

PLANNING REPORT
TO SALHOUSE PARISH COUNCIL MEETING 19th August 2026
(correct as of 14th August 2026)

Decisions Advised by Broadland District Council since last meeting –

2026/1469 - Knollwood 92 Lower Street Salhouse Norfolk NR13 6AD - Variation of condition 2 - change of materials from brick to larch cladding of existing application 2025/3305 (First floor extension above garage to the side, minor adjustment to the rear single storey, formation of open cart shed to the side) dated 18/02/2026

SPC comment: No Objection

BDC Planning Authority Decision – Approval with conditions

2026/1739 - The Grange 21 Lower Street Salhouse Norfolk NR13 6RW - New lime render, as approved on application 2025/0033, needs to be thicker and extension roof line, to stop water ingress.

SPC Response: No Objection

BDC 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: 4th August 2026 – EOT to 29th January 2027 -held up with Nutrient Neutrality

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

SPC Response: **OBJECTION**

Application Update 10th June 2026

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 25th September 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

FUL/2026/0019 - Salhouse C of E Primary School, Cheyney Avenue, Salhouse, Norwich, NR13 6RJ - Proposed standalone building to provide 2no. classrooms, with associated parking expansion, air source heat pumps, relocation of fencing/gate within the site to create new secure line, new sustainable drainage features, alterations to the hard and soft landscaping and associated works.
SPC Response: Objection

2026/1584 - Land Adj To 27 Lower Street Salhouse Norfolk - Lawful development certificate for the proposed site use to be reinstated to its lawful use as an equestrian and dog training and events centre.
SPC Response: No Comment/Objection

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Awaiting Decision by The Broads Authority: None

Awaiting Decision from Planning Inspectorate: None

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Planning Applications for Consideration at this Meeting:

2026/2137 - 48 Lower Street, Salhouse, Norfolk, NR13 6RH - Conversion of hair salon with manager accommodation (Class E) to form a single dwelling (C3)

2026/2190 - Land West Of Honeycombe Road, Salhouse, Norfolk - Consent under section 37 of the Electricity Act 1989 to add third conductor to existing overhead electricity line