

Planning Committee

16 January 2026

Agenda item number 9

Bungay and Ditchingham Dam Article 4 Direction Review

Report by Heritage and Design Manager

Summary

It is proposed to cancel the existing Bungay Conservation Area Article 4 direction that covers part of the Bungay¹ Conservation Area and Ditchingham Dam Conservation Area and make two new Article 4 directions: one to cover a smaller part of Bungay¹ Conservation Area and one to cover a larger part of Ditchingham Dam Conservation Area.

Recommendation

To approve:

- i. The making of an Article 4 direction to cancel the existing Bungay² Article 4 direction (that covers part of Ditchingham Dam), and
- ii. The making of an Article 4 direction to cover a smaller part of Bungay Conservation Area, and
- iii. The making of an Article 4 direction to cover a larger part of the Ditchingham Dam Conservation Area.

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. It 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 as flats, commercial properties and listed buildings already have different (more limited) permitted development

¹ Correction 15/01/2026: previous version mistakenly referenced *Beccles* Conservation Area.

² Correction 15/01/2026: previous version mistakenly referenced *Beccles* Article 4 direction.

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.... 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 (now East Suffolk Council – ESC) implemented a series of blanket Article 4 directions. The Bungay Conservation Area Article 4, dating from 1998, included the area now within the Broads Authority Executive Area, part of which is now Ditchingham Dam Conservation Area. ESC has commenced a review of its Article 4 directions and we have been working with them to review the Bungay Article 4 direction. It should also be noted that the GPDO has changed since 1998 and it is important to ensure that the Article 4 directions refer to the correct sections of that Order.
- 2.2. In Bungay, the existing Article 4 direction covers the part of Bridge Street in the Broads Authority area, Trinity Gardens, The Maltings and Staithe Road, including the open area to the north of Staithe Road and the south of the river Waveney. In Ditchingham Dam it covers the southern end of Ditchingham Dam and part of Falcon Lane. This was the extent of the Ditchingham Dam Conservation Area until 2013 when it was extended. See Appendix 1 for a map showing the extent of the existing Article 4 direction area.
- 2.3. The existing Article 4 direction 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.
- 2.4. Research and site survey work have been carried out to meet the requirements of the NPPF. Conditions surveys of the 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 (see Appendix 2).

- 2.5. Following this, it was concluded that in Bungay the existing Article 4 direction covers a wider geographic area than it should. In Ditchingham Dam, because the conservation area has been extended since the 1998 Article 4 direction was served, it would be appropriate to extend the area covered by the Article 4 direction although removing some properties from the existing area covered. The current Article 4 direction also covers some development that it is no longer considered appropriate to restrict, so this has been removed which is also necessary to ensure the directions refer to the correct classes of development within the current GPDO.

3. Proposed Article 4 Directions

- 3.1 It is proposed to serve three Article 4 directions: one for the cancellation of the existing Article 4; one for the new reduced area with fewer restrictions in Bungay and one for the new extended area with fewer restrictions in Ditchingham Dam. These will be non-immediate Article 4 directions and will not come into force until the date started. The existing Article 4 direction will remain valid until its cancellation by the new Article 4 direction.
- 3.2 The first Article 4 direction will cancel the existing Article 4 Direction dating from 1998 covering Bungay and Ditchingham Dam (see Appendix 3).
- 3.3 The second, a new Article 4 direction (see Appendix 4) will cover two properties on Bridge Street (nos. 36 and 38) and several properties on Staithe Road (nos. 47, 49, 49a and the Watermill which is converted into 4 dwellings). The rest of the properties on Bridge Street (and one on Staithe Road) have been removed because they are listed and so alterations to these buildings require listed building consent and new development within their curtilage already requires planning permission. The existing Article 4 direction therefore doubles up the planning restrictions unnecessarily. Elsewhere in the area covered by the current Article 4, the properties at Trinity Gardens and The Maltings are generally relatively modern, large, detached houses that do not have the historic character that the direction aims to retain, whilst the converted Maltings building has been divided into flats that already have more restricted permitted development rights. Other buildings in this area tend to be in community use (for example, the Sea Scouts hut and Riverside Centre) and again have different permitted development rights or are buildings that are neutral in terms of their contribution to the conservation 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 alterations to elevations
 - Alterations to roofs
 - Construction of a porch
 - Provision of a building, enclosure or pool
 - Erection or alteration of a chimney
 - Alteration, demolition or works to a gate, fence or boundary wall

- Painting of the exterior
- 3.4 The removal of permitted development rights relating to the installation of a satellite dish has been withdrawn as few houses now have television delivered by satellite dishes. The removal of permitted rights in relation to the installation of hardstanding to the front of the properties has also been withdrawn as most properties proposed to be covered by the direction sit on the street frontage and the Watermill already has areas of hardstanding.
- 3.5 The third, also a new Article 4 direction (see Appendix 5), will be extended to cover almost all of the Ditchingham Dam Conservation Area. The Article 4 direction currently covers the southern end of Falcon Lane up to a point just beyond Waveney Lodge and all of the properties on Ditchingham Dam up to no. 22. It is proposed to extend the Article 4 direction to include all of the properties along the whole street, apart from nos 1-5 which are properties that do not have the historic character that the direction seeks to retain, no. 28 which does not front the street and the garage which is a commercial premises and so an Article 4 direction would not apply to either of these properties. 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 alterations 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, demolition or works to a gate, fence or boundary wall
 - Painting of the exterior
- 3.6 The removal of permitted development rights relating to the installation of a satellite dish has been withdrawn as few houses now have television delivered by satellite dishes.
- 3.7 The process for making and confirming all of the new Article 4 directions, along with timescales, is detailed below (note this work is being carried out concurrently with ESC reducing the size of its Article 4 Direction in Bungay):
- Making of the Article 4 Directions: if approved by the Planning Committee on 16 January 2026, the Article 4 Directions will be 'made'.
 - Serving of the Article 4 Directions: properties within the proposed new Article 4 Areas and existing Article 4 Direction area will be served with a Notice on 23 January.
 - Consultation: This will run between 23 January and 6 March 2026. Property owners will receive a letter, guidance note and the Notices. Site notices will be displayed within the area and a press notice published, as well as the Secretary of State being

notified. Discussions with Bungay Town Council and Ditchingham Parish Council have already taken place and they will be formally consulted. There will also be a public drop-in session with officers from both ESC and the BA in attendance.

- Confirmation: Consultation responses will be considered. It will be brought back to the Planning Committee for Members to decide whether to confirm the Article 4 directions in April 2026.
- Coming into force: If they are confirmed. The existing Article 4 direction is cancelled, and the two new Article 4 directions come into force from Wednesday 22 April.

4. Financial implications and risks

4.1. There are circumstances where the 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.

4.2. 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.

4.3 However, 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.

4.4 On this basis, officers judge that there is no necessity to wait 12 months before confirmation of the Article 4 directions.

5. Risk Implications

5.1 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.

- 5.2 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.
- 5.3 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.

6. Conclusion

- 6.1. Members are asked to consider the following officer recommendations:
- i. To approve the making of an Article 4 direction to cancel the existing Bungay Article 4 direction (also covering part of Ditchingham Dam);
 - ii. 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;
 - 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: 12 December 2025

[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;

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 – [Existing Bungay Conservation Area Article 4 direction](#)

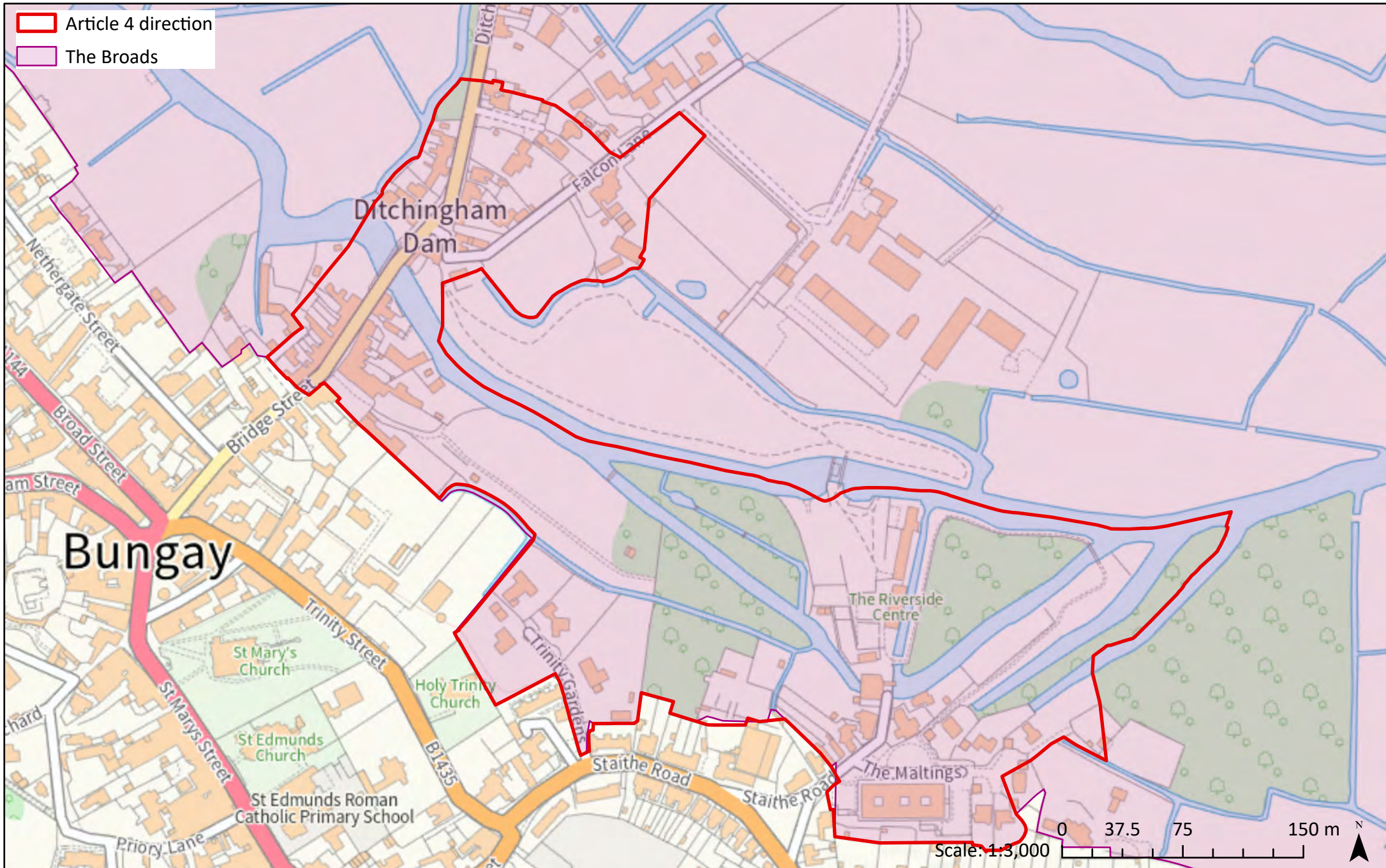
Appendix 2 – [Survey of Bungay and Ditchingham Dam Conservation Areas](#)

Appendix 3 – [Article 4 direction for the cancellation of the existing Article 4 direction \(including map\)](#)

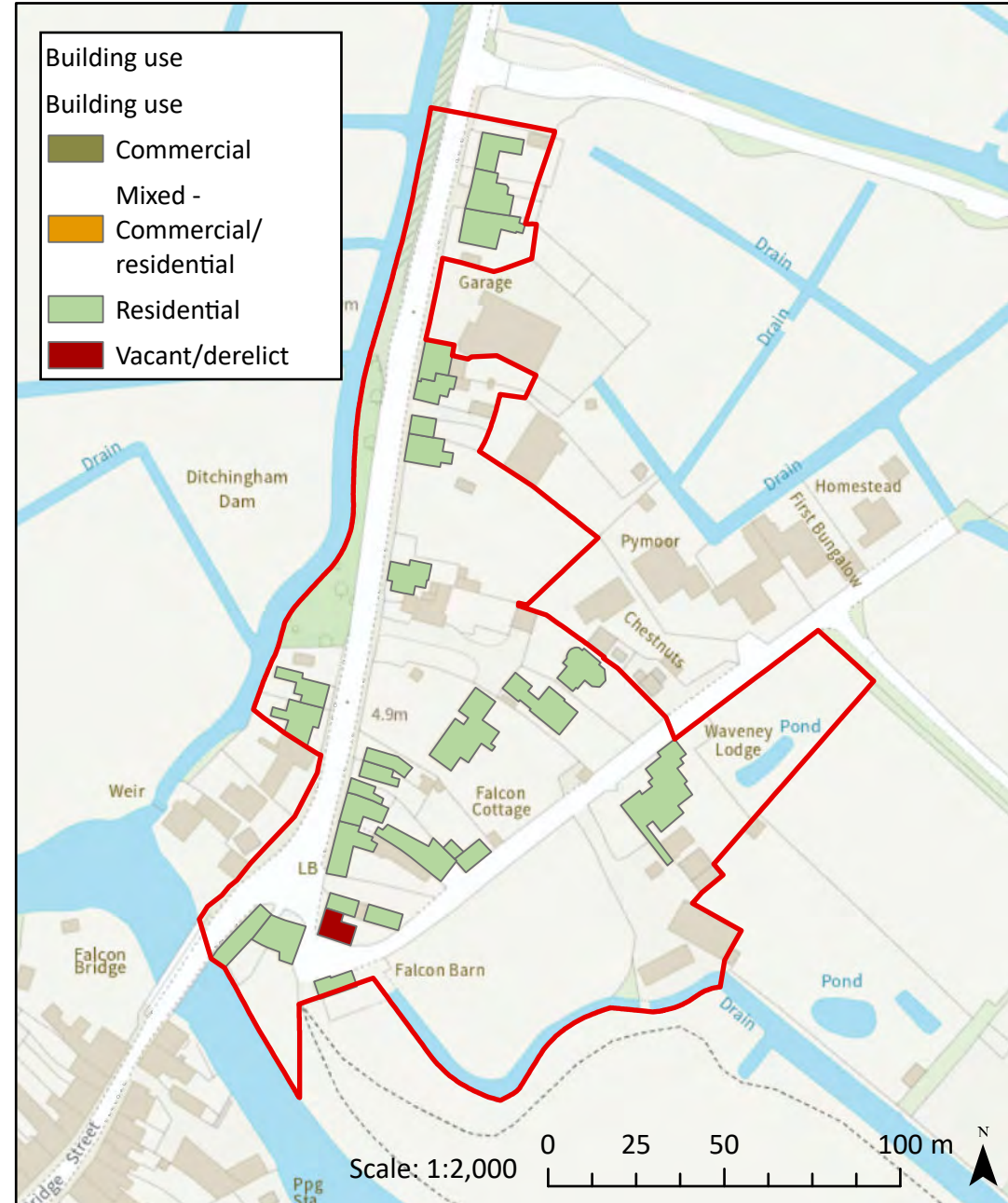
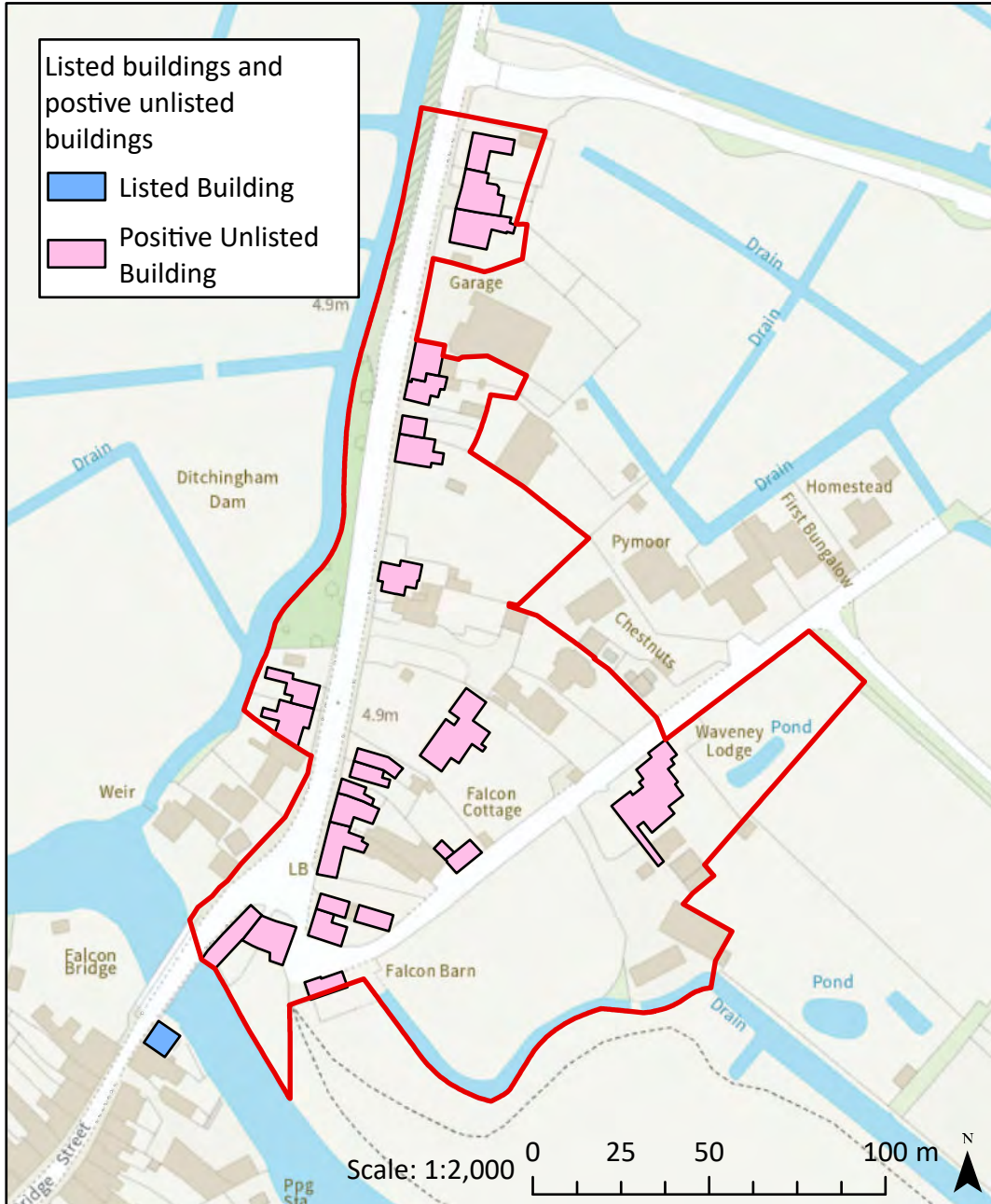
Appendix 4 – [Proposed new Bungay Conservation Area Article 4 direction \(including map\)](#)

Appendix 5 – [Proposed new Ditchingham Dam Article 4 direction \(including map\)](#)

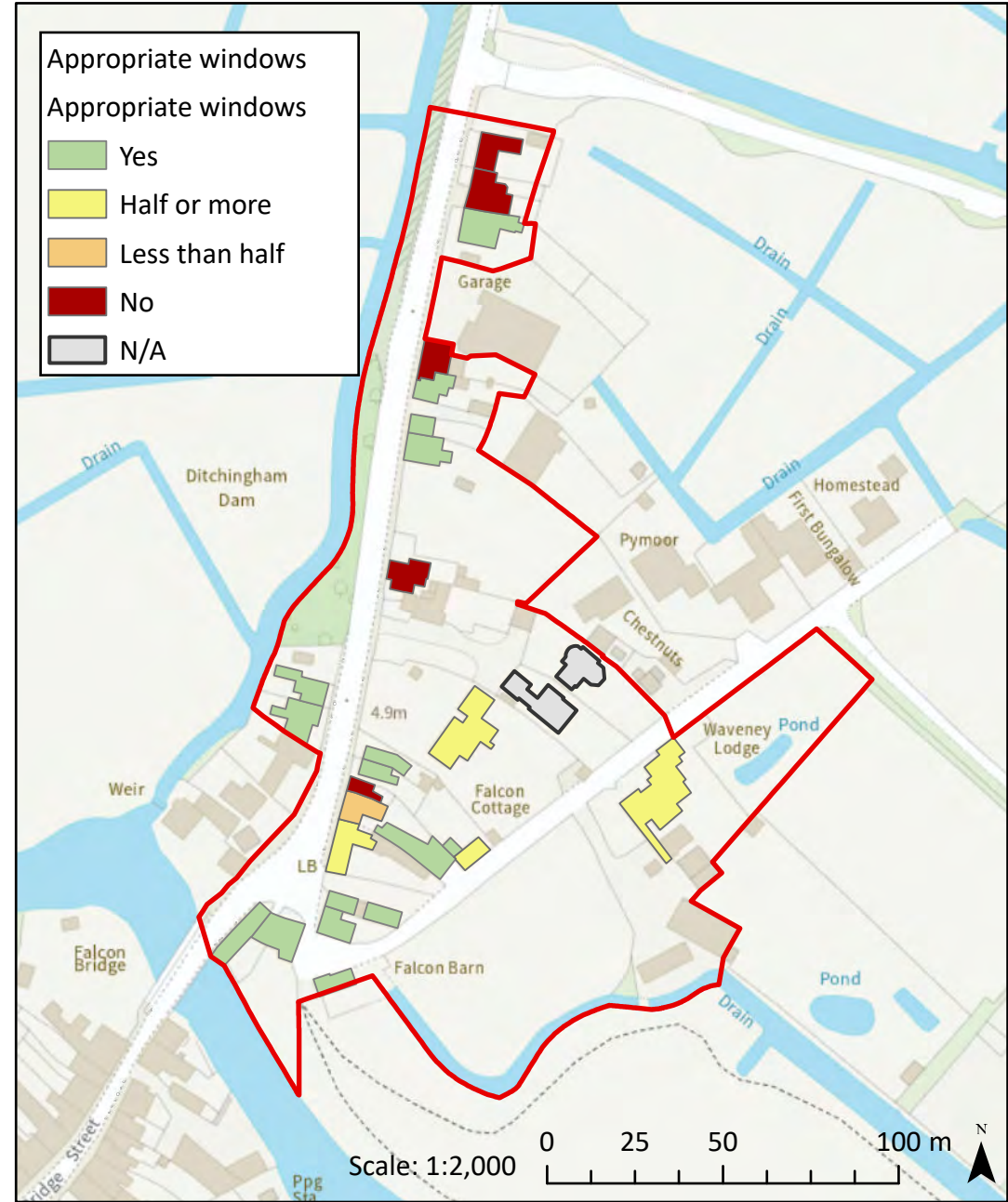
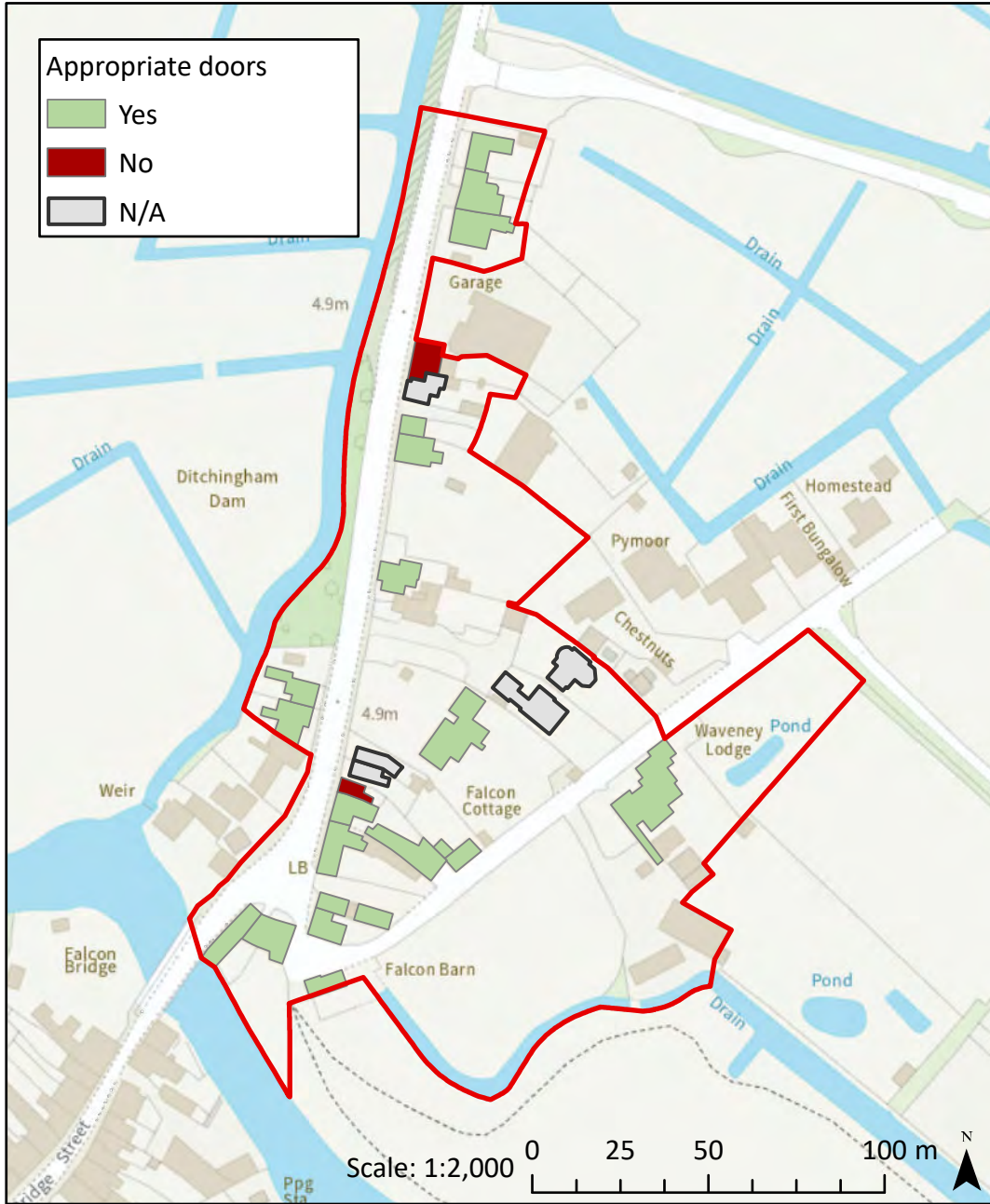
Bungay Conservation Area Article 4 (also covering part of Ditchingham Dam Conservation Area) - To be cancelled



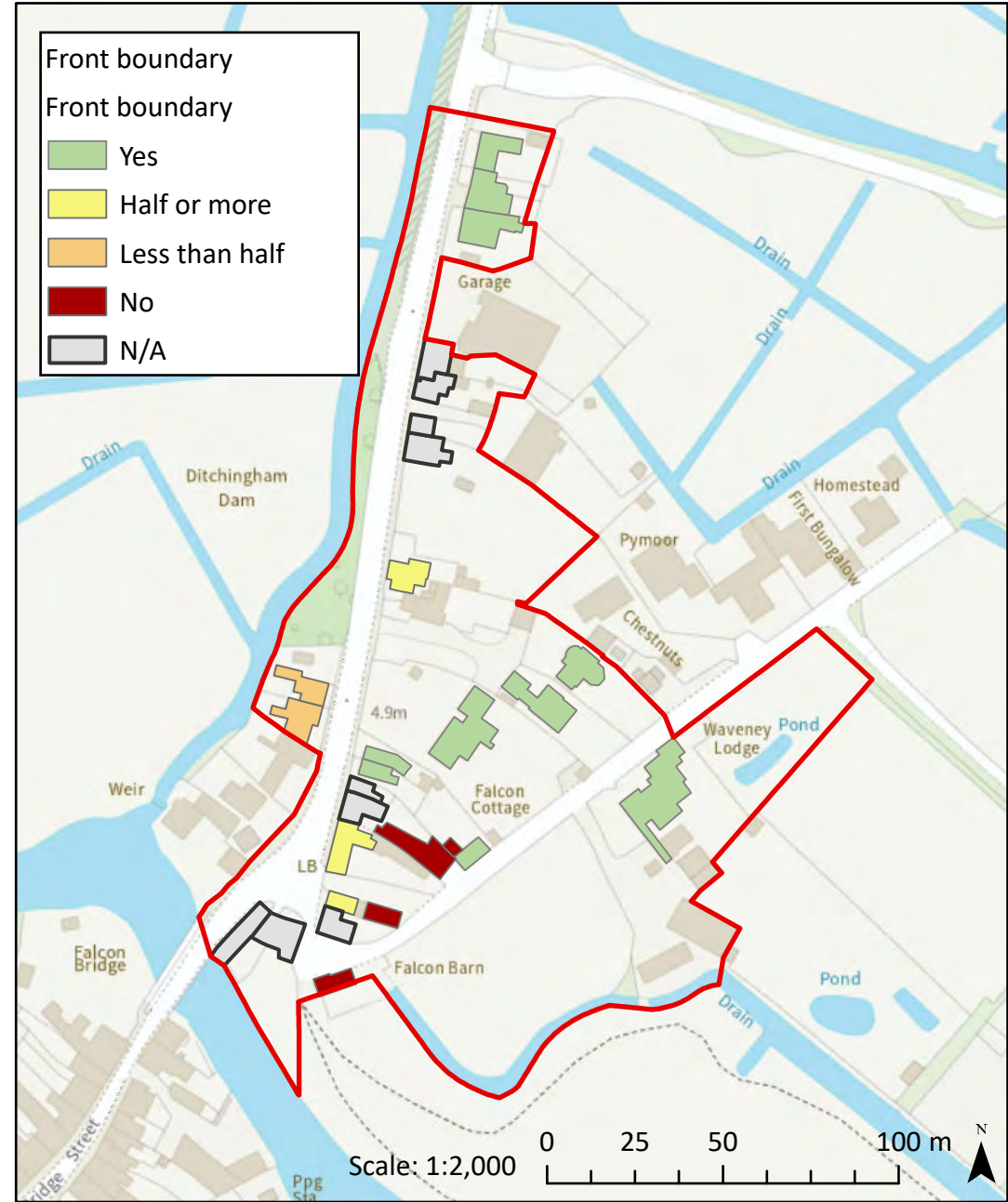
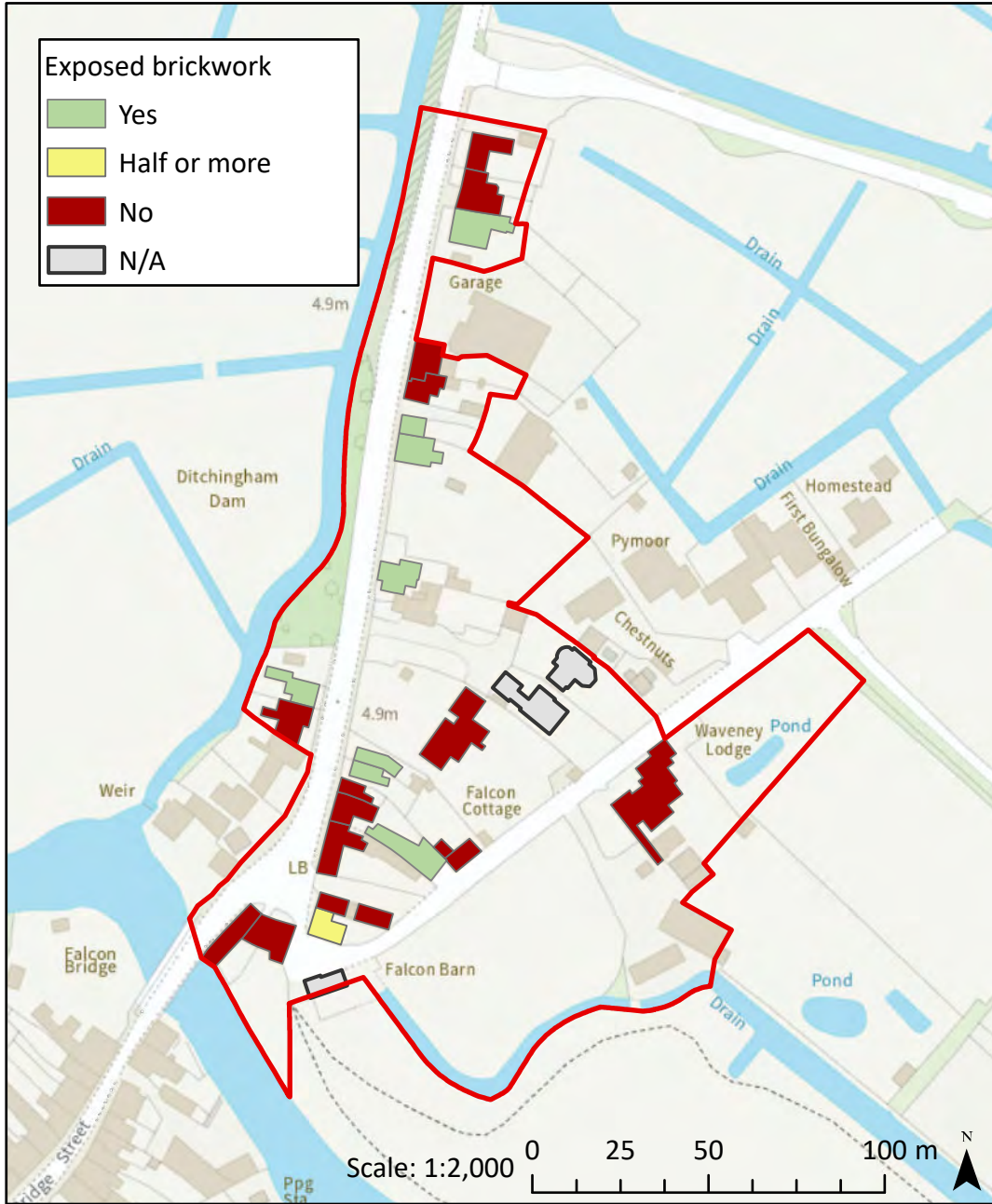
Proposed Ditchingham Dam Article 4 Direction



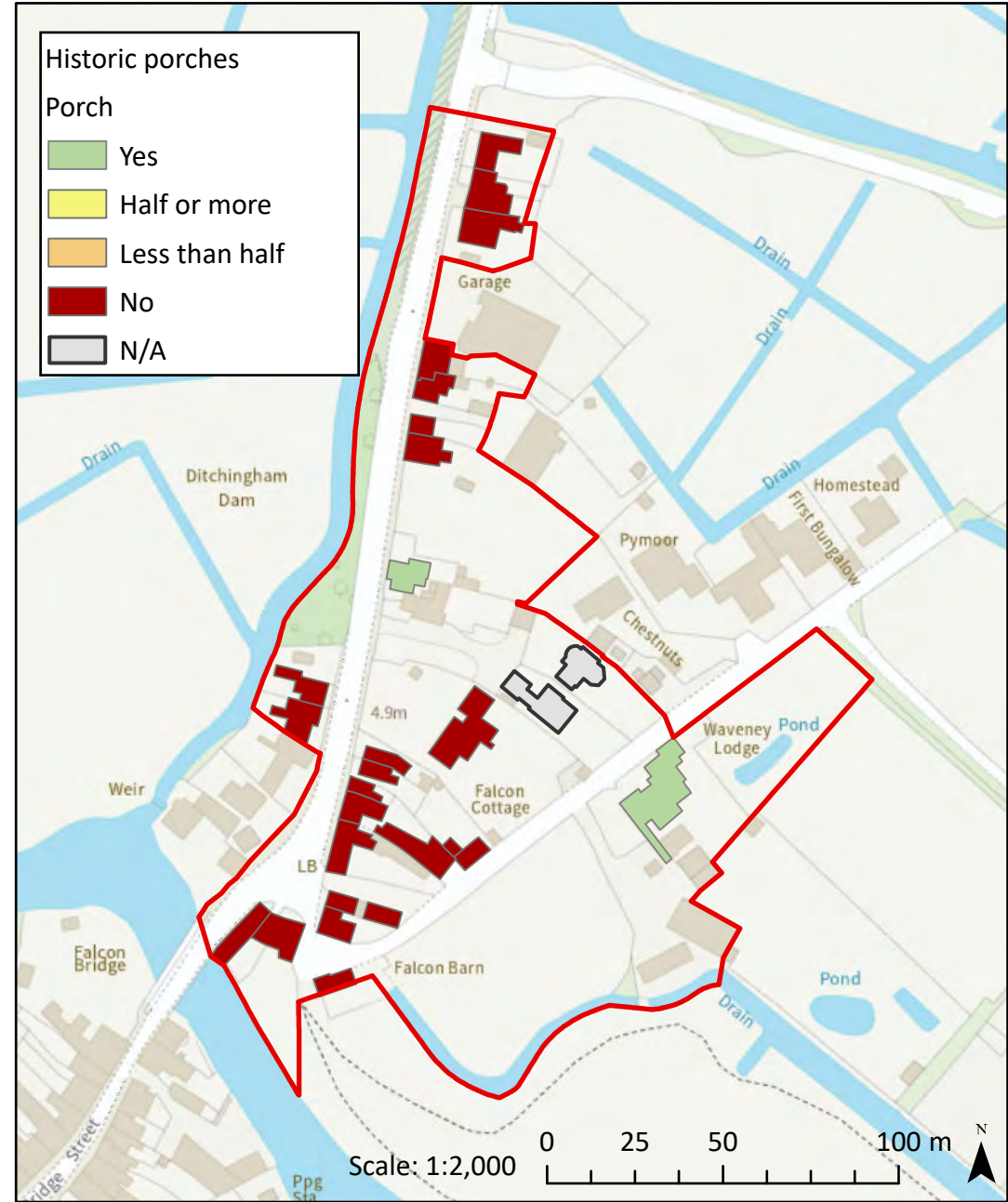
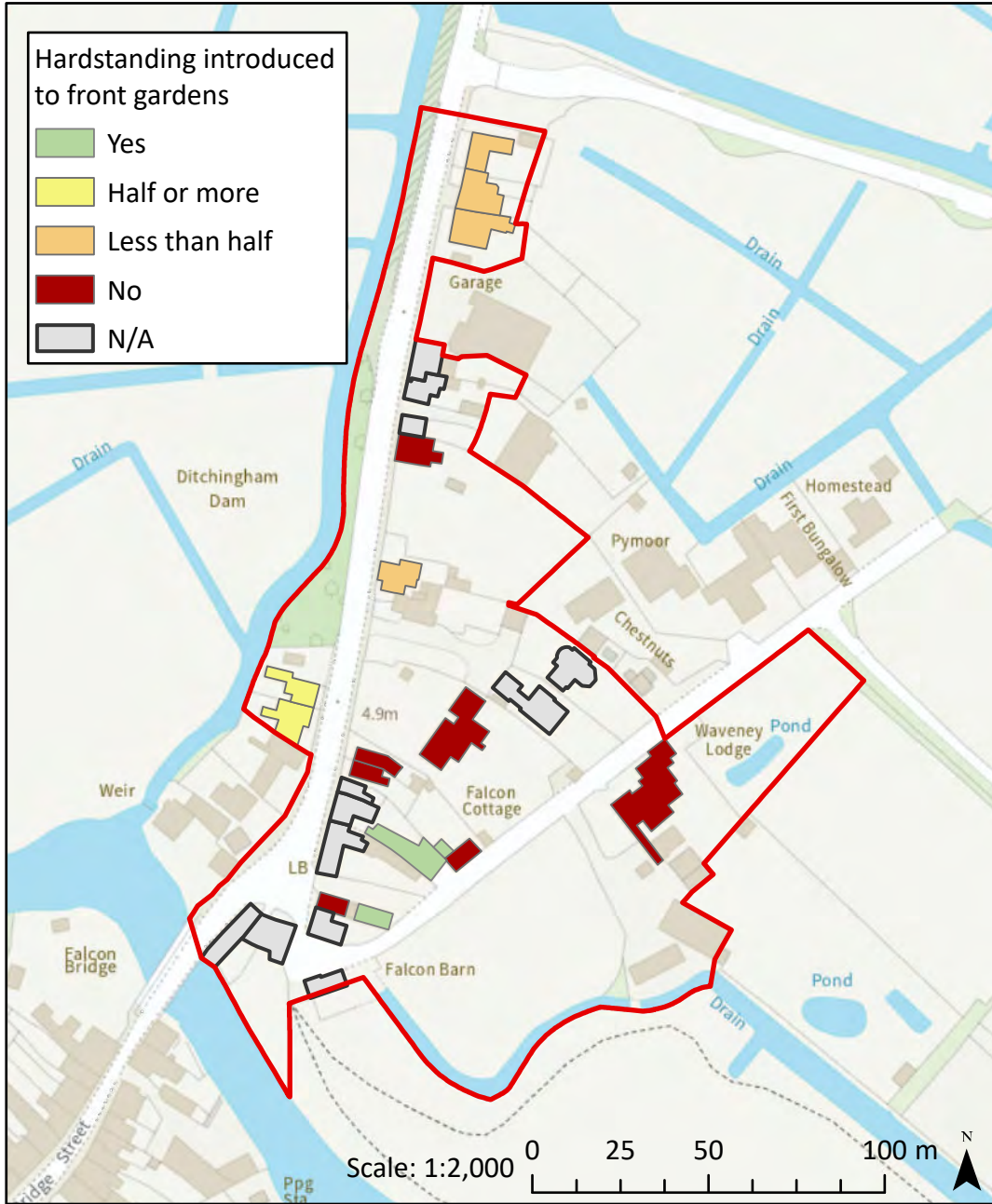
Proposed Ditchingham Dam Article 4 Direction



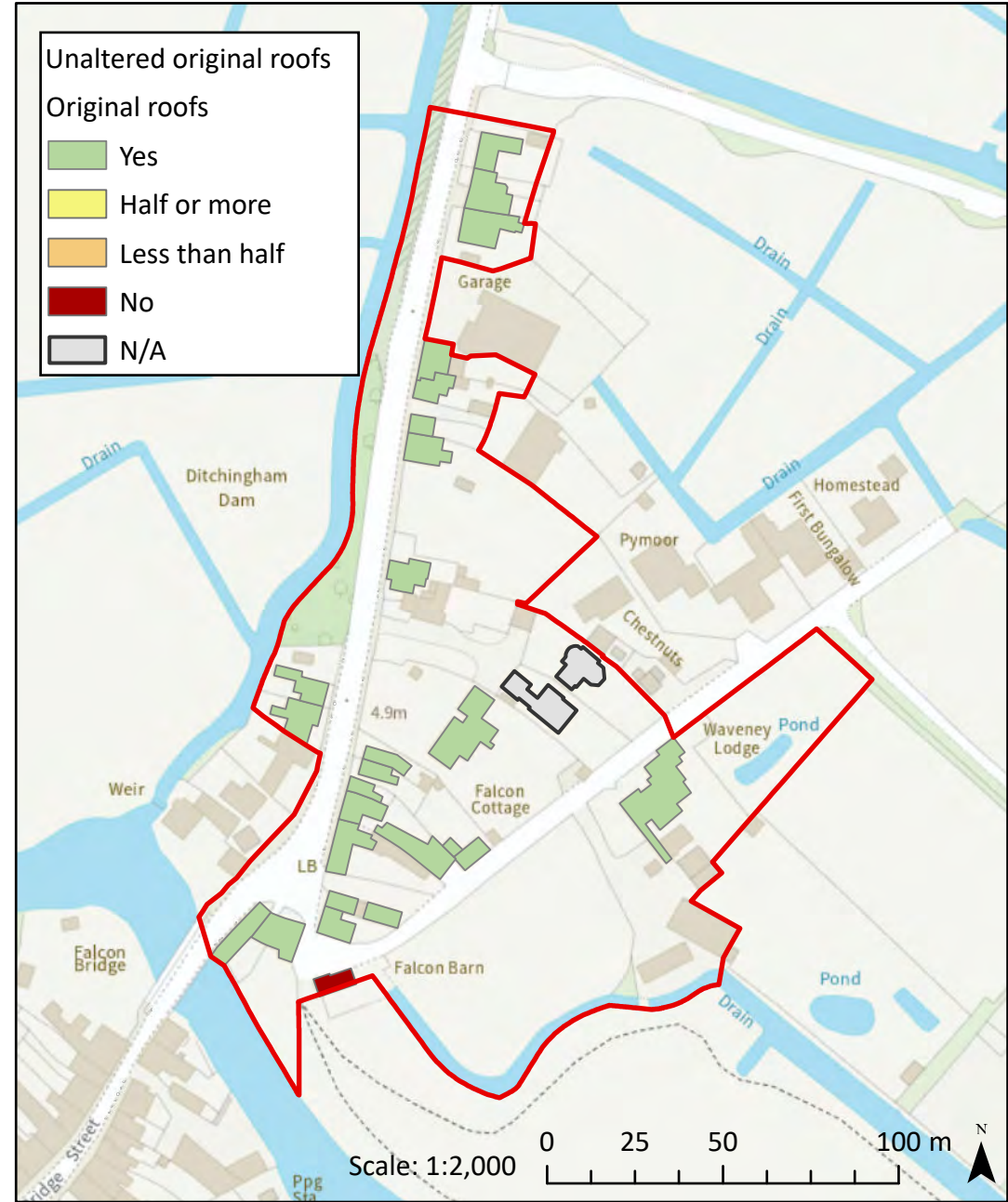
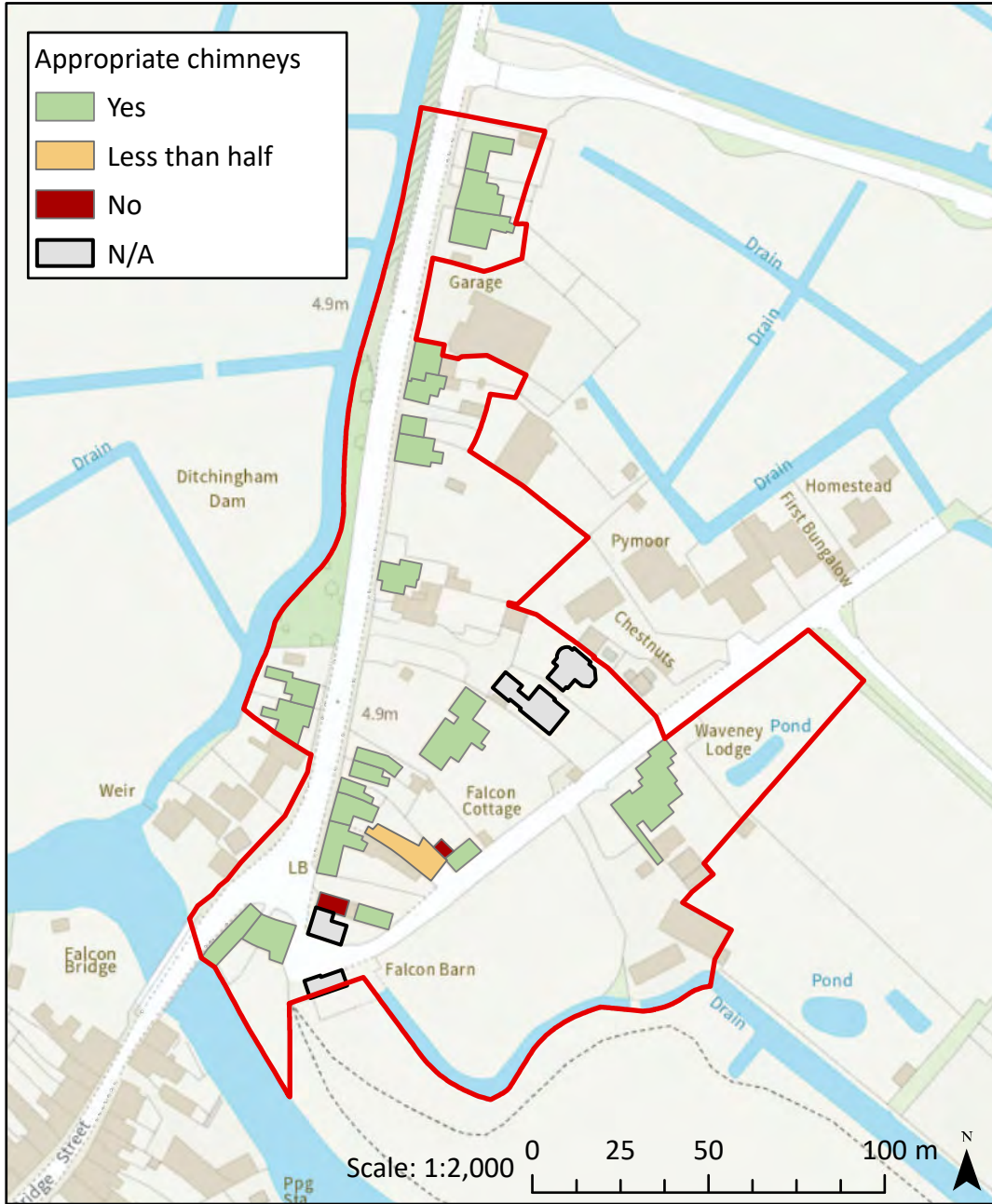
Proposed Ditchingham Dam Article 4 Direction



Proposed Ditchingham Dam Article 4 Direction



Proposed Ditchingham Dam Article 4 Direction



**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**

DRAFT

**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 Bungay¹ 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.

¹ Correction 15/01/2026: previous version mistakenly referenced the *Beccles* Conservation Area.

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:-



Solicitor to the Authority



DATED this

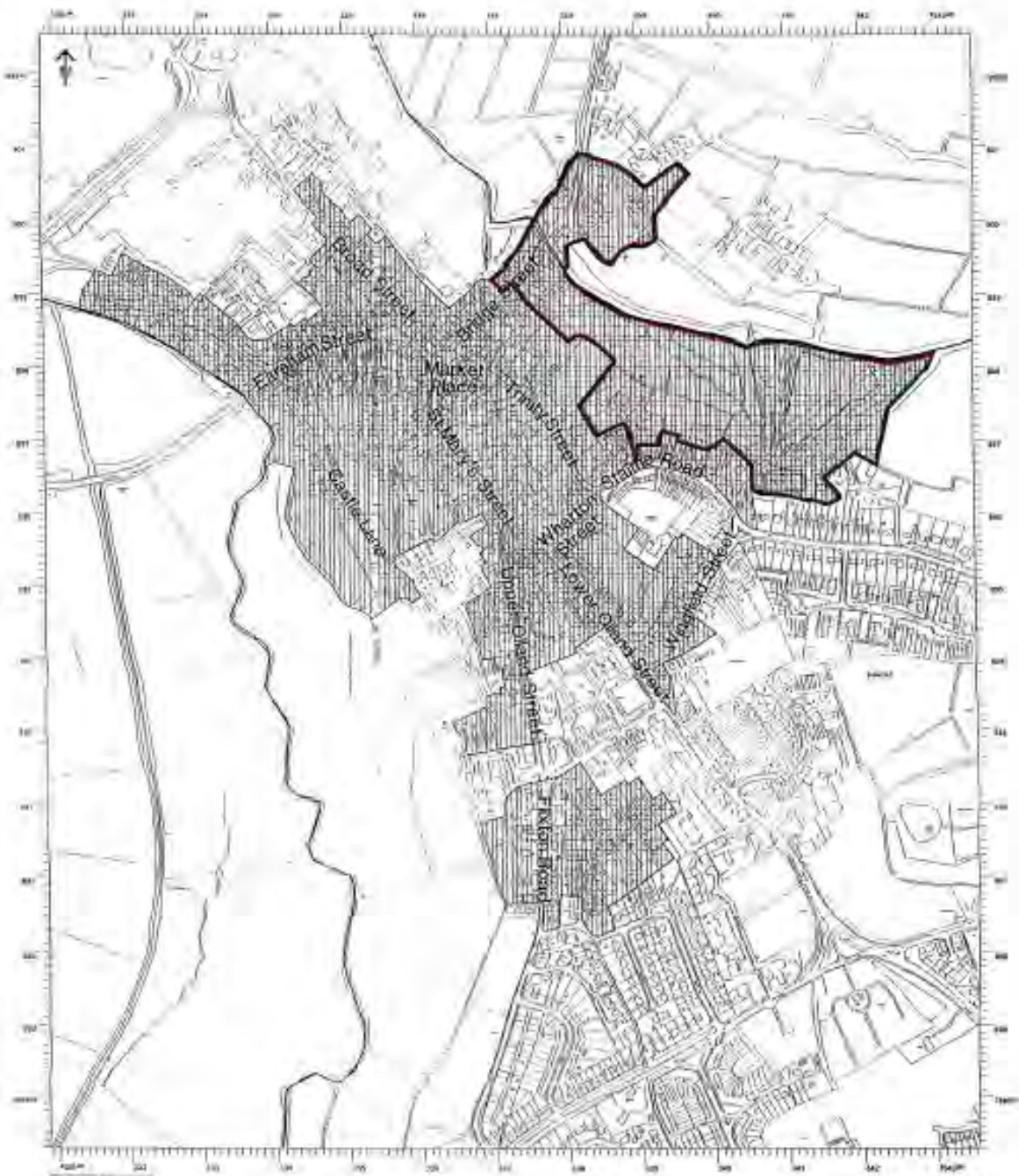
7th

day of

July

1998

BUNGAY CONSERVATION AREA: Nov. 1997



Scale 1:5000
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Secretary of State for the Environment

1:5000



Broads Authority



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
29 Bridge Street, Bungay, Suffolk, NR35 1HD
31 Bridge Street, Bungay, Suffolk, NR35 1HD
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
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20 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
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22 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
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25 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
26 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
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
51 Staithe Road, Bungay, Suffolk, NR35 1EU
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
Land Adjacent, 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 16th day of January 2026

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

.....

Authorised Signatory

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

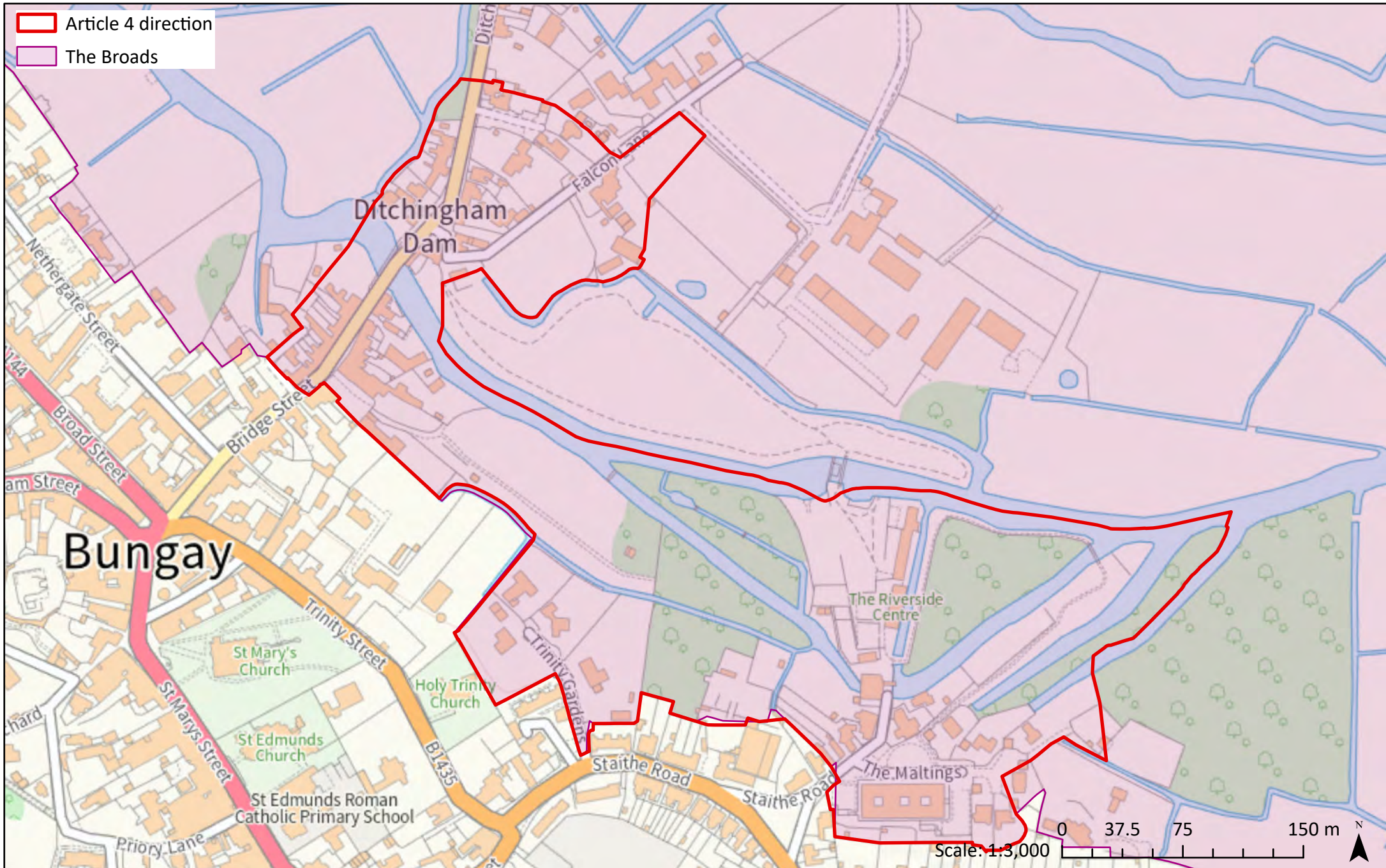
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The Common Seal of the Authority was hereto affixed to this Direction in the presence of

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Authorised Signatory

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



**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**

DRAFT

**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
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 16th day of January 2026

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

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Authorised Signatory

2. CONFIRMED under the Common Seal of the Broads Authority

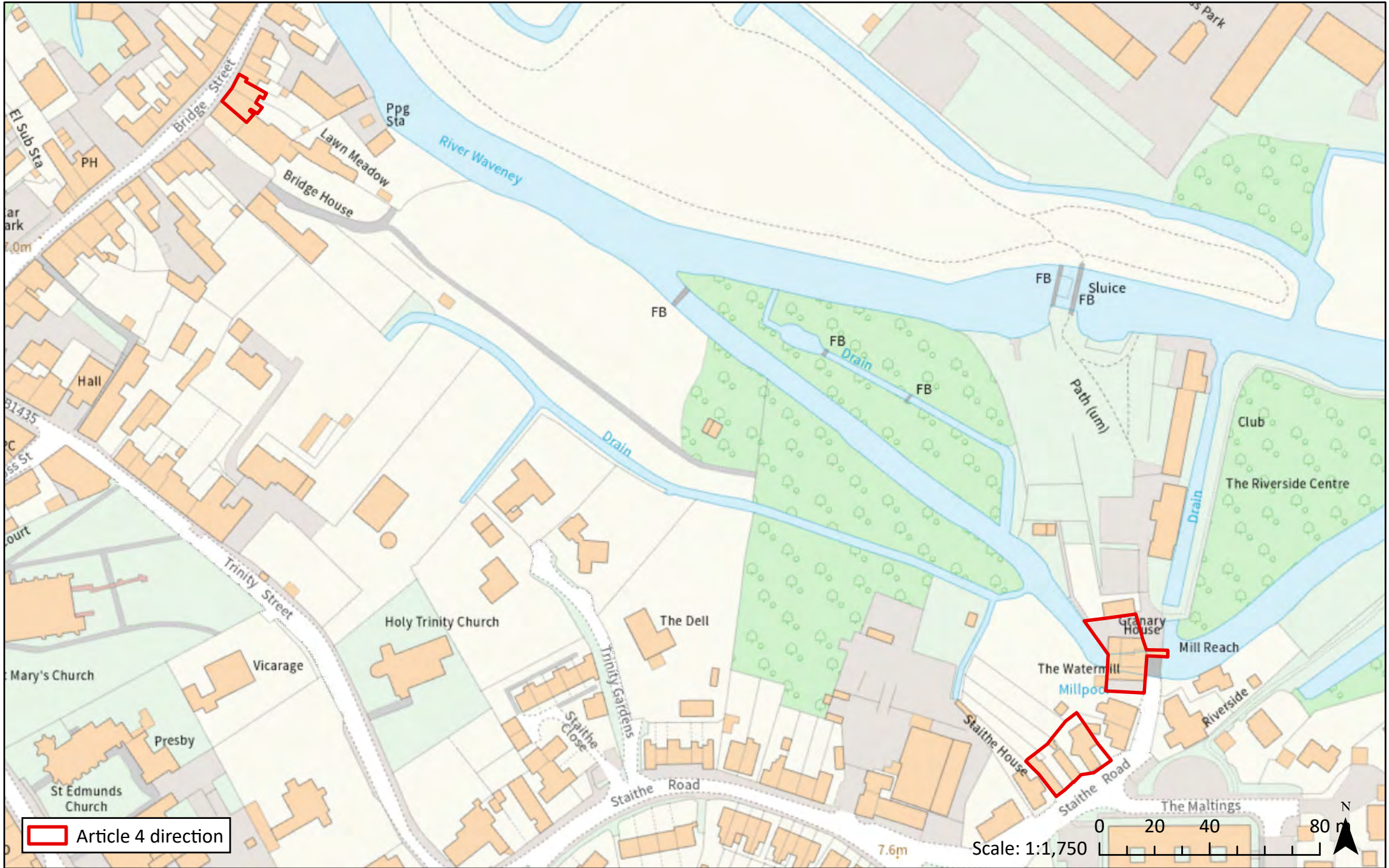
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Authorised Signatory

Bridge Street and Staithe Road Bungay Article 4



**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

4 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
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 16th day of January 2026

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

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Authorised Signatory

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

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Authorised Signatory

Proposed Ditchingham Dam Article 4 Direction

