

Our ref: RRB/ar2/449-22/LA/PL

South Norfolk and Broadland District Council
The Horizon Centre
Broadland Business Park
Peachman Way
Norwich
BS3 9FS

For the attention of: Richard Smith

15th January 2024

Dear Richard,

RE: Change of Use from dwelling house Use Class C3 to residential institutions Use Class C2 with single storey rear extension and internal modifications: Deepwell Lodge, Beeston Lane, Sprowston, NR13 6ND. Project No. 449-22.

Application No. 20221806

Further to the issue of the Full Planning Approval Notice on 10.05.2023 and our subsequent discussions and emails regarding the above scheme.

Based on the above, we can confirm that all the required technical information has been submitted to NCC Highways for comment/approval however, there are delays in the approval process. Due to these delays, we respectfully request that conditions 5 & 7 be amended to state 6 months from the opening of the development rather than prior to first use, as this will delay the opening of the property.

We now formally submit an application for a Section 73 Removal/Variation of a Condition on behalf of our applicant Teddy Clark Ltd. Please see below the requested varied Condition descriptions:

Condition 5

- Within 6 months of first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan at the site access to Beeston Lane and from Beeston Lane to Wroxham Road. Hedges fronting the applicant's site to Wroxham Road shall be trimmed / removed within the visibility splay only.

The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05m above the level of the adjacent highway carriageway.

There is a requirement that the vegetation within the visibility splay on Wroxham Road in the opposing direction of traffic, i.e. within 115m of the junction shall occur as required. The hedge shall be trimmed so as to retain healthy annual growth and not stripped back to the stem line.

Until such time or until the above works within this condition have been fully completed, staff and other visitors shall exit the site north along Beeston Lane in joining the wider highway network and to which no direct access shall be taken onto A1151 Wroxham Road at the junction immediately south of the site entrance (as per the details shown on Drawing No. (100)-11 – Proposed Site Exit Diversion Plan).

Please note that the diversion plan will be advertised in the building and around the site at all times until the s278 works have been approved and completed.

Condition 7

- Within 6 months of first use of the proposed development, notwithstanding the details indicated on the submitted plans, detailed drawings for the off-site highway improvement works as indicated comprising the widening of Beeston Lane at its junction with Wroxham Road together with a timetable for implementation, shall have been submitted to and approved in writing by the Local Planning Authority (in consultation with Norfolk County Council Highways).

Prior to final agreement with the local planning authority of the off-site highway improvement plans as per the implementation timetable, a Stage 1/2 highway safety audit shall be also first submitted with a designer response for consideration as part of the s278 Small Highway Works Agreement process. A Stage 3 audit may be required, if necessary, on completion of the works.

We trust the above satisfies variations to conditions 5 & 7, but should you require any additional information or wish to discuss further, please do not hesitate to contact us.

Yours sincerely



Robert Barrett
BA (Arch) (Hons) BArch (Hull) RIBA
Managing Director
For and on behalf of
ar2 Architects Limited

cc	William Clark	Teddy Clark Ltd
	Graham Goforth	Cascade Care
	Peter Stillings	Cascade Care
	Trevor Betts	Foxwood Building Services
	File	