

# Planning Committee

10 April 2026

Agenda item number 9

## Bungay and Ditchingham Dam Conservation Areas Article 4 Directions - Confirmation

Report by Heritage and Design Manager

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### Summary

Further to the making of the three Article 4 directions in the Bungay and Ditchingham Dam Conservation Areas as approved by the Planning Committee on 16 January 2026 and following public consultation, it is now proposed to confirm the Article 4 directions so that they can be served.

### Recommendation

To approve:

- i. the confirmation of the Article 4 direction to cancel the existing Article 4 direction which covers parts of both the Bungay and Ditchingham Dam Conservation Areas; and
  - ii. the confirmation of the Article 4 direction in Bungay Conservation Area covering a smaller area and fewer development classes; and
  - iii. the confirmation of the Article 4 direction in Ditchingham Dam Conservation Area covering a revised area, and fewer development classes.
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## 1. Introduction

- 1.1. Article 4 directions are made under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (“GDPO”).
- 1.2. An Article 4 direction is a planning regulation that removes specified permitted development rights to help protect what is special about buildings and the amenity of the area in which they are located. It means that planning permission will be required for those works. As set out in the legislation, the GDPO covers works fronting a ‘relevant location’ which is a highway, open space or waterway.
- 1.3. An Article 4 direction only applies to non-listed houses because flats, commercial properties and listed buildings already have different, generally more restrictive, permitted development rights. Current good practice is that Article 4 directions should be based on sound evidence and should cover a limited geographical area. Paragraph

54 of the National Planning Policy Framework (NPPF) states that Article 4 directions should be 'limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area....in all cases, be based on robust evidence, and apply to the smallest geographical area possible'.

## 2. Background

- 2.1. Historically, Article 4 directions were able to cover wide geographical areas, and the former Waveney District Council implemented a series of blanket Article 4 Directions, one of which, dating from 1998, covered almost all of the Bungay Conservation Area, including the area now within the Broads Authority Executive Area. East Suffolk Council (ESC) has commenced a review of these directions, and we have been working with their officers to review the Bungay Article 4 direction. Another consideration is that the GDPO has changed several times since 1998, and it is important to ensure that the Article 4 directions refer to the correct sections of that Order.
- 2.2. The existing 1998 Article 4 Direction covers the Broads Authority part of the Bungay Conservation Area to the south of the river Waveney and the southernmost part of the Ditchingham Dam Conservation Area, to the north of the Waveney (see Appendix 1). It restricts the following works where they front a relevant location:
  - Enlargement, improvement or other alteration to elevations
  - Alterations to roofs
  - Construction of a porch
  - Provision of a building, enclosure or pool
  - Hard surfacing
  - Installation of a satellite antenna
  - Erection or alteration of a chimney
  - Alteration or demolition of a fence or boundary wall
  - Painting of an elevation.
- 2.3 Research and site survey work has been carried out to meet the requirements of the NPPF. Condition surveys of the existing Bungay and Ditchingham Dam conservation areas were carried out to assess level of intactness and change, with the focus on those properties that are considered to contribute positively to the character and appearance of the conservation area but are not protected by statutory listing. The results of the survey are presented in map form. Following this survey, it was concluded that the 1998 Bungay and Ditchingham Dam Article 4 direction covers a wider geographical area than it should given current good practice and also covers some classes of development that it is no longer considered appropriate to restrict. It is also necessary to ensure that the Article 4 references the current GDPO.

- 2.4 The review of the Article 4 directions meets the following Broads Plan objectives: D1 (record, protect and enhance local built and cultural features); D3 (maintain up-to-date conservation area designations, appraisals and management proposals) and F4 (provide up-to-date planning policy, site-specific allocations and planning guidance to support local community needs and ensure development happens within environmental limits).

### 3. Progress to date

- 3.1. Three new Article 4 directions were made on the 16 January 2026: one for the cancellation of the 1998 Article 4; the second for a new reduced Article 4 area with fewer restrictions in the Bungay Conservation Area and the third for a new Article 4 direction with a revised boundary in the Ditchingham Dam Conservation Area. They were non-immediate and do not come into force until the 22 April 2026, subject to confirmation at Planning Committee. The existing Article 4 direction remains valid until its cancellation by the new Article 4.
- 3.2. The new Article 4 direction for the Bungay Conservation Area covers a reduced area including the only two non-listed residential buildings on the Broads Authority's part of Bridge Street and some residential buildings on Staithe Road that are considered to positively contribute to the character of the conservation area (see Appendix 2). The other buildings on Bridge Street are all statutorily listed, as are a couple of buildings on Staithe Road. Buildings converted to flats and those that are neutral in terms of their impact on the conservation area have also been removed from the Article 4 area. It is proposed that the new Article 4 direction will remove permitted development rights covering the following works where fronting a relevant location:
- Enlargement, improvement or other alteration to elevations
  - Alterations to roofs
  - Construction of a porch
  - Provision of a building, enclosure or pool
  - Erection or alteration of a chimney
  - Alteration or demolition of a fence or boundary wall.
  - Painting of the exterior
- 3.3 The inclusion of works to install a satellite dish has been withdrawn from the Article 4 direction as few houses now have television delivered by satellite dishes. The removal of permitted development rights in relation to the installation of hardstanding to the front of properties has also been removed from the Article 4 direction, as most properties covered by the direction sit immediately on the street frontage and the Watermill already has areas of hardstanding.
- 3.4 The new Article 4 direction for the Ditchingham Dam Conservation Area removes a few properties at the southern end of Ditchingham Dam which are considered to be neutral

in terms of the contribution they make to the conservation area. However, the Article 4 direction area is also extended to the northern end of Ditchingham Dam, to cover more of the conservation area which was extended in 2013. The new area does not cover two properties that do not front the street and the garage which is a commercial building and already has different permitted development rights (see Appendix 3). It is proposed that the new Article 4 direction will remove permitted development rights covering the following works where fronting a relevant location:

- Enlargement, improvement or other alteration to elevations
- Alterations to roofs
- Construction of a porch
- Provision of a building, enclosure or pool
- Hard surfacing
- Erection or alteration of a chimney
- Alteration or demolition of a fence or boundary wall.
- Painting of the exterior

3.5 The inclusion of works to install a satellite dish has been withdrawn from the Article 4 direction as few houses now have television delivered by satellite dishes.

## 4. Consultation

4.1. A consultation period ran between 26 January and 9 March 2026. Information was [published on our website](#) and provided for the public at Bungay library. Property owners were sent a letter, guidance notes and copies of the notices. Site notices were displayed in both Article 4 areas and press notices were published. The Secretary of State, Suffolk County Council, Norfolk County Council, East Suffolk Council and South Norfolk Council as well as Bungay Town Council and Ditchingham Parish Council were all informed. A public drop-in session was held on the afternoon and evening of the 25 February in Bungay with officers from the Broads Authority and East Suffolk Council in attendance.

4.2. Questions were answered at the drop-in event but no consultation responses have been received.

## 5. Financial Implications

5.1. There are circumstances where the Local Planning Authority (LPA) may become liable to pay compensation when imposing a new Article 4 direction, when it does so without giving 12 months' notice to householders who would be affected.

5.2. This liability may arise if the LPA:

- Refuses planning permission for development which would have been permitted development if it were not for the Article 4 direction; or
- Grants planning permission subject to more limiting conditions than the GDPO would normally allow, as a result of the Article 4 direction being in place. This could only be for applications submitted within 12 months of the date of the Article 4 Direction coming into force and a claim can only be made in the 12 months after an application is determined. Compensation can be claimed for items such as abortive expenditure on preparatory work (for example professional fees) and the cost of complying with conditions that would not have been required had the Article 4 direction not been in place.

5.3 Officers judge this to present only a limited risk, as the majority of the properties covered by the new directions are already covered by an existing more onerous direction. There will be no additional restrictions in these areas. In Ditchingham Dam, there will be seven properties added to the area covered by the Article 4 Direction and there is therefore the potential for claims relating to these properties, although it is considered a low risk. On this basis, officers judge that there is no necessity to wait 12 months before confirmation of the Article 4 directions.

## 6. Risk Implications

- 6.1 Regulatory risk: there is no right of appeal against the making of an Article 4 direction. There could be an application for judicial review if it were thought that the LPA had not considered the merits of the Article 4 direction properly. This is considered to be low risk given the evidence on which the directions are based.
- 6.2 Reputational risk: The LPA has a duty to pay special attention to the preservation and enhancement of the character and appearance of conservation areas, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. If the Article 4 directions are confirmed they would support this duty.
- 6.3 Confirming the Article 4 Directions would also support the delivery of consistent planning and planning enforcement decisions, which would reduce the risk of reputational damage in the future.

## 7. Conclusion

- 7.1 Members are asked to consider the following three officer recommendations:
- To approve the making of an Article 4 direction to cancel the existing Bungay and Ditchingham Dam Article 4 direction; and
  - To approve the making of an Article 4 direction to remove the specified permitted development rights in a smaller part of Bungay Conservation Area than existing; and

- iii. To approve the making of an Article 4 direction to remove the specified permitted development rights in part of Ditchingham Dam Conservation Area, including an area not previously covered by an Article 4 direction.

Author: Kate Knights

Date of report: 16 March 2026

[Broads Plan](#) strategic objectives: D1 Record, protect and enhance local built and cultural features; D3 Maintain up-to-date conservation area designations, appraisals and management proposals and F4 Provide up-to-date planning policy, site specific allocations and planning guidance to support local community needs and ensure development happens within environmental limits.

Appendix 1 – [Bungay and Ditchingham Dam Article 4 Direction to cancel the existing direction](#)

Appendix 2 – [Article 4 Direction for Bungay Conservation Area to be confirmed](#)

Appendix 3 – [Article 4 Direction for Ditchingham Dam Conservation Area to be confirmed](#)

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015**

**Direction Made under Article 4(1)**

**BROADS AUTHORITY**

**CANCELLED DIRECTION (No. 1) 2026:**

**BUNGAY CONSERVATION AREA DIRECTION 1998**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)**

**DIRECTION WITHOUT IMMEDIATE EFFECT**

**MADE UNDER ARTICLE 4(1)**

**CANCELLATION DIRECTION (No.1) 2026:**

**BUNGAY CONSERVATION AREA DIRECTION 1998**

WHEREAS THE BROADS AUTHORITY (the "Authority") being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that the Article 4(2) direction for Bungay Conservation Area 1998 (also covering part of Ditchingham Dam Conservation Area), (a copy of which is attached as Schedule 1 to this Direction) should be cancelled.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) AND Schedule 3, paragraphs (1) to (13) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, hereby direct that the Bungay Conservation Area Article 4 Direction 1998 made on 7 July 1998 is cancelled. The cancellation will come into force on 22 April 2026.

## SCHEDULE 1

### TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

#### DIRECTION MADE UNDER ARTICLE 4(2) BUNGAY CONSERVATION AREA

WHEREAS the Broads Authority being the appropriate Local Planning Authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out within that part of the area of the Bungay conservation area as is shown edged red on the plan annexed hereto unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 and (as appropriate) Part II of the Planning (Listed Building and Conservation Areas) Act 1990

NOW THEREFORE the said Authority in pursuance of the power conferred on it by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 ("the Order") HEREBY DIRECT that the permission granted by Article 3 of the Order shall not apply to development of the descriptions set out in the Schedule below within the said part of the Bungay conservation area

#### SCHEDULE

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within Class A of Part 1 of Schedule 2 to the Order, where any part of the enlargement, improvement or other alteration would front a relevant location (for the purposes of this Direction and in accordance with the provisions of article 4(6) of the Order the expression 'relevant location' (wherever it may appear) shall mean a highway, waterway or open space)

- (b) Any alteration to the roof of a dwellinghouse, being development comprised within Class C of Part 1 of Schedule 2 to the Order, where any such alteration would be to a roof slope which fronts a relevant location
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within Class D of Part 1 of Schedule 2 to the Order, where the external door in question fronts a relevant location
- (d) The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, being development comprised within Class E of Part 1 of Schedule 2 to the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within Class F of Part 1 of Schedule 2 to the Order, where the hard surface would front a relevant location
- (f) The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, being development comprised within Class H of Part 1 of Schedule 2 to the Order, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts a relevant location
- (g) The erection, alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse being development within Part 1 of Schedule 2 to the Order

- (h) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within Class A of Part 2 to Schedule 2 of the Order, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location
- (i) The painting of the exterior of any building or work, being development comprised within Class C of Part 2 of Schedule 2 to the Order, consisting of the painting of the exterior of any part, which fronts a relevant location of
- (a) a dwellinghouse; or
  - (b) any building or enclosure within the curtilage of a dwellinghouse
- (j) Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location

THE COMMON SEAL of  
THE BROADS AUTHORITY  
was hereunto affixed in the  
presence of:-

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BA 265

DATED this

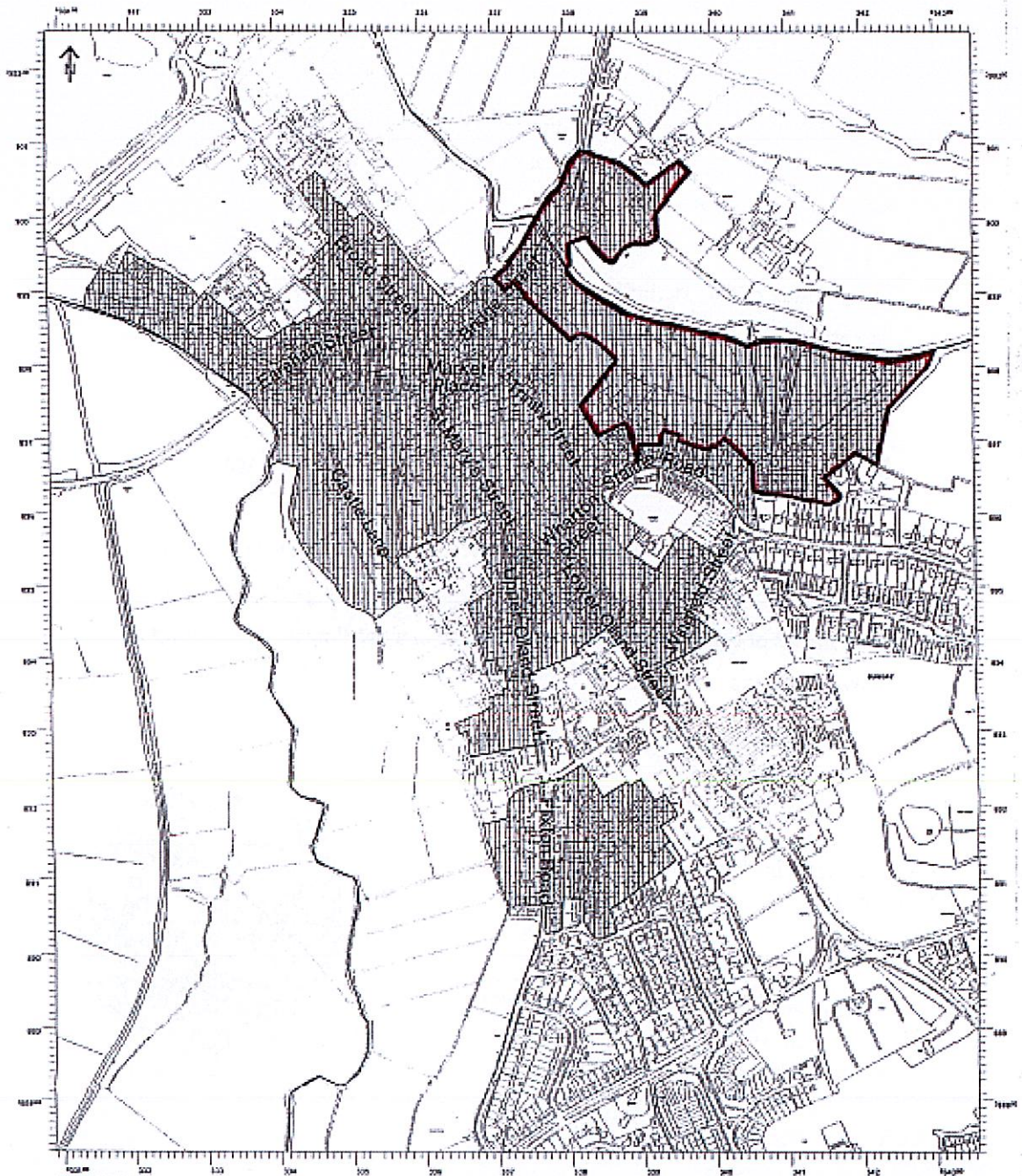
7<sup>th</sup>

day of

July

1998

BUNGAY CONSERVATION AREA: Nov. 1997



Map prepared by the  
Bungay Conservation  
Committee  
under the supervision of  
the Bungay Conservation  
Committee



Broadland Authority

1:5000



## SCHEDULE 2

Properties comprised in the land affected by this Direction:

29 Bridge Street, Bungay, Suffolk, NR35 1HD
31 Bridge Street, Bungay, Suffolk, NR35 1HD
Storyteller's Cottage, 33 Bridge Street, Bungay, Suffolk, NR35 1HD
Bridge House, 34 Bridge Street, Bungay, Suffolk, NR35 1HD
35A Bridge Street, Bungay, Suffolk, NR35 1HD
35 Bridge Street, Bungay, Suffolk, NR35 1HD
36 Bridge Street, Bungay, Suffolk, NR35 1HD
37 Bridge Street, Bungay, Suffolk, NR35 1HD
38 Bridge Street, Bungay, Suffolk, NR35 1HD
39 Bridge Street, Bungay, Suffolk, NR35 1HD
40 Bridge Street, Bungay, Suffolk, NR35 1HD
41A Bridge Street, Bungay, Suffolk, NR35 1HD
41B Bridge Street, Bungay, Suffolk, NR35 1HD
42 Bridge Street, Bungay, Suffolk, NR35 1HD
43 Bridge Street, Bungay, Suffolk, NR35 1HD
44 Bridge Street, Bungay, Suffolk, NR35 1HD
45 Bridge Street, Bungay, Suffolk, NR35 1HD
The Smokehouse, 48 Bridge Street, Bungay, Suffolk, NR35 1HD
The Hermitage, 50 Bridge Street, Bungay, Suffolk, NR35 1HD
47 Staithe Road, Bungay, Suffolk, NR35 1EU
49 Staithe Road, Bungay, Suffolk, NR35 1EU
51 Staithe Road, Bungay, Suffolk, NR35 1EU
53 Staithe Road, Bungay, Suffolk, NR35 1EU
Riverside, Staithe Road, Bungay, Suffolk, NR35 1EU
The Dell, Staithe Road, Bungay, Suffolk, NR35 1ET
1 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
2 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
3 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
4 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
5 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
6 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
7 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
8 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
9 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
10 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
11 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
12 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
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27 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
28 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Meadow House, 30 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Albion House, 31 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
32 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Bower House, 1 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
2 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
The Vicarage, 3 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
2 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Granary House, Staithe Road, Bungay, Suffolk NR35 1EU
3 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Mill Reach, Staithe Road, Bungay, Suffolk, NR35 1EU
The Music House, 34 Bridge Street, Bungay, Suffolk, NR35 1HD
32A Bridge Street, Bungay, Suffolk, NR35 1HD
32B Bridge Street, Bungay, Suffolk, NR35 1HD
32C Bridge Street, Bungay, Suffolk, NR35 1HD
Lawn Meadow, Bridge Street, Bungay, Suffolk, NR35 1HD
The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
Place, 49A Staithe Road, Bungay, Suffolk, NR35 1EU
Bungay Town Council Office, The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
Canoe Club, The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
46 Bridge Street, Bungay, Suffolk, NR35 1HD
Millpool, Unit 1, Staithe Road, Bungay, Suffolk, NR35 1EU
4 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Millstream House, 5 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Sarah Brown Cards, 46 Bridge Street, Bungay, Suffolk, NR35 1HD
2 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
4 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
5 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Ivy Cottage, 6 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Glencoe, 7 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
8 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
9 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
10 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
12 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
14 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
16 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ

18 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
20 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
22 Ditchingham Dam, Ditchingham, Norfolk,, NR35 2JQ
18B Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Waveney Carriage House, 1 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18A Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Falcon Cottage, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge Annexe, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
3 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Flat At Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Annexe At Waveney Carriage House 1 Ditchingham Dam Ditchingham Norfolk NR35 2JQ
Falcon Barn, Falcon Lane, Ditchingham, Norfolk, NR35 2JG

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

**MADE** under the Common Seal of the Broads Authority

This 16<sup>th</sup> day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....  
 Aut



2. **CONFIRMED** under the Common Seal of the Broads Authority



This

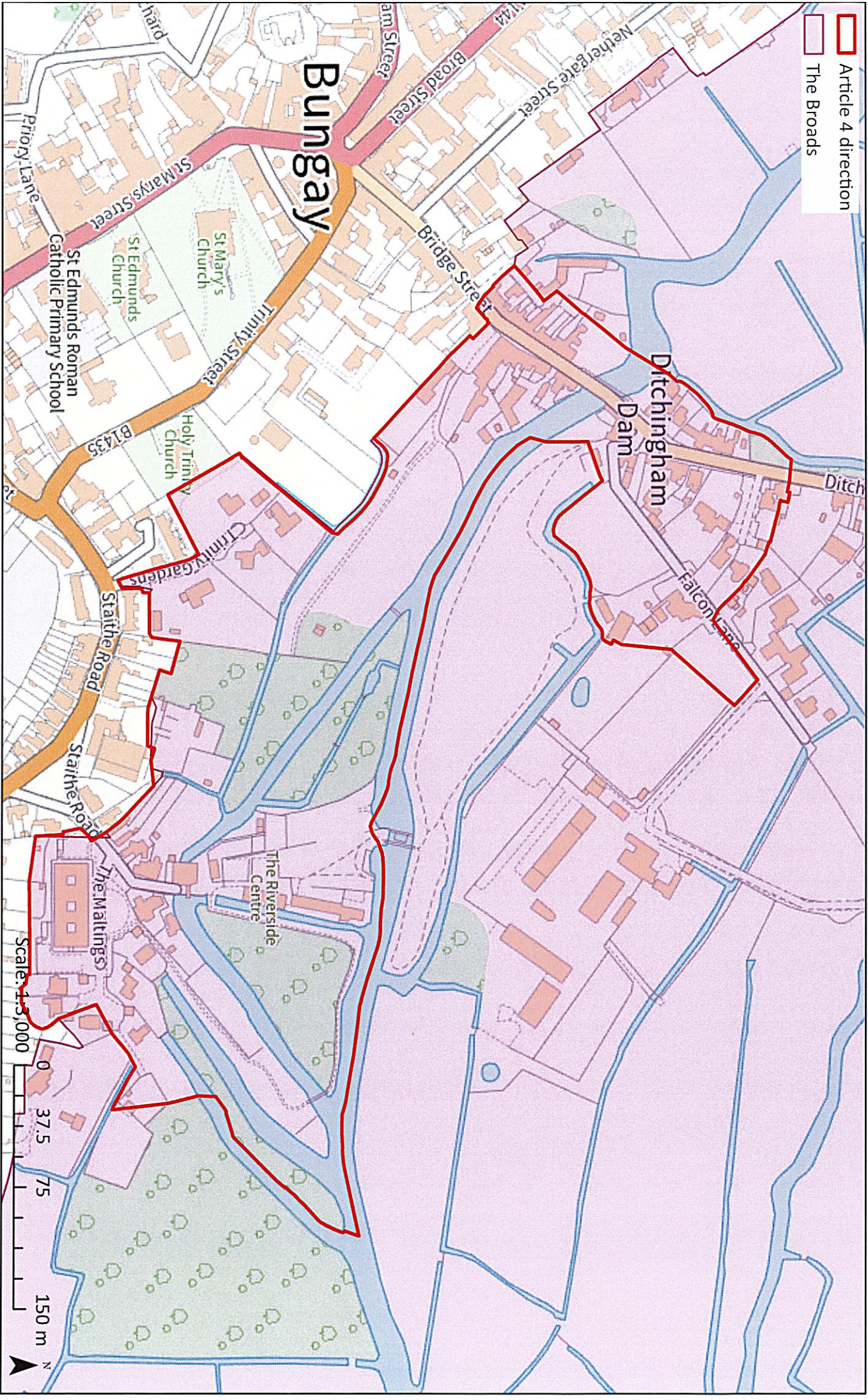
The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....  
 Authorised Signatory



# Bungay Conservation Area Article 4 (also covering part of Ditchingham Dam Conservation Area) - To be cancelled

-  Article 4 direction
-  The Broads



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**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015**

**Direction Made under Article 4(1)**

**BROADS AUTHORITY**

**BUNGAY CONSERVATION AREA DIRECTION (No. 1)  
BRIDGE STREET AND STAITHE ROAD  
AMENDED AREA 2026**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)**

**DIRECTION WITHOUT IMMEDIATE EFFECT**

**MADE UNDER ARTICLE 4(1)**

**BUNGAY CONSERVATION AREA DIRECTION (No. 1) Bridge Street and Staithe Road 2026**

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land shown edged in solid red lines on the attached plan (“the Land”), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the “Order”), hereby direct that:

1. The permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 2 below.
2. For the purposes of this Direction the expression ‘relevant location’ (whenever it appears) shall mean a highway, waterway or open space.

**SCHEDULE 1**

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 upon confirmation of this Direction.

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.

- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of part 1 of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.
- (e) The installation, alteration or replacement of a chimney, flue or soil and vent pipe to a dwellinghouse, being the development comprised within Class G of part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (f) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.
- (g) The painting of the exterior of any building or work, being the development comprised within Class C of Part 2 of Schedule 2 of the Order, where the painting would front a relevant location.

## SCHEDULE 2

Properties comprised in the land affected by this Direction:

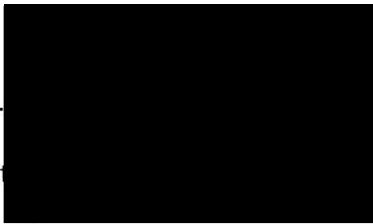
36 Bridge Street, Bungay, Suffolk, NR35 1HD
38 Bridge Street, Bungay, Suffolk, NR35 1HD
The Miller's Cottage, 47 Staithe Road, Bungay, Suffolk, NR35 1EU
Heron House, 49 Staithe Road, Bungay, Suffolk, NR35 1EU
Place, 49a Staithe Road, Bungay, Suffolk, NR35 1EU
1 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
2 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
3 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
4 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Millstream House, 5 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

1. **MADE** under the Common Seal of the Broads Authority

This 16<sup>th</sup> day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of



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2. **CONFIRMED** under the Common Seal of the Broads Authority

This

The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....  
Authorised Signatory





**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015**

**Direction Made under Article 4(1)**

**BROADS AUTHORITY**

**DITCHINGHAM DAM CONSERVATION AREA DIRECTION (No. 1)  
2026**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 (AS AMENDED)**

**DIRECTION WITHOUT IMMEDIATE EFFECT**

**MADE UNDER ARTICLE 4(1)**

**DITCHINGHAM DAM CONSERVATION AREA DIRECTION (No. 1) 2026**

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land shown edged in solid red lines on the attached plan (“the Land”), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the “Order”), hereby direct that:

1. The permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 2 below.
2. For the purposes of this Direction the expression ‘relevant location’ (whenever it appears) shall mean a highway, waterway or open space.

**SCHEDULE 1**

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 upon confirmation of this Direction.

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.

- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of part 1 of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part 1 of Schedule 2 of the Order where the development would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe to a dwellinghouse, being the development comprised within Class G of part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.
- (h) The painting of the exterior of any building or work, being the development comprised within Class C of Part 2 of Schedule 2 of the Order, where the painting would front a relevant location.

## SCHEDULE 2

Properties comprised in the land affected by this Direction:

2 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
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4 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
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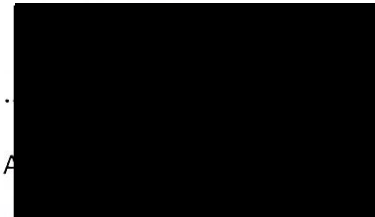
Ivy Cottage, 6 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Glencoe, 7 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
8 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
9 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
10 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
12 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
14 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
16 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
20 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
22 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
24 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
26 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
30 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
32 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
36 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
38 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
40 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18B Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18A Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Falcon Cottage, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge Annexe, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Flat At Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Falcon Barn, Falcon Lane, Ditchingham, Norfolk, NR35 2JG

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

1. **MADE** under the Common Seal of the Broads Authority

This 16<sup>th</sup> day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of



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BA 1801 (P)

2. **CONFIRMED** under the Common Seal of the Broads Authority

This

The Common Seal of the Authority was hereto  
affixed to this Direction in the presence of

.....  
Authorised Signatory



