

APPLICATION REFERENCE: PF/20/1056

LOCATION: Kelling Park, Holgate Hill, Kelling,
Holt

PROPOSAL: Demolition of former care home
buildings and erection of 8 dwellings, car
parking, associated access and landscaping



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION - GENERAL

Key
★ = site location

Holt



A 148

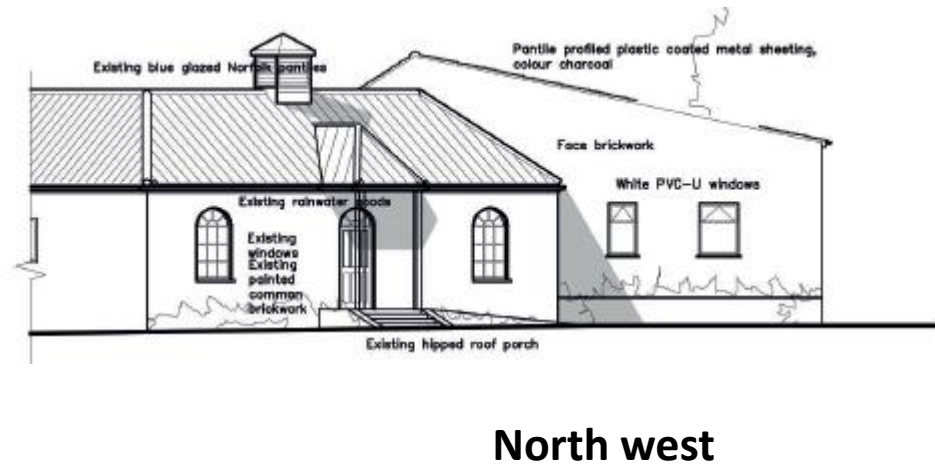
SITE LOCATION PLAN



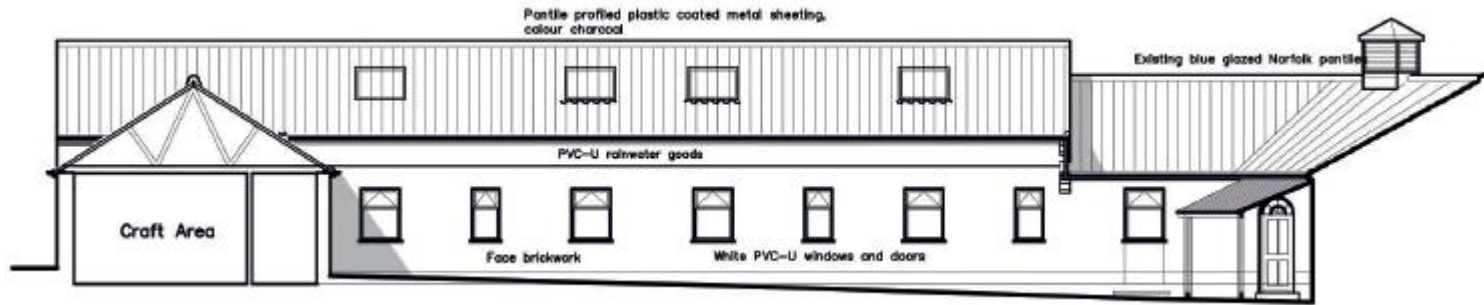
EXISTING BUILDING FOOTPRINT



EXISTING ELEVATIONS

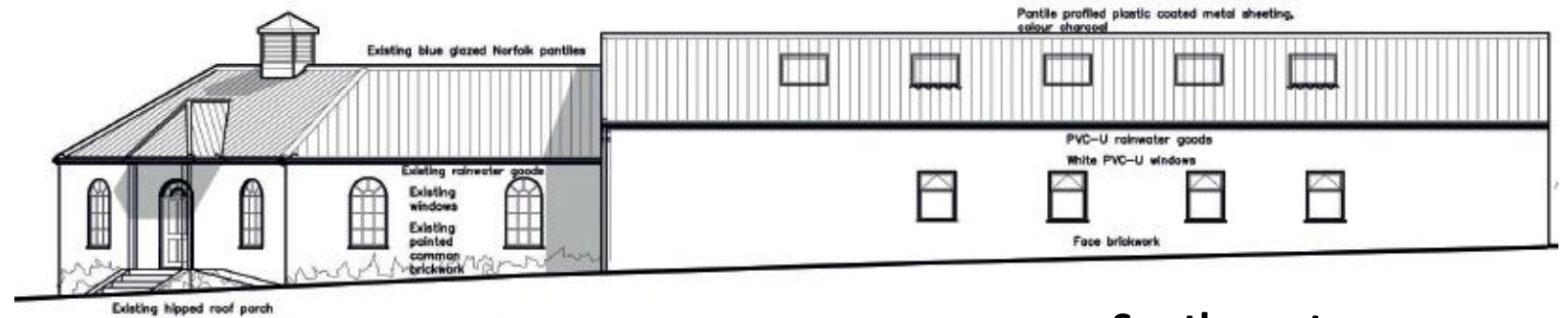


EXISTING ELEVATIONS



North East Elevation 1:200

North East



South west

PROPOSED SITE LAYOUT



View North west





Main elevation





View
south east





Rear elevation





Access



PROPOSED SITE LAYOUT - AERIAL



Garden Centre

Access to
Holgate Hill



PROPOSED STREET SCENE A-A



HT - 3BH1
Plot - 1

Allocated Parking

HT - 4BH1
Plot - 2

Allocated Parking

HT - 4BH1
Plot - 3

Allocated Parking

HT - 3BH1
Plot - 4

Entrance Road

1

2

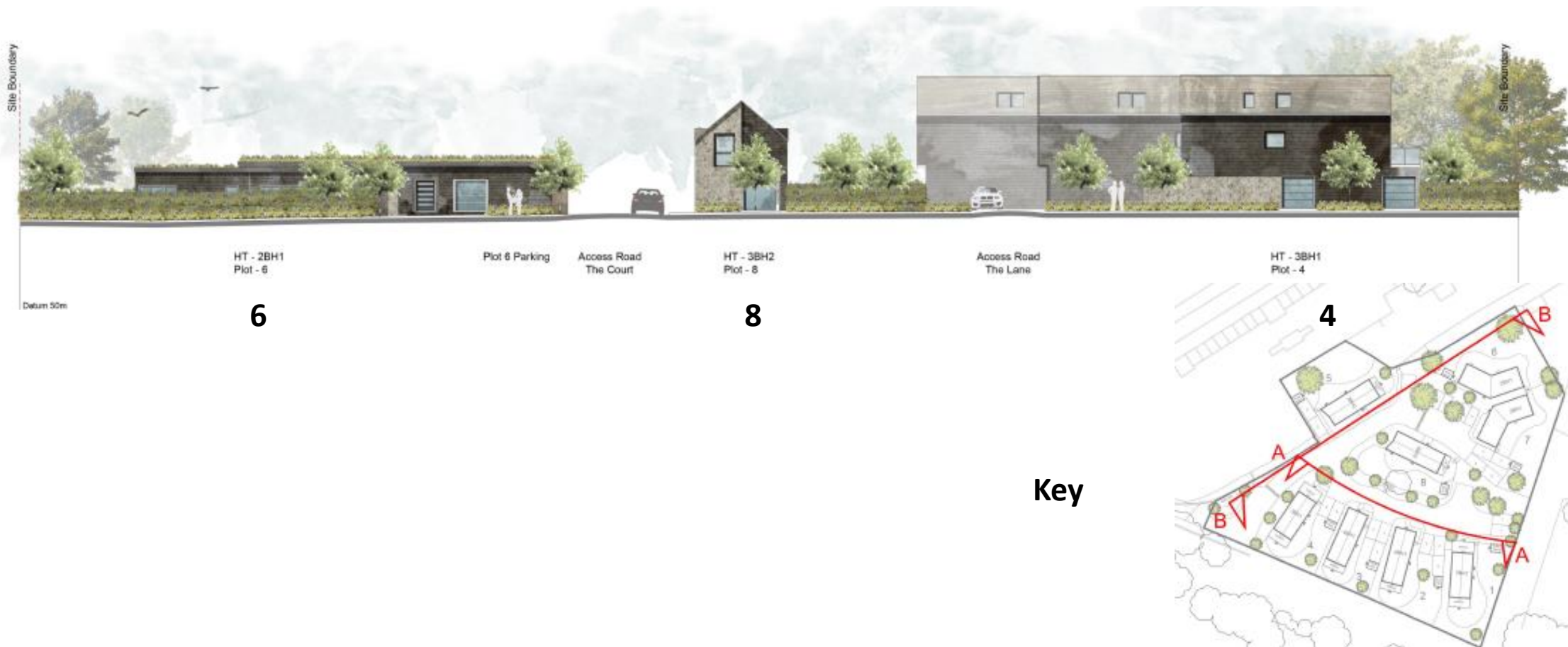
3

4

Key



PROPOSED STREET SCENE B-B



PLOTS 1 & 4 ELEVATIONS



Front Elevation

Side Elevation

Note: * Window to plot 4 only
Obs - Obscured glass

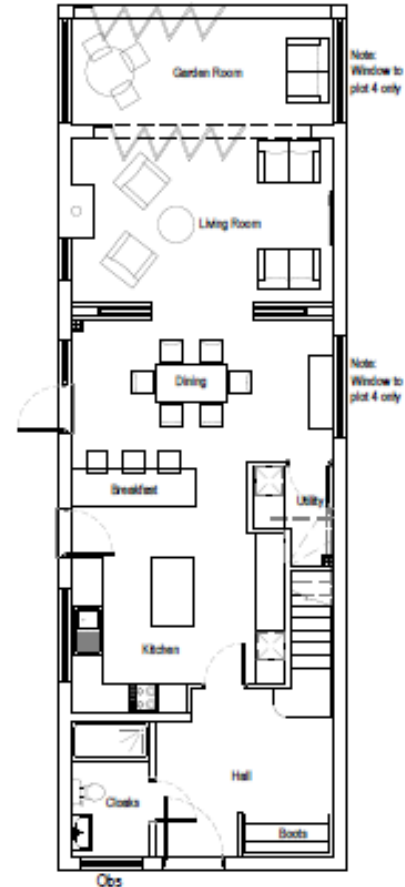


Rear Elevation

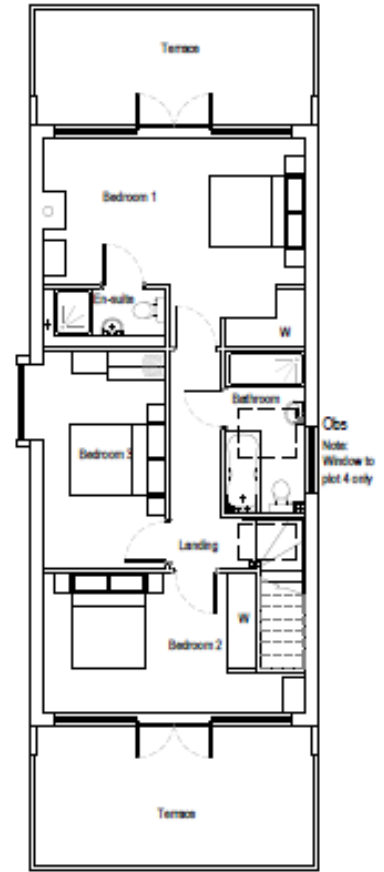
Side Elevation

scale 1:100

PLOTS 1 & 4 FLOOR PLANS



Ground Floor Plan
Obs - Obscured Glass



First Floor Plan
Obs - Obscured Glass

PLOTS 2 & 3 ELEVATIONS



Front Elevation

Side Elevation
Obs - Obscured Glass



Rear Elevation

Side Elevation
Obs - Obscured Glass

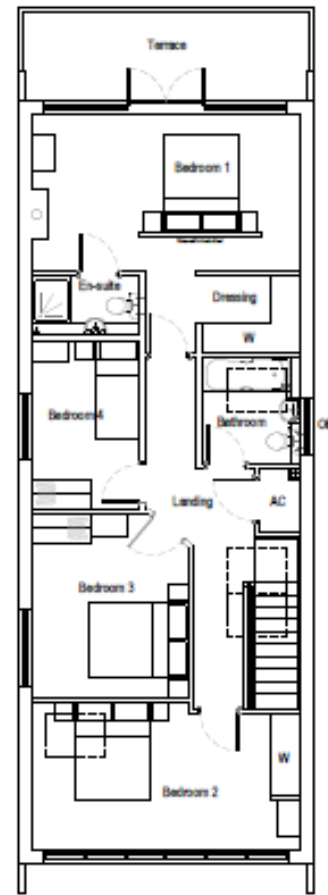
scale 1:100

(Source: Google maps)

PLOTS 2 & 3 FLOOR PLANS



Ground Floor Plan
Obs - Obscured Glass



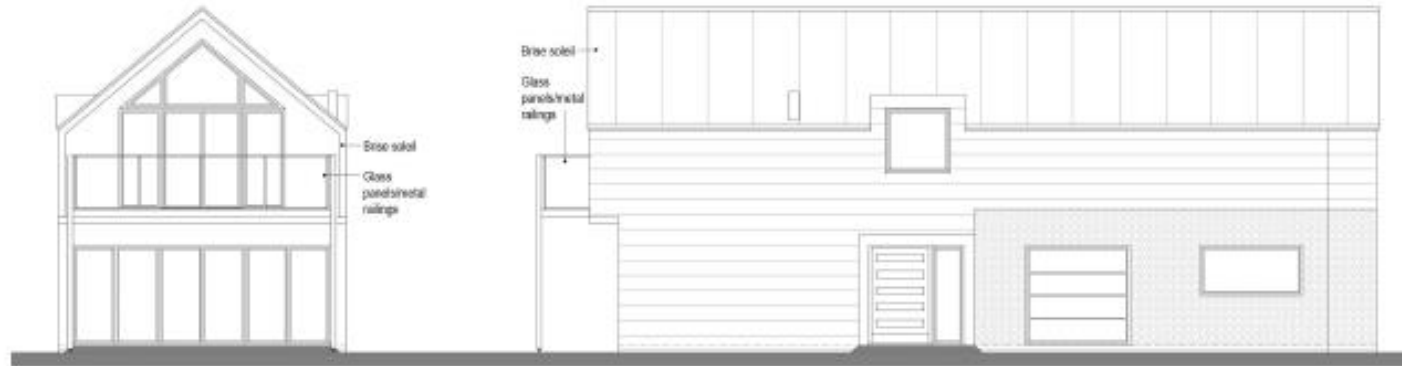
First Floor Plan
Obs - Obscured Glass

PLOTS 5 & 8 ELEVATIONS



Front Elevation

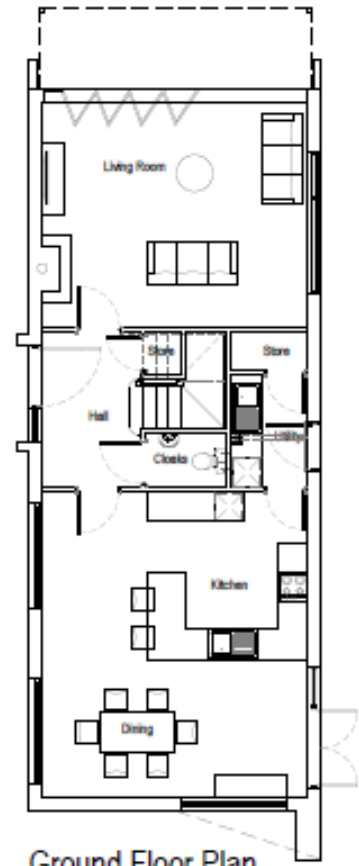
Side Elevation
Obs - Obscured Glass



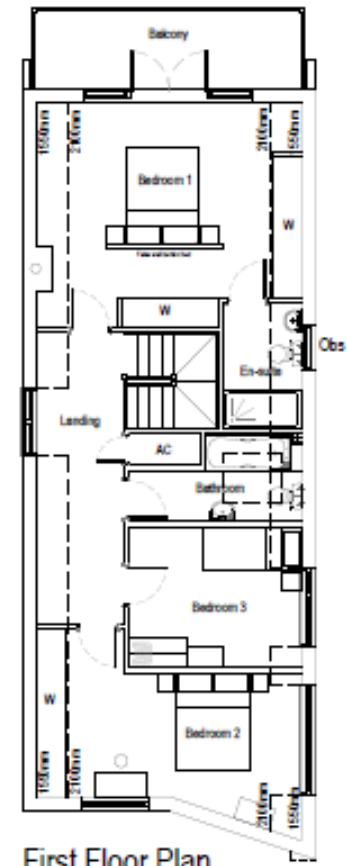
Rear Elevation

Side Elevation

PLOTS 5 & 8 FLOOR PLANS



Ground Floor Plan



First Floor Plan
Obs - Obscured Glass

PLOTS 6 & 7 ELEVATIONS + FLOOR PLANS



Front Elevation

Obs - Obscured Glass

Timber door

Side Elevation

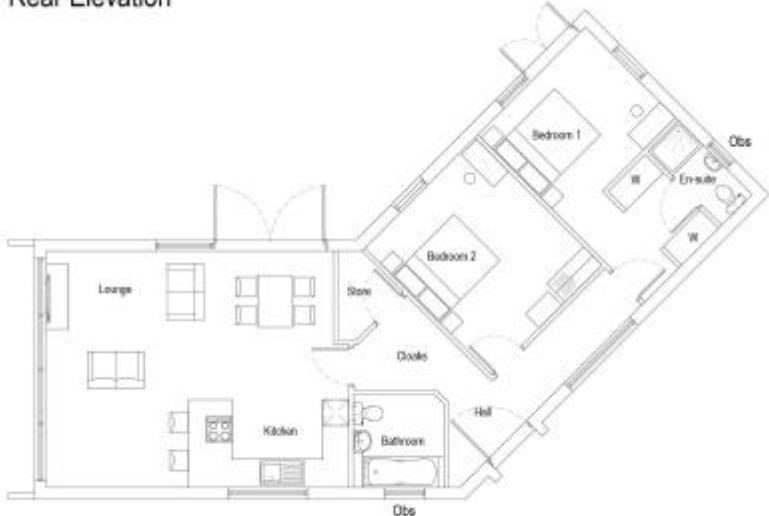
Obs - Obscured Glass



Rear Elevation

Side Elevation

Rear Elevation



Ground Floor Plan

Obs - Obscured Glass

Indicative view



MAIN ISSUES

- Principle
- Design
- Landscape
- Ecology
- Sustainable transport
- Other and material planning considerations
- Conclusion and planning balance

RECOMMENDATION

REFUSE for the following reasons:

- A significant departure from the Development Plan, which results in harm to the special qualities of the Norfolk Coast AONB and local landscape which is not otherwise considered to be outweighed by material benefits arising.
- Inappropriate design, height, lack of local references in detailing and materials.
- Failure to adequately demonstrate that the proposal would not have an adverse impact on ecology and biodiversity interest features.
- The proposals is not well located and car dependent.
- Unproven loss of community facility.

Final wording of reasons delegated to the Assistant Director of Planning