Decision : Signed Agreement
(Delegated)

Date of decision : 18 February 2026

Appl Number : 2025/3760
App Type : Advertisement
Parish: Rackheath
Location : Verge At Salhouse Road Rackheath Norfolk
Proposal : The erection of one carriageway sign to advertise the upcoming development of 338 new homes at Hopewell Park, Old Catton
Decision : Approval with Conditions
(Delegated)
Date of decision : 16 February 2026

Appl Number : 2024/2390
App Type : Full
Parish: Reepham
Location : Girton House Market Place Reepham Norfolk NR10 4JJ
Proposal : Renovation/replacement external access steps
Decision : Approval with Conditions
(Delegated)
Date of decision : 16 February 2026

Appl Number : 2024/2391
App Type : Listed Building
Parish: Reepham
Location : Girton House Market Place Reepham Norfolk NR10 4JJ
Proposal : Renovation/replacement external access steps
Decision : Approval with Conditions
(Delegated)
Date of decision : 16 February 2026

Appl Number : 2025/4004
App Type : Approval of Condition Details
Parish: Reepham
Location : Vale Farm Dereham Road Reepham Norfolk NR10 4QX
Proposal : Detail of condition 4 of 20211826 - air source heat pump location
Decision : Approval of details - Approved
(Delegated)
Date of decision : 16 February 2026

Appl Number : 2025/3305
App Type : Householder
Parish: Salhouse
Location : Knollwood 92 Lower Street Salhouse Norfolk NR13 6AD
Proposal : First floor extension above garage to the side, minor adjustment to the rear single storey, formation of open cart shed to the side.
Decision : Approval with Conditions
(Delegated)
Date of decision : 18 February 2026

Appl Number : 2026/0158
App Type : Works to TPO trees
Parish: Sprowston

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.
 Decision : Approval in part, refusal in part (Delegated)
 Date of decision : 18 February 2026

Appl Number : 2025/3153
 App Type : Full
 Parish: Taverham
 Location : Church Of Saint Edmund Costessey Road Taverham Norfolk
 Proposal : Excavate and remove 7m length of existing driveway to Costessey Road and install concrete kerbs, weed suppressing membrane and new asphalt with appropriate drainage. Regulate and re-surface remaining drive using crushed stone, as per existing.
 Decision : Approval with Conditions (Delegated)
 Date of decision : 19 February 2026

Appl Number : 2025/3723
 App Type : Householder
 Parish: Taverham
 Location : 1 Penn Close Taverham Norfolk NR8 6NL
 Proposal : Single-storey side extension and single storey front extension
 Decision : Approval with Conditions (Delegated)
 Date of decision : 16 February 2026

Appl Number : 2026/0085
 App Type : Works to TPO trees
 Parish: Taverham
 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.
 Decision : Approval with Conditions (Delegated)
 Date of decision : 17 February 2026

Appl Number : 2025/3895
 App Type : Householder
 Parish: Thorpe St Andrew
 Location : 26 Chapel Lane Thorpe St Andrew Norfolk NR7 0EX
 Proposal : Single storey studio with bike and log store.
 Decision : Approval with Conditions (Delegated)

Date of decision : 16 February 2026

Appl Number : 2026/0199
App Type : Householder PD Prior Notification
Parish: Thorpe St Andrew
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

Decision : Prior Approval not Required
(Delegated)

Date of decision : 18 February 2026

Appl Number : 2026/0211
App Type : Works to TPO trees
Parish: Thorpe St Andrew
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.

Decision : Approval in part, refusal in part
(Delegated)

Date of decision : 16 February 2026

Appl Number : 2025/3586
App Type : Householder
Parish: Wood Dalling
Location : Tyby Barn Guestwick Road Wood Dalling Norfolk NR11 6SF
Proposal : Replace 7m of existing hedge adjacent to highway with 28 wooden vertical sleepers 1.8 m in height with 4 oak rear supports. Replace existing damaged oak post with steel security bollard and install four additional bollards along front of fence.

Decision : Approval with Conditions
(Delegated)

Date of decision : 16 February 2026

Appl Number : 2026/0119
App Type : Works to TPO trees
Parish: Wroxham
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

Decision : Approval with Conditions
(Delegated)

Date of decision : 17 February 2026

Appl Number : 2026/0139

App Type : Works to trees in Conservation Area

Parish: Wroxham

Location : 50 Charles Close Wroxham Norfolk NR12 8TU

Proposal : Crown and height reduction of up to 12% of overall branch length.
Approximately 1.5m.

Decision : No objections
(Delegated)

Date of decision : 19 February 2026

Appl Number : 2026/0209

App Type : Works to trees in Conservation Area

Parish: Wroxham

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.

Decision : No objections
(Delegated)

Date of decision : 16 February 2026