

PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 9th February 2026
(correct as of 6th February 2026)

Decisions Advised by Broadland District Council since last meeting –

2025/3893 - 48 Lower Street, Salhouse, Norfolk, NR13 6RH - Change of use from commercial (Hair Salon) to residential and extensions to form 2 bedroom self build dwelling – **WITHDRAWN**

2025/2900 Amended - Land East Of Property Number 28 Station Road, Salhouse, Norfolk - Part retrospective - Variation of Condition 2 of 2024/3770 - Amendment to house and garage design (which consented the erection of 1 no. two-storey self-build dwelling and alterations to vehicular access).

SPC Response: Object – due to tree comments raised.

Planning Authority Decision – APPROVAL with conditions

2025/2901 Amended - Land East O Property Number 28 Station Road, Salhouse, Norfolk -Retrospective - Construction of driveway (in conjunction with concurrent S.73 application 2025/2900)

SPC Response: Object – due to tree comments raised.

Planning Authority Decision – APPROVAL with conditions

2025/3949 - 2 Ron Fielder Close, Salhouse, Norfolk, NR13 6QY - A new porch and porch location to allow more light into the entrance area. A garage conversion, a proposed rear dormer window to match front dormer

Planning Authority Decision – APPROVAL with conditions

2026/0186 - The Thatched House, 24 Station Road, Salhouse, Norfolk, NR13 6NX - 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

Planning Authority Decision – APPROVAL with conditions

2025/3305 – AMENDED - Knollwood, 92 Lower Street, Salhouse, Norfolk, NR13 6AD - First floor extension above garage to the side, minor adjustment to the rear single storey, formation of open cart shed to the side. **Arboricultural report received.**

SPC Response: No Objection, however tree comments

Planning Authority Decision – APPROVAL with conditions

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Decisions Advised by The Planning Inspectorate since last meeting – None

Decisions Advised by The Broads Authority since last meeting - None

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Awaiting Decision by Broadland District Council (Planning Authority):

20220497 - Land off Bell Lane, Salhouse, NR13 6RW

Construction of two detached domestic dwellings with double garages, associated access and parking. (Outline)

SPC Response: **OBJECTION**

UPDATE: held up with Nutrient Neutrality

20220663 - Land North of Green Lane West, Rackheath, NR13 6NZ

Outline application for a mixed use residential led development with up to 3,850 dwellings, etc.

SPC Response: **COMMENTS**

UPDATE: further comments submitted.

APPROVED by BDC PLANNING COMMITTEE – with conditions. Trigger points still to be agreed.

2025/0443 – Lindum, 81 Norwich Road, Salhouse, Norfolk, NR13 6QQ - Proposed extension of existing bungalow to provide additional bedroom accommodation

SPC Response: **OBJECTION**

20221003 - Land off Green Lane East, Little Plumstead –

Application for Details of Appearance, Layout, Landscaping, Scale and Access of 130 Residential Dwellings following Outline Planning Permission 20200202

SPC Response: **NO OBJECTION**

Reserved Matters Application for Details of Appearance, Layout, Landscaping, Scale and Access of 130 Residential Dwellings & a Medical Centre following Outline Planning Permission 20200202

RECONSULTATION - SPC Response: **NO COMMENT**

UPDATE: extension granted to 10th April 2026

2025/3264 – AMENDED - Black Barn Farm, Norwich Road, Salhouse, Norfolk, NR13 6QG - All retrospective - two storey front extension and porch, single storey rear extension with first floor terrace, and infill single storey side extension for commercial units

SPC Response: Objection

UPDATE: Highways response submitted

2025/3714 - Thatchers Walk, 124 Lower Street, Salhouse, Norfolk, NR13 6RX - Front extension & dormer roof extension

SPC Response: No Objection

2025/3305 – AMENDED - Knollwood, 92 Lower Street, Salhouse, Norfolk, NR13 6AD - First floor extension above garage to the side, minor adjustment to the rear single storey, formation of open cart shed to the side. **Arboricultural report received.**

SPC Response: No Objection, however tree comments

2025/3877 - The Mead, 82 Norwich Road, Salhouse, Norfolk, NR13 6PB - Erection of a single-storey side extension with flat roof incorporating roof lantern and window, with external finish of render or cladding in a neutral colour.

SPC Response: No Objection

2026/0160 - 7 Mill Road, Salhouse, Norfolk, NR13 6QA - Single storey side and rear extension

SPC Response: No Objection

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Awaiting Decision by The Broads Authority: None

Awaiting Decision from Planning Inspectorate:

CLG Reference 6003543 –

Black Barn Farm, Norwich Road, Salhouse, Norfolk, NR13 6QG - 2025/1044 | Variation of conditions 5 (Opening hours), 7 (Vehicular access), 8 (Visibility splays), 9 (Road access), 10 (Cycle parking) and 13 (Landscaping) and removal of condition 11 (Highway improvement drawings) of existing application 20212212 (Change of use of agricultural barn to mixed uses and associated works. Retrospective; loose boxes, haystore and tackroom with change of use of outdoor space to mixed livestock grazing including equestrian, retention of bunding and new parking area.) Dated 25/11/2022 | Black Barn Farm Norwich Road Salhouse Norfolk NR13 6QG

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Planning Applications for Consideration at this Meeting:

2026/0055 - 1 Potters Meadow, Salhouse, Norfolk, NR13 6GL - Erection of Shed, Hot-Tub, and Pergola (amended description)

2026/0332 - Black Barn Farm, Norwich Road, Salhouse, Norfolk, NR13 6QG - Retention of individual non-illuminated fascia lettering 'Black Barn Farm' on front (north) elevation over entrance

2025/3714 – AMENDED - Thatchers Walk, 124 Lower Street, Salhouse, Norfolk, NR13 6RX - Front extension with dormer and extension of rear dormer

2026/0425 - Stockdale Chapel Loke Salhouse Norfolk NR13 6RA - Proposed side extension, Proposed Porch, Proposed Loft conversion to include rear dormer, Proposed Rooflights and PV panels

2025/3877 – AMENDED - The Mead, 82 Norwich Road, Salhouse, Norfolk, NR13 6PB - Erection of a single-storey, flat roof, side extension (amended plans)