

Town Clerk (CEO)
Mrs S. Villafuerte-Richards (CiLCA)

Our Ref: FC 04.03.26
Date: 26/02/2026

For Information:
Town Clerk

Diss Express

Diss Town Council
Council Offices, 11-12 Market Hill,
Diss, Norfolk, IP22 4JZ

Telephone: 01379 643848
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Notice of Meeting

Dear Members of the Public and Press

You are cordially invited to attend an extraordinary meeting of **Full Council** to be held in the **Council Chamber** at **Diss Corn Hall** on **Wednesday 4th March 2026** at **6:00pm** to consider the business detailed below.

Town Clerk

Agenda

1. Apologies

To receive and consider apologies for absence.

2. Declarations of Interest and Requests for Dispensations¹

To note any declarations of members' pecuniary and/or non-pecuniary/other interests pertaining to items on the following agenda, to note any dispensations granted in respect of business to be discussed and to consider any requests for dispensations.

3. Minutes

To note that the minutes of the Full Council meeting and Planning committee on Wednesday 11th February 2026 will be considered at the next scheduled meetings respectively.

4. Public Participation

To consider a resolution under Standing Orders 3d to 3h to suspend the meeting to hear comments from members of the public on items to be discussed on the agenda (*The period of designated time for public participation is 20 minutes, unless directed by the Chair of the meeting, and individual members of the public are entitled to speak for a maximum of five minutes each*).

5. Items of Urgent Business

To discuss any item(s) of business which the Town Mayor or Town Clerk has previously been informed at least 24 hours before the meeting and decides should be considered as a matter of urgency (*Councillors are reminded that no resolutions can be made under this agenda item*).

6. New Planning Applications and Development Control Matters

To receive and comment on planning applications and other development control matters (report herewith).

Application No.	Type	Address	Proposal
2025/3866	Full Planning Permission	Land South of The Mere Park Road Diss Norfolk	Erection of a two-storey building for leisure and community activities (Class E (d) and F2 (b)) with access, parking, landscaping, and drainage

2026/0271	Full Planning Permission	Waycross 43 Roydon Road Diss Norfolk IP22 4LW	Demolition of existing dwelling and construction of self-build dwelling
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7. Citizens Advice Porta Cabin

To consider further information regarding the proposal to utilise the former Citizens Advice porta cabin to benefit the local community (to be tabled).

8. Skate Park

To note the successful funding outcome from The National Lottery towards the costs of the Skate Park repairs and consider a quotation following the assessment of the half pipe equipment (to be tabled).

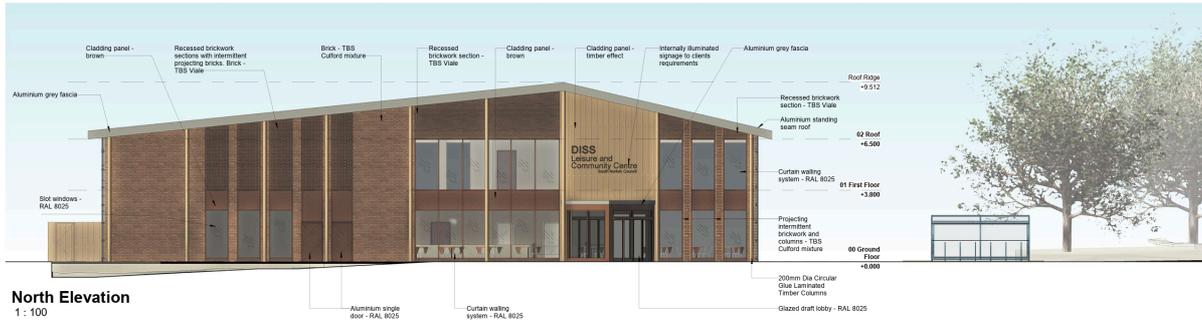
9. Date of Next Meeting

To note that the next meeting of Full Council is scheduled for Wednesday 18th March 2026 at **7:15pm**.

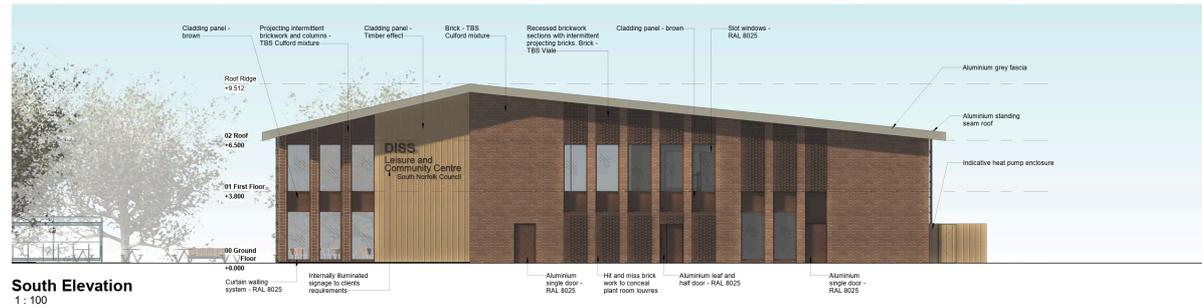
1 - Council has a statutory legal duty under the Localism Act 2011 s2 and has adopted a code dealing with the conduct that is expected of members in order to promote high standards of conduct as required by the Act. Members' disclosable pecuniary interests are kept on a register available to view on the Council's website. Allegations about the conduct of a councillor may be made to the district council's monitoring officer. Diss Town Council has also adopted a dispensation policy.

The reports and enclosures referred to in this agenda are available (unless marked confidential) for public inspection at the Council Offices during normal opening hours or on our website at <https://www.diss.gov.uk/full-council>.

<https://disstowncouncil.sharepoint.com/sites/DTCDoc/Committees/Full Council/Agendas FC/Extraordinary Full Council Agenda 04.03.2026 NoM.docx>



North Elevation
1 : 100



South Elevation
1 : 100



Brick - TBS Viale Brick - TBS Cufford mixture Projecting brickwork Hit and miss brickwork Cladding panel - timber effect Standing seam roof Cladding panel - Brown

- Key Note**
1. All elevations to be checked on site by SAUNDERS BOSTON ARCHITECTS prior to any work being undertaken to ensure accuracy.
 2. Drawings not to be scaled. Refer to listed dimensions only.
 3. All signage to be checked on site by SAUNDERS BOSTON ARCHITECTS prior to any work being undertaken to ensure accuracy.
 4. This drawing and notes are for information only and are not to be used for any other purpose.
 5. This drawing is to be used in conjunction with all other Contractors drawings and specifications.
 6. Storage for materials and equipment shall be located and secured in accordance with the specifications.
 7. It is assumed that all work will be carried out by a competent contractor unless otherwise stated.

Scale 1:100
0 1 2 3 5m



Key Plan
1 : 500

Item	Description	AD	NS
P07	Rain water pipes indicated, cladding panel drainage	04.12.25	AS
P08	Revised for Pre-app response	25.11.25	AS
P09	Final Elevation and plan received	21.12.25	AS
P10	Updates following pre-app meeting	17.12.25	AS
P11	Final Elevation and plan received	17.12.25	AS
P12	Issued for Stage 4	18.02.26	AS
P13	Approved by the Building Control committee	18.02.26	AS
P14	Check mark for review and comment	18.02.26	AS
P15	Prepared	02/01/26	AS

Saunders Boston Architects

02070 800000 100 Broadland Road, Diss, Norfolk, IP22 3JF The Gateway, The Gateway, High Street, The Gateway, High Street, Diss, Norfolk, IP22 3JF

STAGE 3

Client: **AD** Date: **18/07/25**

Project: **1679** Discipline: **NS**

South Norfolk and Broadland District Council

Diss Leisure and Community Centre

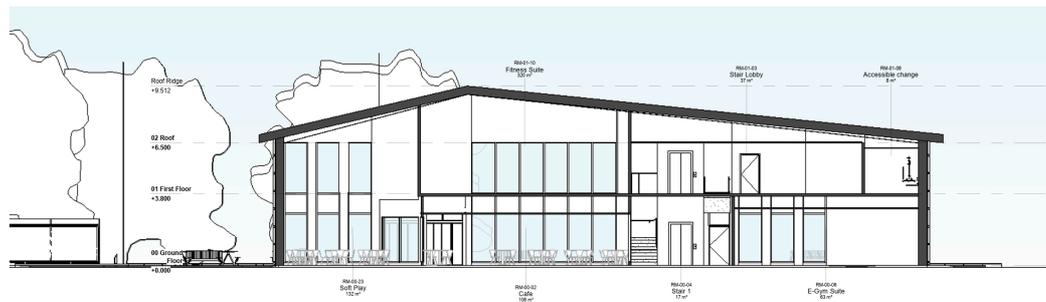
Proposed Elevations - Sheet 1 of 2

As indicated @A1 Revision: **P07**

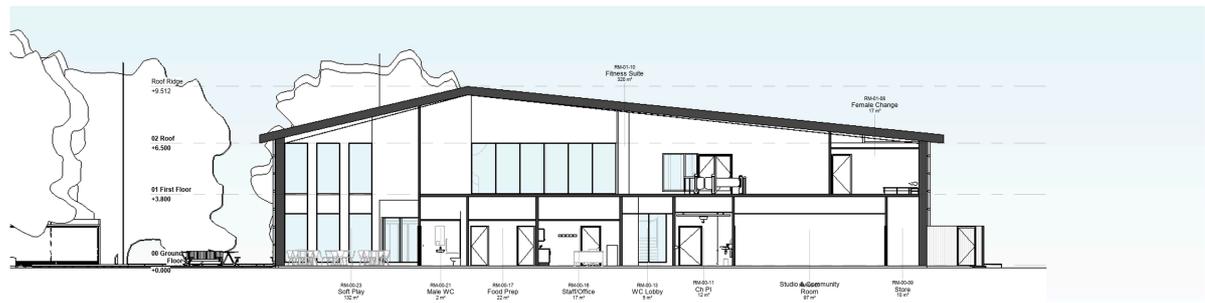
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1. All dimensions to be unless call out to otherwise. CONSTRUCTION prior to any work, setting out and any storage being provided.
2. Drawings not to be scaled. Refer to figure dimensions only.
3. It is the responsibility of the client to ensure that all dimensions are correct. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.
4. This drawing and related specifications are for use only in the stated location.
5. This drawing is to be used in conjunction with all other Consultants drawings and specifications.
6. Drawings are not to be used, copied or reproduced without the prior written consent of the client.
7. It is assumed that all works will be carried out by a competent contractor who will be working under appropriate, or approved, health and safety.

Scale 1:100
0 1 2 3 5m



GA Section A-A
1:100



GA Section B-B
1:100

001	Planning Issue	10.12.25	PP	AS
No.	Description	Date	CHK	Auth

Saunders Boston Architects

1679
AS
PP
10/12/25

South Norfolk and Broadland District Council
Diss Leisure & Community Centre
Proposed Section 1 of 2

As indicated @A1 P01
1679-SBA-XX-ZZ-DR-A-0709

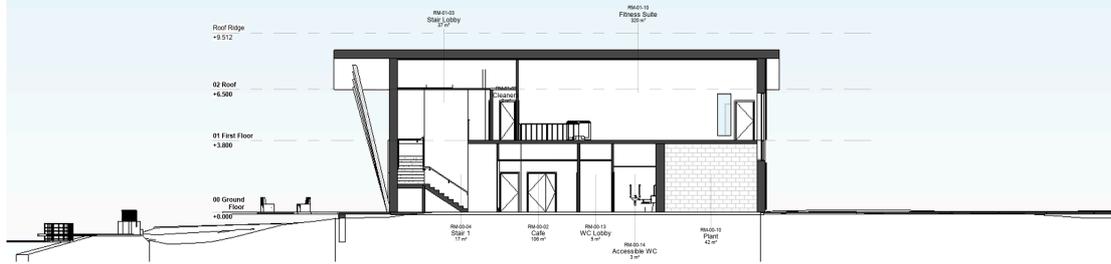
GA Section C-C
1 : 100



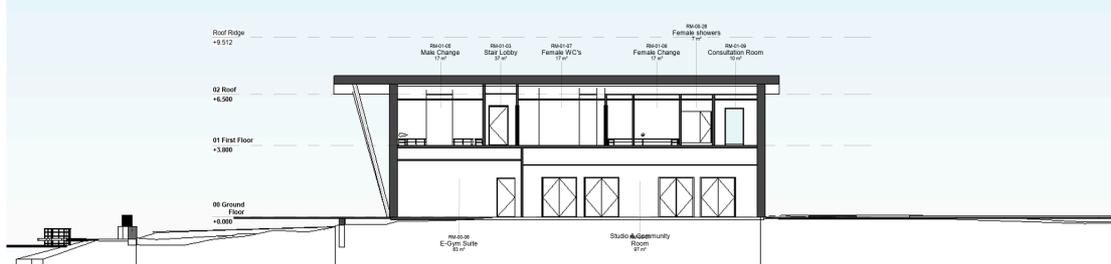
- 1. All dimensions to be unless call out to otherwise. Coordinate prior to any work, setting out and any storage being provided.
- 2. Drawings not to be scaled. Refer to figure dimensions only.
- 3. If a change to dimensions is required, it is the responsibility of the client to ensure that the design is updated accordingly.
- 4. This drawing and related specifications are for use only in the stated location.
- 5. The drawings to be used in conjunction with other Contractors drawings and specifications.
- 6. Drawings are not to be used for any other purpose and shall remain the property of the client.
- 7. It is assumed that all works will be carried out by a competent contractor and will be working to the appropriate, or to appropriate, health standards.



GA Section D-D
1 : 100



GA Section E-E
1 : 100



011	Planning Issue	10.12.25	PP	AS
012	Revision		CP	AS

Saunders Boston Architects

1679
AS
PP
10/12/25

South Norfolk and Broadland District Council
Dispersal & Community Centre
Proposed Section 2 of 2

As indicated @A1 P01
1679-SBA-XX-ZZ-DR-A-0710

4.0 Project Brief

4.1 Project Objective

The Diss Leisure and Community Centre will provide a new fitness facility, addressing the loss of dry fitness facilities in the town as a result of the redevelopment of the Diss Swim Centre. The site presents the opportunity to increase accessibility to the Mere with a community facility accommodating a variety of fitness studios, as well as community and ancillary facilities to benefit the health and wellbeing of local residents.

Sustainability will be a key deliverable for the scheme, with the project targeting a Building Research Establishment Environmental Assessment Method (BREEAM) accreditation. Sustainable design and project management will therefore feature heavily for the duration of the project.

4.2 Accommodation Requirement

The proposed accommodation requirement is as follows:

- **New Fitness Suite**
A new high capacity fitness suite to replace and improve upon the facility lost as part of the Diss Swim Centre redevelopment. The Suite will incorporate a variety of fitness equipment and stations.
- **E-Gym**
A dedicated E-Gym studio, providing smart, personalised workout systems.
- **Multi-Purpose Studio & Community Room**
A flexible multi-purpose studio for a variety of fitness activities such as spinning classes, as well as providing a space for community groups.
- **Changing Facilities**
Comprehensive changing facilities suitable for all potential user groups, including a dedicated Changing Places facility.
- **Café**
A publicly accessible café serving internal and external seating areas, with views over the Mere.
- **Soft Play Area**
Children's Soft Play frame to cater for a variety of age groups.

Precedent Images



Fitness suite



Cafe



Soft Play



Fitness Suite



Multi-purpose fitness studio



Spinning studio

5.0 Architectural Design

5.1 Design Themes

When developing the arrangement of the internal spaces, critical design themes were identified as below:

Connection to Diss Mere and Diss Park

The building should respond to the opportunity to enhance visibility, connection and accessibility of the site to the natural assets of the Mere to the north and the Park to the west. The building will be health and fitness facility that will enhance the health and wellbeing contribution the area already provides the local community.

Creating an Active Frontage

The building should be designed in a way that it will showcase the variety of activities accommodated to its surroundings, encouraging local residents to use and benefit from the facilities.

Flexibility and Futureproofing

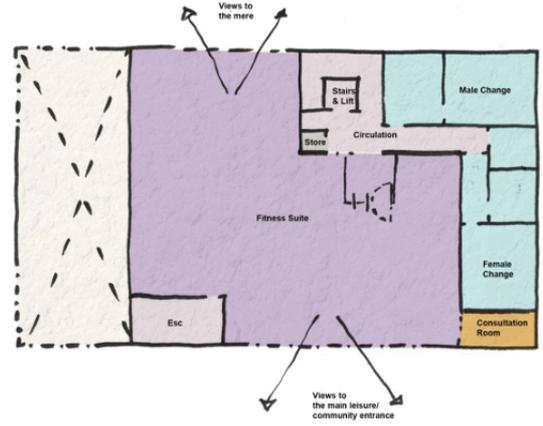
The building should be arranged to group areas of complimentary activity together, allowing future ability to re-configure and re-arrange spaces as required.

5.2 Design Development

The site benefits from nearby natural assets and the footfall they generate. It was therefore decided that the café offering should both provide a visual connection to the Mere internally, as well as external seating to ensure it will be an attractive place for people to have food and drink throughout the seasons. Locating this area on the northern side of the ground floor plan allowed the design to achieve these requirements, which also determined the placement of the entrance to the building.

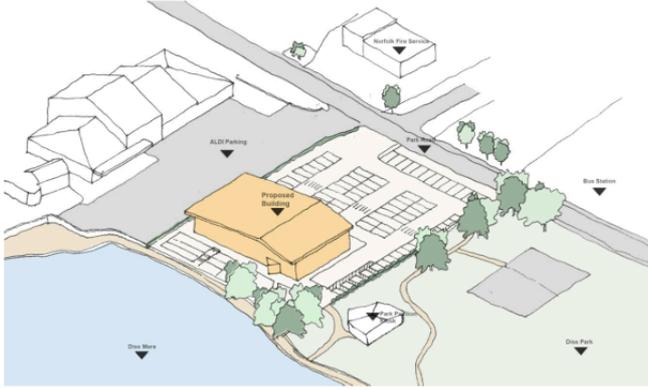
The fitness suite requires a large open area, and locating it at first floor level allows for attractive views over the surroundings, as well as providing the opportunity for a 'shop window', showcasing the building to passers-by.

Further consideration of which spaces should be most visible externally, necessitated the placement of the Soft Play area and the Fitness Studios at the edges of the building, with the café and ancillary facilities comprising the central 'core'.



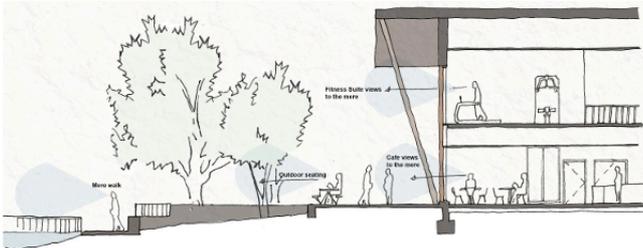
5.3 Form & Massing

The building form has been shaped to respond to the local context, resulting in a two-storey building with a pitched roof and dropped eaves that follow the massing precedent site by the previous building present on the site, as well as nearby buildings.



Illustrative massing of the proposed building

The north elevation of the building will provide visibility and connection to the Mere, with generous areas of glazing. A projecting roof on this elevation will provide shelter to the external space, inviting users into the centre and further enhancing spatial links between the building and the Mere surround.



Illustrative section through the north elevation

5.4 Materiality

The materiality palette of the building has been carefully considered to allow the proposal to sit comfortably within the context of its natural surroundings, and the Diss Conservation Area.

The facades will primarily feature red facing brick which is a feature of numerous listed and historic buildings in the town and local area. The detailing of the brick will provide quality and interest to the elevations and ensure the building relates to the character of its surroundings whilst being contemporary in its design.

The elevations will be broken up with sections of timber effect High Pressure Laminate panels, reflecting the natural context. The northern elevation will also feature a colonnade of raked timber columns which function both structurally to support the roof overhang, as well as visually relating to the tree-lined Mere promenade.



Example images from the local context



Examples of the proposed building materiality



Sketch visual demonstrating the materiality strategy in context

5.5 Inclusivity & Accessibility Strategy

The proposed building will be designed to ensure that all users and staff are able to access and feel welcome in the facilities provided.

The design will meet the requirements of Building Regulations, complying with Approved Document Part M Volume 2 2015 (Access and use of buildings other than dwellings), with references to BS 8300 (Design of buildings and their approaches to meet the needs of disabled people) as well as Sports England's Design Guidance Note, Accessible Sports Facilities 2010. Specific design inclusion that comprise the inclusivity and accessibility strategy are as follows:

- 5 accessible car parking spaces adjacent to the building entrance.
- Level access into the building through the main entrance.
- Automatic entry doors within the lobby area.
- Clear circulation widths suitable for wheelchair users.
- Accessible WC's at ground floor and an accessible changing room at first floor.
- A dedicated Changing Place facility
- Wheelchair accessible counter in the reception desk

Additionally, care will be taken to suitably specify the following finishes:

- Visual contrast of wall / floor finishes and leading edges of doors and ironmongery.
- Proposed colours and tactile surface.



Visualisation of the proposed building entrance, with glazed elevations to the Fitness Suite

6.0 Landscape and Ecology

6.1 Landscape Proposals

The landscape proposals aim to integrate the new leisure and community centre with the surrounding context, Diss Park and the Mere.

The new development presents an opportunity to extend the existing green space towards the east, by creating a new seating area near the building entrance and introducing a variety of planting typologies throughout the site.

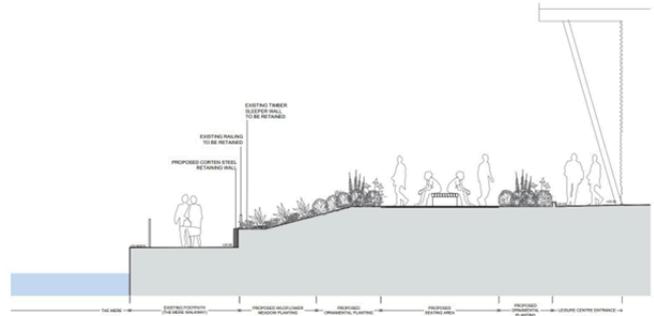
New pedestrian footpath links with Diss Park to the north west and the A1066/ Park Road to the south east will provide access to the leisure centre and café. Visitors are guided to a small paved 'plaza' at the building entrance, which can also accommodate outdoor café seating. A footpath meandering through areas of ornamental and wildflower meadow planting leads to additional seating with open views towards the Mere and the town centre beyond.

The existing mature trees at the northern and western boundaries of the site will be retained and a no-dig construction in line with arboricultural recommendations will be considered for all surfacing within the root protection zone.

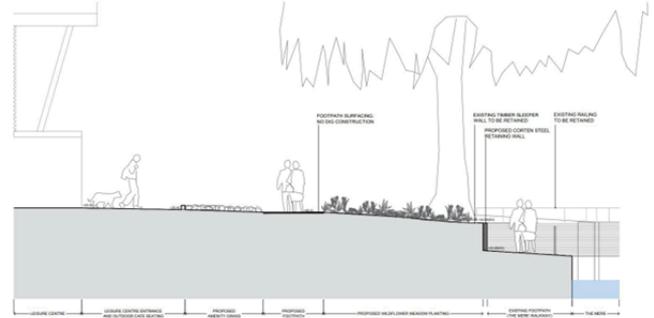
A combination of tree, hedge and ornamental planting filters views and provides some screening through the car park, whilst enhancing the site frontage along the A1066 Park Road.

The planting proposals will comprise native specimen trees planted at suitable locations to continue the parkland character of Diss Park. In addition, native and pollinator friendly species will be specified where appropriate for hedge and ornamental planting throughout the site to increase biodiversity. Suitable plant species will also be selected for all soft landscape areas that contribute to the drainage strategy as rain gardens or other SuDS.

Hard landscape materials appropriate to both context and use will be specified, taking into consideration accessibility and durability. Permeable surfacing will also be specified where practical, for example permeable block paving or asphalt to parking bays.



SECTION A-A



SECTION B-B

6.2 Ecological Strategy

In accordance to the Biodiversity Net Gains Assessment the site is comprised of a mixture of developed land; sealed surface, modified grassland, non – native and ornamental hedgerow and three individual trees (comprised of one very large, one medium and one small), Please refer to the appended Biodiversity Net Gains Assessment for further detail.





LANDSCAPE PLAN LEGEND

- | | | |
|--|---|--|
| PLANNING APPLICATION BOUNDARY | PROPOSED RETAINING WALL TO REINFORCE EXISTING | EXISTING/ PROPOSED MOWN GRASS AREA |
| PROPOSED FOOTPATH AND OUTDOOR SEATING AREA | PROPOSED ASHP COMPOUND ENCLOSURE | PROPOSED WILDFLOWER MEADOW PLANTING |
| PROPOSED RESIN BOUND SURFACING (NO-DIG CONSTRUCTION) | PROPOSED BIN STORE ENCLOSURE | PROPOSED SHRUB/ PERENNIAL/ GROUND COVER PLANTING |
| PROPOSED CAR PARK ACCESS ROAD | PROPOSED BENCH SEATING | PROPOSED HEDGE PLANTING |
| PROPOSED PARKING BAYS | PROPOSED PICNIC TABLE/ FIXED OUTDOOR CAFE SEATING | EXISTING HEDGE TO BE RETAINED |
| EXISTING FOOTPATH TO BE RETAINED | | PROPOSED TREE PLANTING |
| | | EXISTING TREE TO BE RETAINED |

DISS LEISURE & COMMUNITY CENTRE

Appraisal by Diss Heritage Trust of scheme submitted for planning submission 2025/3866

The ex-John Grose is the most significant site in Diss, located in a prime position facing the Mere and sitting alongside the Park. These two open spaces are the focal point for this historic market town. For many years development turned its back on the Mere, simply using the water for the flax/linen industry then later for industrial waste, sewage and drainage disposal. The medieval street pattern reflects this with housing and trading facing the arc of streets around the perimeter with the buildings facing away from the Mere. In more recent times, new residential development tries to capitalise on the exceptional views across the Mere, often intruding into this 'Important Local Open Space' (SNC's designation) which provides a green mantle around the water.

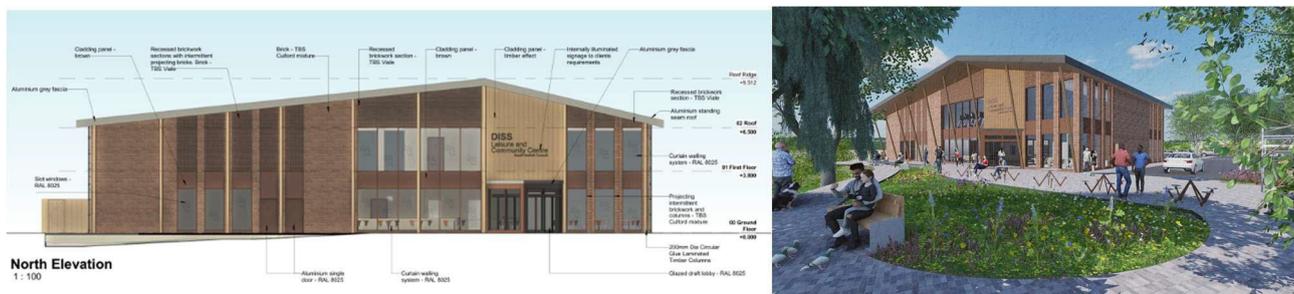
This site is highly visible from Mere's Mouth, the Park and looking across the Mere from the viewing deck above the Wildlife Garden a new building should enhance this view.

South Norfolk Place Making Guide

"The unique character of Diss is due in no small measure to the beautiful six acre Mere, providing a distinctive setting to the historic core of the town, which boasts over 160 listed buildings. The Mere has created a setting for the town unparalleled in the District."

APPEARANCE

Assessing the character and appearance of buildings can be very subjective, however a recent 'vox pop' of the proposals resulted in no positive support for the appearance of the proposals



The site is incredibly significant for Diss and needs a building which will enhance the location. The proposed building has the appearance of a 1970s office on a minor business park.

Here are some comments made by local people when shown the south elevation and the 3d visual of the Mere side of the building as submitted for planning approval:

"Looks a bit 70's. Be great if there was a glass centre so the Mere could be viewed from the roadside. It is going to be a great asset. Let's try and make it aesthetically beautiful too. Warm and welcoming. Not too brown."

"Ugly!! If they had left the original garage building there, painted it brown and put in new windows/doors it would look much the same as this plan. What a wasted opportunity, why not design something beautiful that reflects this historic town"

"A slightly up market warehouse, entirely in keeping with the Victoria Road image."

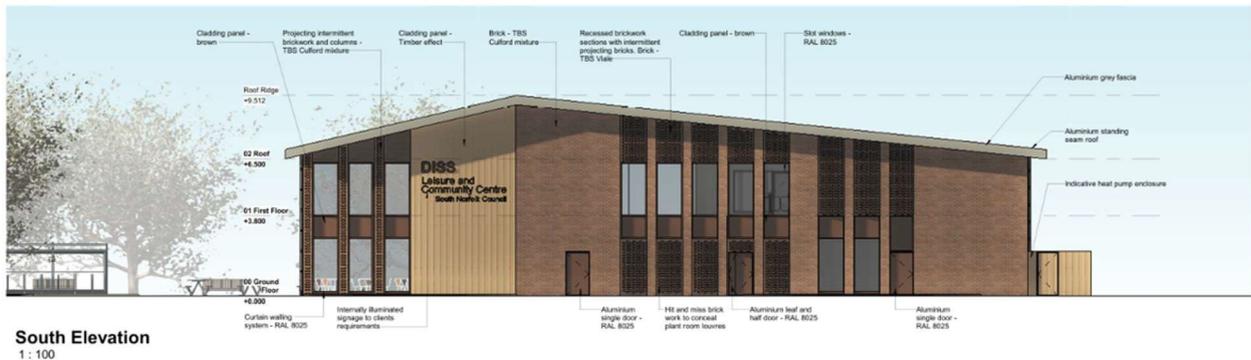
"It is stunningly ugly, Like a glorified industrial building. The setting, being alongside the, Mere deserves a beautiful building, full of light and imagination. NOT this!"

"This sketch still looks like a shed"

"I am afraid this is still dour and ugly. Surely a new building in a rare beauty spot overlooking the enchanting Mere is worthy of some architectural vision, exceeding that of the dull, clunky offerings proposed here?"

As you will see from these comments there is no support for the external appearance, a very important factor given its location alongside the Mere.

ARRIVAL & ENTRANCE



This elevation is the Park Road side of the building, the side where most people will arrive. Most by car, some by bus and bicycle and some walking. The doors shown facing visitors are exit doors for fire escape only. There is no indication of how to enter the building.

The sole entrance to the building is on the Mere side and only accessed by a path entering from the Park through a gap cut in the existing hedge. The importance of an entrance cannot be overstated. It sets the tone for the whole building, A well-designed entrance is often the most defining feature of a building's façade, creating a lasting first impression and communicating the building's purpose.

- Most people will arrive at this building by car, by bus, by bicycle a few will walk from the station all approaching from the south side where there is no entrance
- Others walking from a car park in the town will cross Mere's Mouth and Madgetts' Walk will may see the entrance but will wonder how to get to it as there are no steps or ramp up to the elevated terrace. They have to walk past the building then turn through 180 degrees to find the entrance.
- Those coming across the Park, from the west, will be the only visitors with any line of sight to the entrance and will access the site through a gap in the hedge.

SITE LAYOUT



Site Plan (Planning Application)

The site is almost entirely covered by parking and building, with only a small terrace space outside the entrance doors. Suggested improvements to layout are as follows:

- An opportunity exists to reduce the parking area footprint and provide an open space alongside the building's west side which could be used as an external event space, children's play space or fitness related outdoor sport. The number of car and motorbike spaces remains the same.
- Provide a dedicated pedestrian route from Park Road. There is no direct pedestrian access from Park Road for those coming from the west – as for Diss Swimming Pool, pedestrians will have to find a random route across the car park.
- Pedestrians coming from the east have a dedicated route but this necessitates passing the waste bins, turning east, then walking along the blank south elevation passing three locked doors, at the corner turn north still not knowing where the entrance is, walking the full length of the west elevation, then turning east to the entrance. Not simple!
- Increase the number of tables on the terrace to maximise benefit of the location.
- Consider improving relationship with Park to provide external sport space
- Note the reliance on DTC land in the Park to provide ramped access (Not yet agreed?)



Proposed site layout

- This parking layout proposal has the same number of car parking spaces, including disabled, EV bays & motorcycles.
- It has a smaller footprint and includes a dedicated route for pedestrians directly to a main entrance from Park Road.
- There is now an external event space created on the west side.
- Note that the number of tables on the terrace has been increased by relocating Mere side entrance and increasing terrace area.
- The introduction of steps up from Madgett's Walk means that they are not immediately alongside the primary route.
- A curved pergola across the terrace would create a sense of enclosure and would allow planting to soften the building and extend the green mantle around the Mere

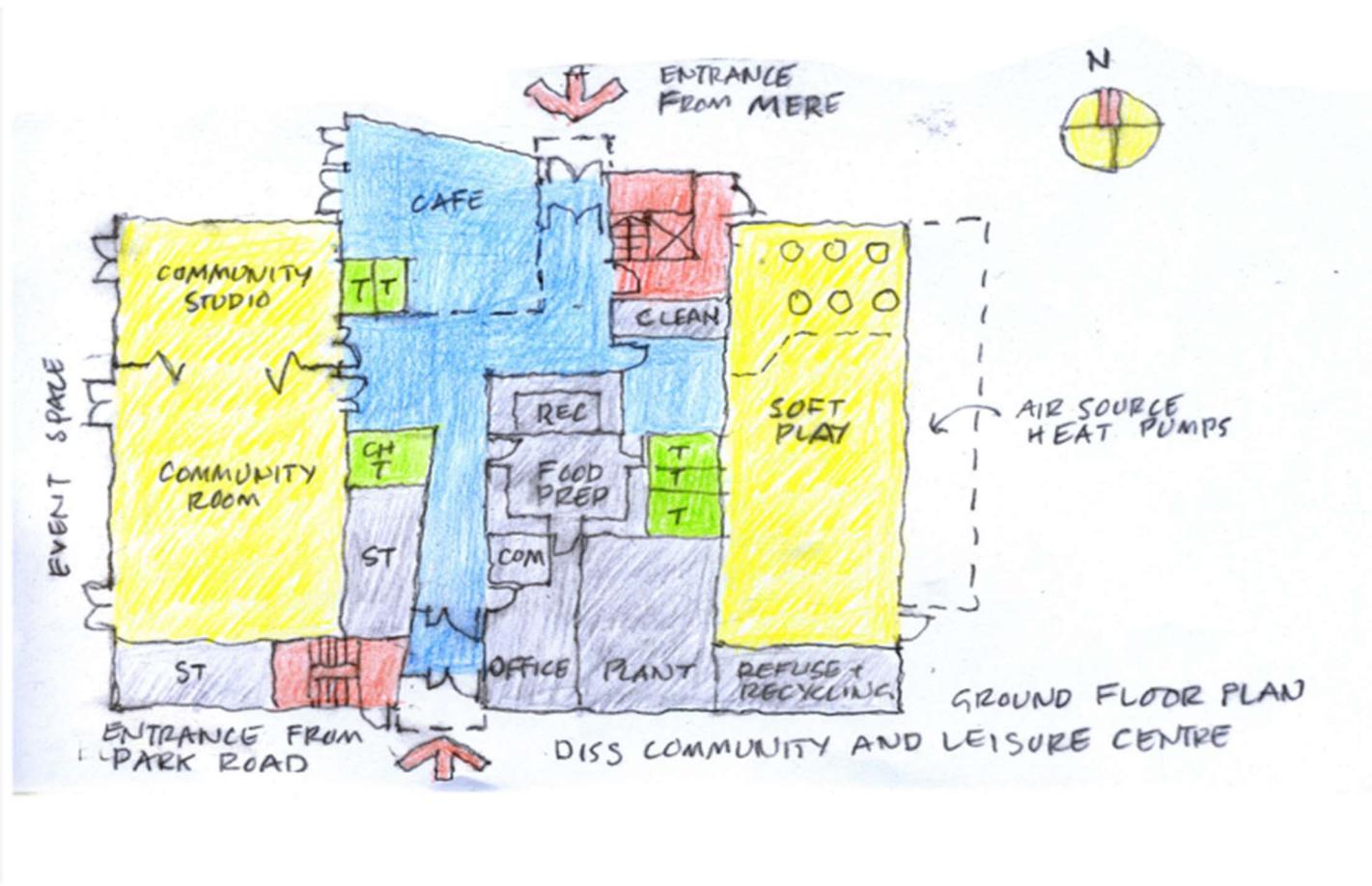
INTERNAL LAYOUT: GROUND FLOOR



Ground Floor Layout (Planning Application)

Changing the internal layout could significantly improve the proposal:

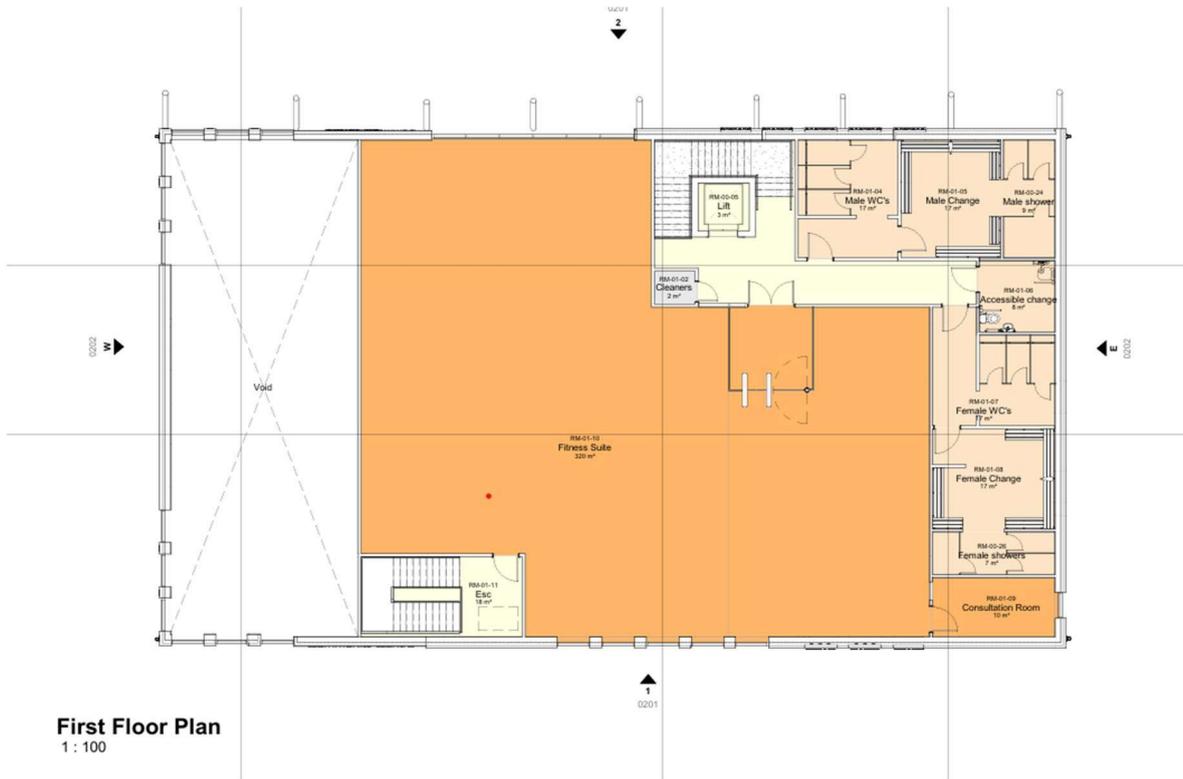
- Entrance on the main approach on south side would open to views across the Mere
- Office with window to external wall on southside to monitor car park and provide a view for staff
- Food Preparation room has a door in each corner preventing the sensible layout of worktops/appliances. Only an island unit is possible.
- Delivery to Food Preparation must not be through escape stair. This could lead to boxes and packaging left under the stairs. This is a situation which should be avoided by thoughtful design and not managerial supervision.
- Café space with direct access to the outside terrace should be created.
- Soft-play area perversely has more windows and better views than Community Room
- Community space with windows to Mere and Park and direct access to outside space for events and/or additional temporary accommodation e.g. marquee
- Provide larger area for community space by linking to Community Meeting Room as on shown drawings presented at Public Consultation



Proposed Ground Floor Plan

- There are two canopied entrances, Park Road (south) side and Mere (north) side
- The Community Rooms now have windows facing the Park and the Mere.
- There is a direct connection from the Community Room to the external Event space. This can be used for outside shows/events or can be an area where a marquee or external gazebo(s) can be erected either independently or connected directly to the building. Because there is an entrance on Park Road side no-one accesses the building along this elevation.
- This space also allows for future expansion of the building if the need arises.
- The Staff Office has a window overlooking/monitoring the main entrance and car park
- The Community Room rather than the E-Gym benefits from views across the Mere
- Refuse store is integrated into the building.
- Staff can reach the car park to deal with any issue without needing to take a circuitous route around the building

INTERNAL LAYOUT: FIRST FLOOR



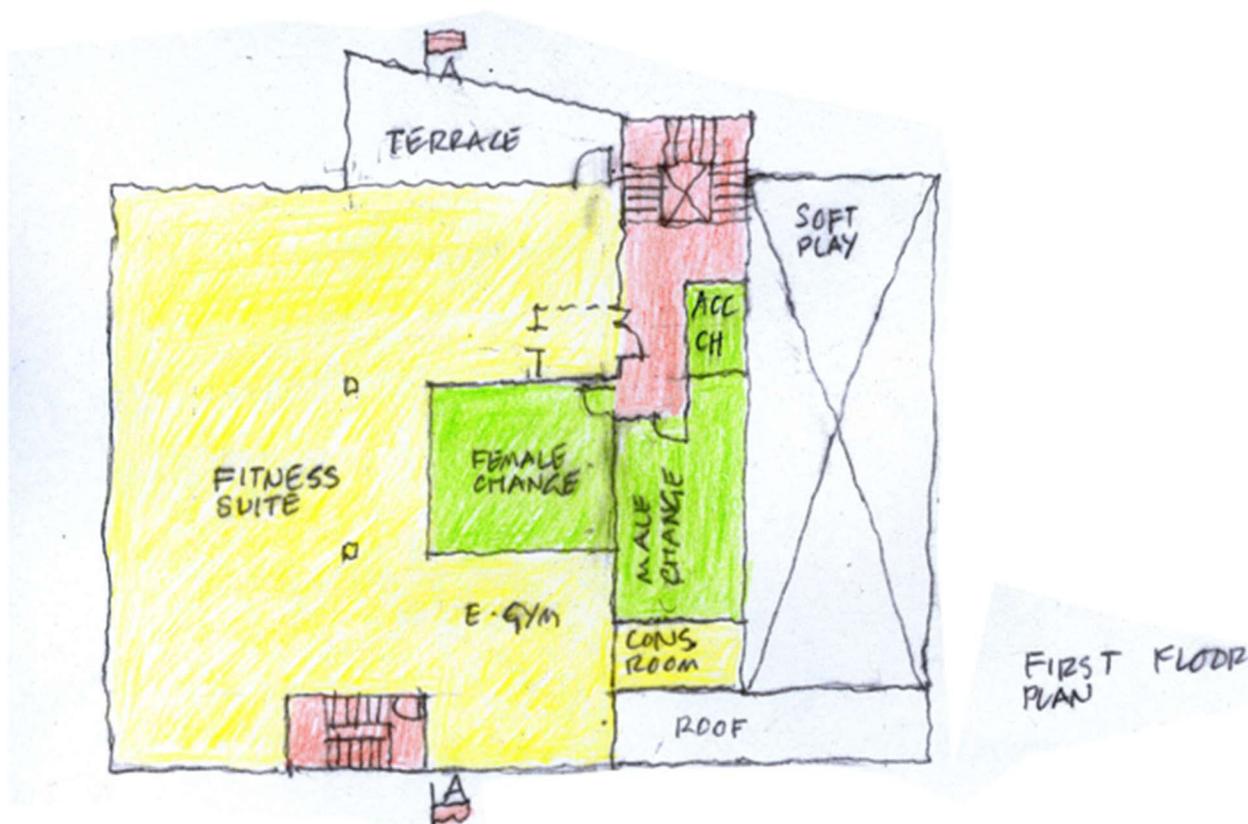
First Floor Layout (Planning Application)

- The First-Floor layout does not maximise the opportunity for high level views over the Mere. The Fitness Suite has a limited window area.



- Approximately 75% of the First-Floor north elevation, overlooking the Mere is taken up by windowless Staircase and Changing Rooms and the upper level of the double height void over the café seating area of the Soft-play Area.
- As the planning application drawings currently show, views to the Park from the First Floor Fitness Suite are blocked by the wall separating it from the double height soft-play area. Even if this internal division wall were made of glass the majority of the external west wall is solid construction with vertical strip windows at the corners.
- The First-Floor terrace, (shown on the Public Consultation drawings), which offered the opportunity to connect with open air and external views over the Mere, no longer exists.

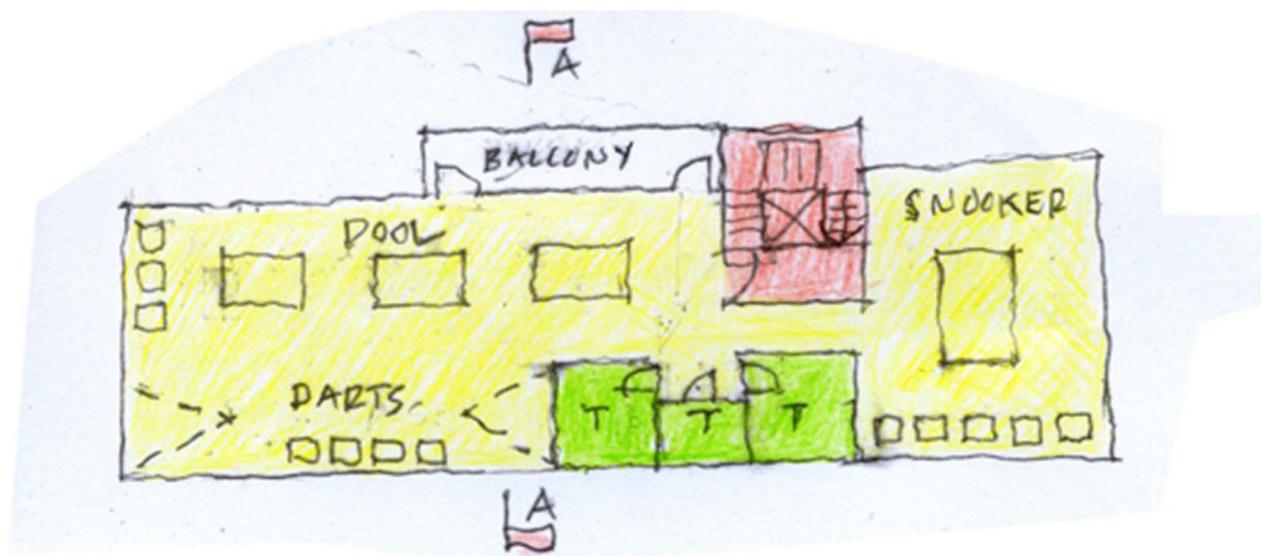
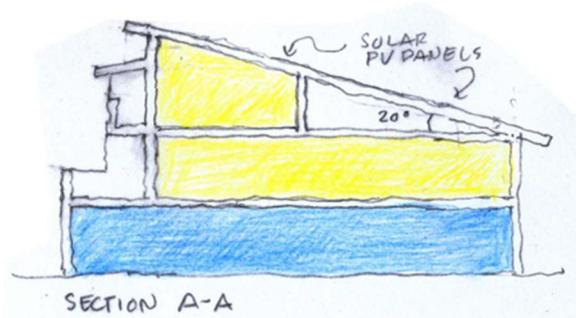
- By switching the Community Room to the west side, the Fitness Gym can now have an external wall space facing onto the Park.



Proposed First Floor

- Increase extent of views across the Mere and Park from Fitness Suite with increased external wall
- The large balcony/terrace connected to the Fitness Suite, which was shown on the Public Consultation drawings, should be re-instated to allow this exceptional outdoor experience.
- Natural light to the upper part of Soft-play is possible on three sides
- E-Gym can be located in any area of the First Floor Fitness Suite as a separate room or part of the main space.
- Staircase overlooking the Mere should be given some window openings
- Lockers should be provided in the Changing Rooms for securing personal property

INTERNAL SPACE SECOND FLOOR More community space ??



- Consider potential for using roof space to provide facilities for teenagers and young adults. This space could provide an area for additional space for youngsters to meet to play, darts, snooker, pool.

SUSTAINABILITY

The thought given as to how the building will meet the need for sustainability seems to be restricted to ensuring the building envelope is thermally efficient. i.e. increased insulation to the building fabric.

- There are 6 electric vehicle stations, power for E-gym equipment, catering facilities which would all benefit from the positive inclusion of solar panels. The note saying 'potential array for solar array' does not show a real commitment for a sustainable building.
- Solar panels maximise their benefit and work more efficiently on the south side.
- Consider thermal solar heating for hot water supply
- Consider rainwater harvesting and grey water use for toilet flushing
- Solar shading to windows would be of benefit on the south side.

2026/0271 Demolition of existing dwelling and construction of self-build dwelling.
Waycross 43 Roydon Road Diss Norfolk IP22 4LW

The location of the site is not in the conservation area. There are no listed buildings in the immediate area. No trees on or adjacent to the site are the subject of preservation orders. There is an existing dwelling on the site, which is a bungalow c.1950-1960.



The applicant wishes to demolish this property and replace it

with a modern self build detached two storey home. The design of the new building is in keeping with the

adjacent properties.



Nu

Number 41 Roydon Road
Number 45 Roydon Road



The North elevation would be the view from the road entrance.



Proposed North Elevation
1:100



Proposed East Elevation
1:100



Proposed South Elevation
1:100

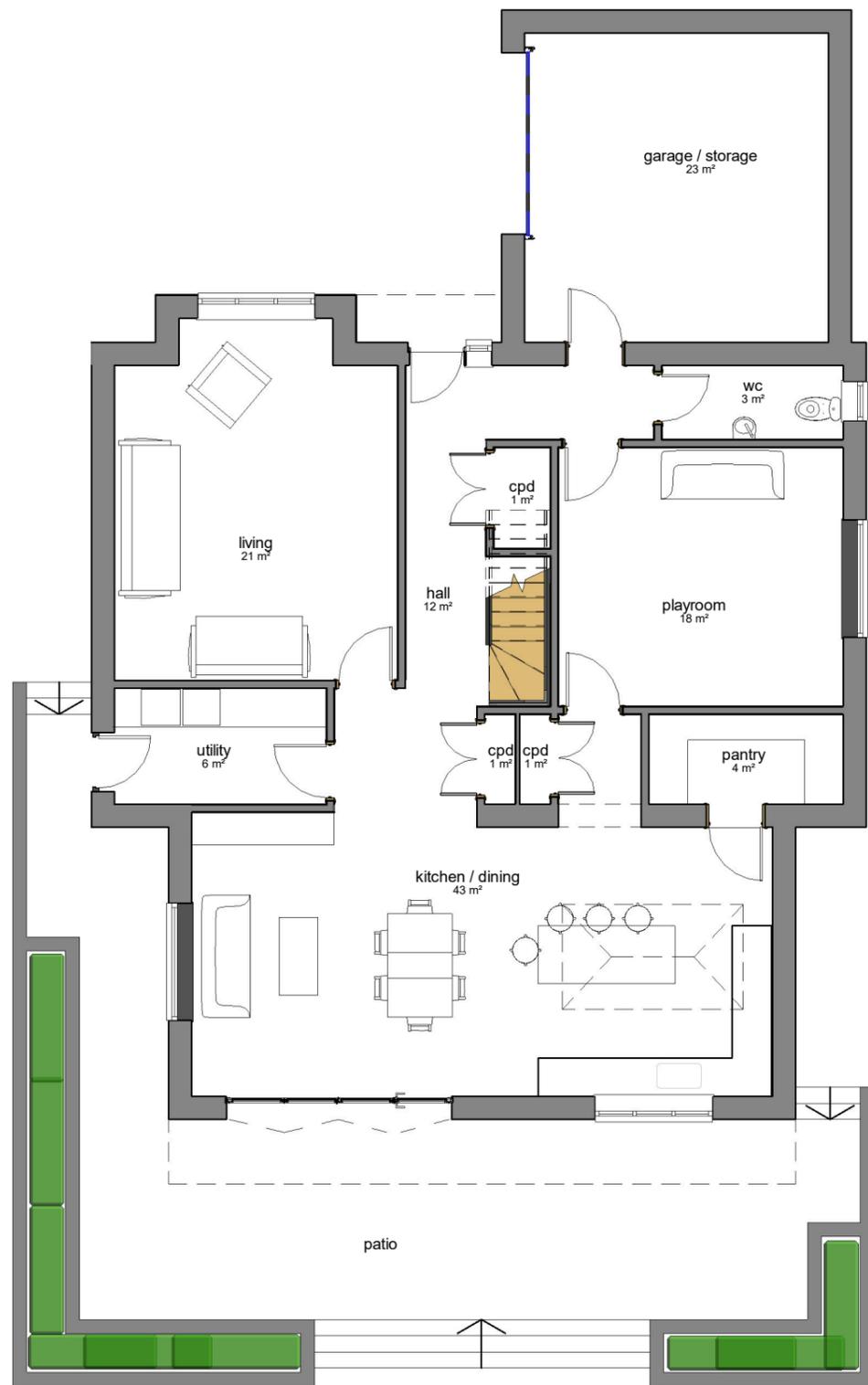


Proposed West Elevation
1:100

DA ARCHITECTS

The new building is in line with the adjacent properties





0 GROUND FLOOR
1 : 100



1 FIRST FLOOR
1 : 100



PLANNING

project
Bartrum - 43 Roydon Road, Diss

drawing title
Proposed Floor Plans

drawn: TK checked: TK size:
date: Nov 2025 date: Nov 2025 scale: 1 : 100

Drawing Number	status . revision
A002_002	-

No	Revision	Date	Source	By