



Appeal Decision

by E Dade BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 July 2026

Appeal Ref: APP/U2615/D/25/3372497

15 Thurne Way, Ormesby St Margaret, Norfolk NR29 3SQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Chandler Harrod against the decision of Great Yarmouth Borough Council.
 - The application Ref is 06/24/0766/HH.
 - The application form describes the development proposed as: *“Outbuilding: We propose to install a flat-packed, modular barrel sauna in our garden. The sauna will have a diameter of 2 meters and a height of 2.5 meters, adhering to the Permitted Development Rights, Class E. Covering a total area of 6.6 m², the sauna will ensure it does not exceed 50% of the garden space. Decking: We propose to add a wooden decking structure around the existing hot tub area. We propose for the decking to be elevated to a height of 54 cm off the ground around the hot tub area to blend in with the existing decking providing additional area for seating, and built-in planters. The decking would then step down two steps to 20cm providing a secondary platform that includes space for an outdoor shower. This addition will enhance the usability and aesthetic appeal of the garden. Cane Trellis Structure: We propose to use a temporary cane trellis structure to support our deciduous Beech hedging. This trellis is essential for the initial 2-3 growing seasons to help the plants establish and to provide privacy in a garden overlooked by three neighbours. The trellis height will not obstruct light and will be comparable to existing garden features such as a nearby neighbouring pergola and neighbouring palm trees, sheds and other outbuildings. Lighting: We proposed to light our paths with ambient lighting that would be on a timer that correlates with the quiet times of the neighbourhood.”*
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Decision

1. The appeal is dismissed.

Reasons

2. The Inspector appointed to determine the above appeal arrived at the appeal site on 30 June 2026 to carry out the site inspection. Neither you nor your representative were there to provide access to the site and the Inspector had not received written consent that they were able to access the site alone.
3. After waiting a short time, the Inspector tried to view the site from public land. Unfortunately, the Inspector did not feel the site could be properly viewed from public land and consequently is satisfied that he did not have sufficient information to determine the appeal.
4. The Secretary of State gave notice via our email dated 05 June 2026 that if you or your representative failed to provide access to the site for the Inspector for this site visit, the power to dismiss your appeal under section 79(6A) would be exercised.
5. I am therefore writing to inform you that your appeal has been dismissed. A copy of this letter has been sent to the local planning authority for information.

E Dade

INSPECTOR