

APPLICATION REFERENCE: PF/21/2573

LOCATION: 21 Peacock Lane, Holt, Norfolk,
NR25 6HA

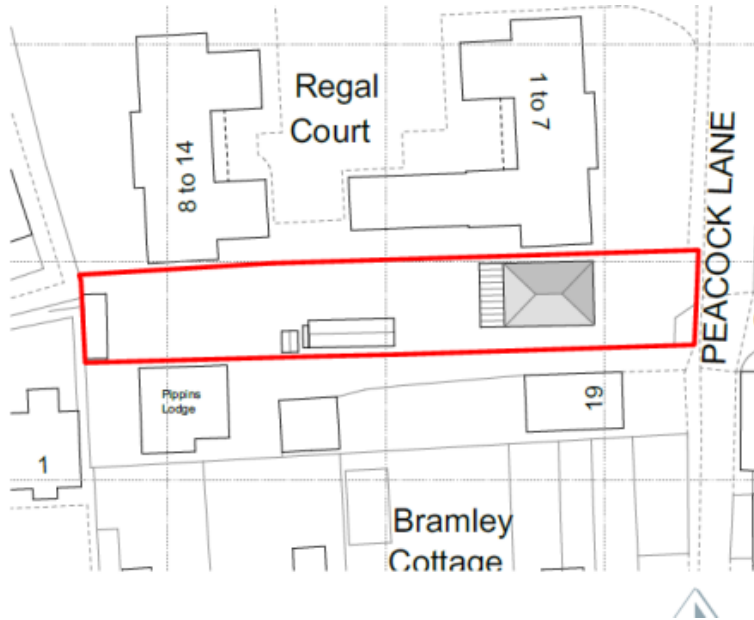
PROPOSAL: Extension and alterations to
existing bungalow including first floor extension;
erection of detached dwelling to rear and
associated works



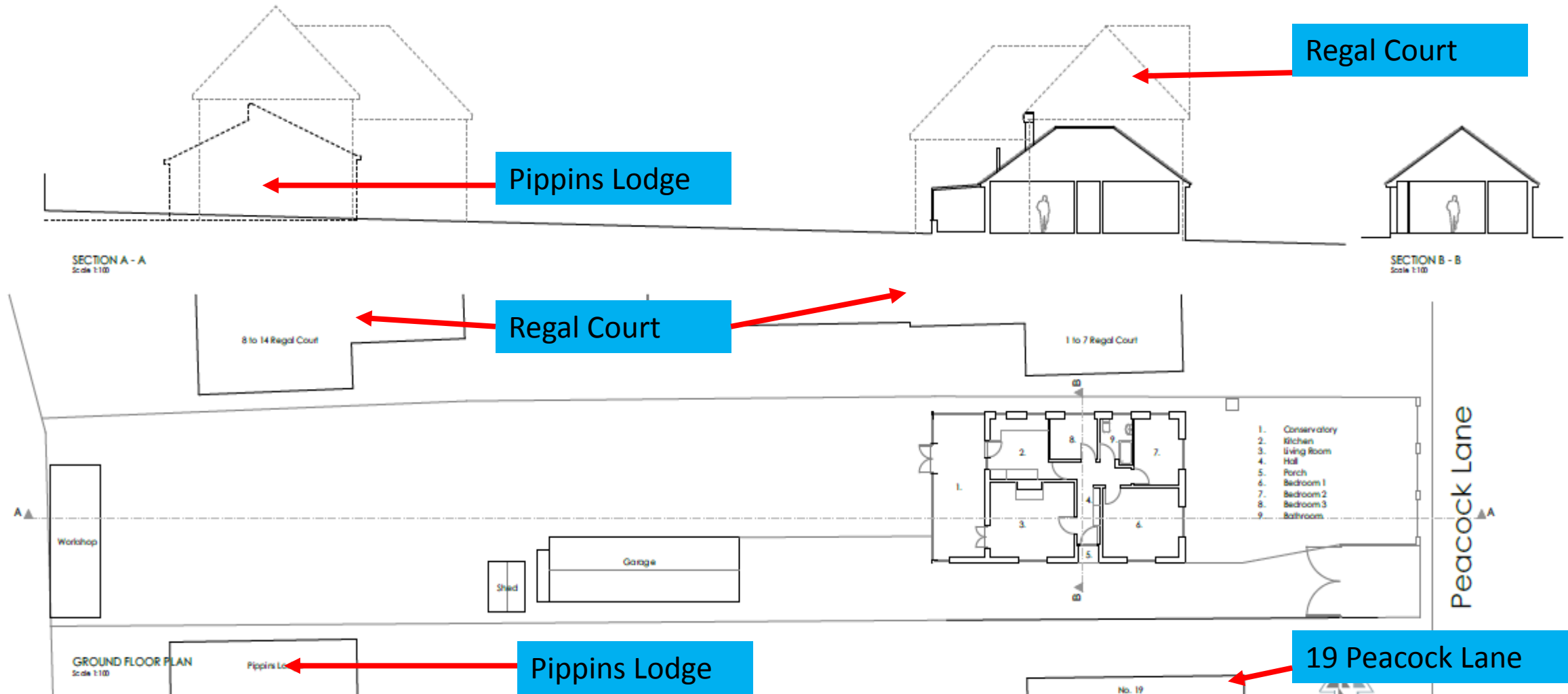
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

Site Location Plan



Existing Site Layout and Relationship with Adjoining Dwellings



Existing Elevations



SIDE ELEVATION - SOUTH
Scale 1:100



FRONT ELEVATION - EAST
Scale 1:100

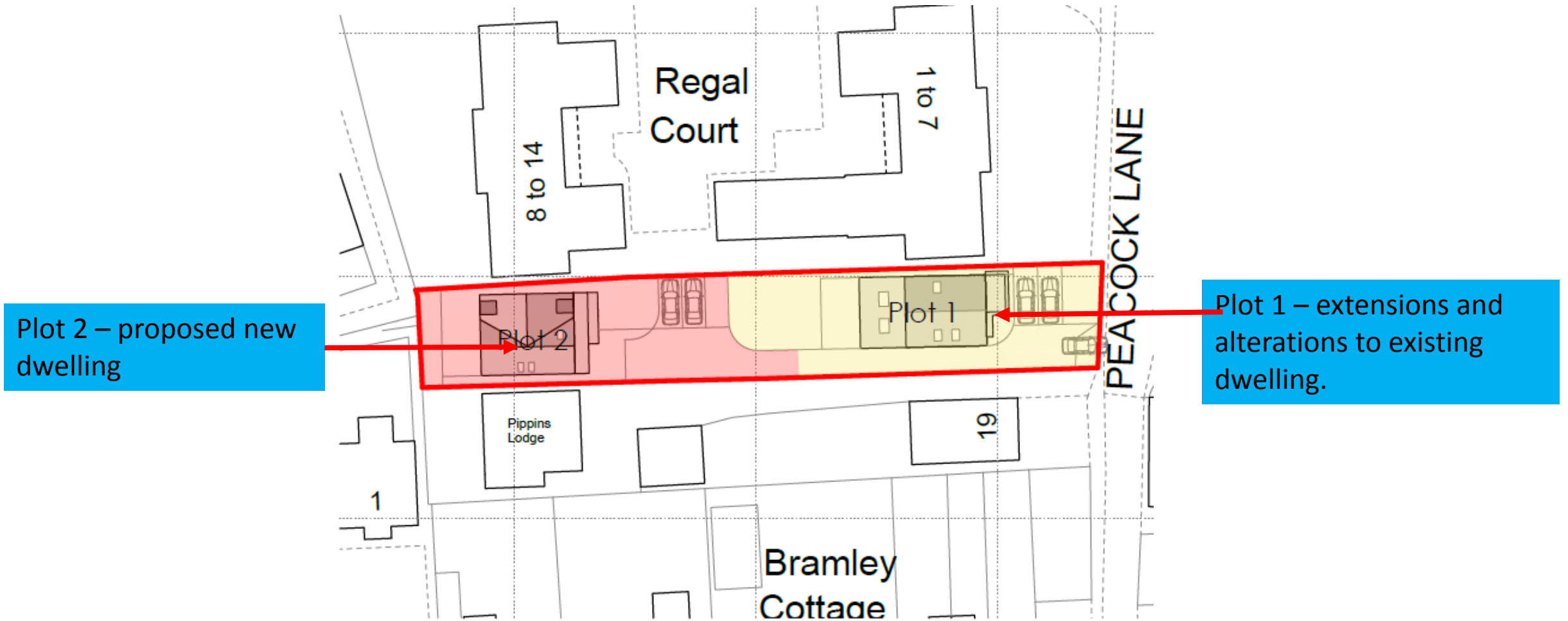


SIDE ELEVATION - WEST
Scale 1:100



REAR ELEVATION - WEST
Scale 1:100

Proposed Site Layout

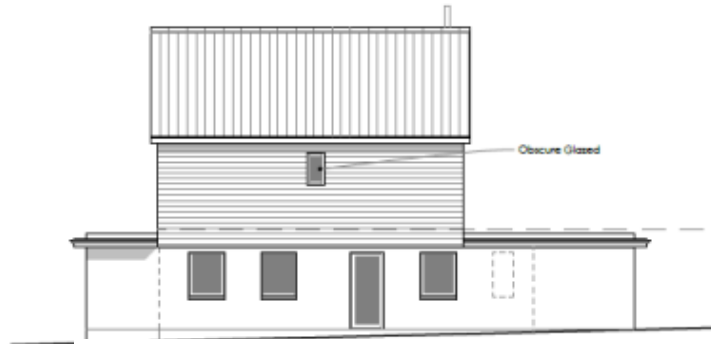


Proposed Elevations Plot 1

Plot 1



Front Elevation - east



Side Elevation - north



Plot 1 – east elevation
visualisation



Plot 1 – west elevation
visualisation



Rear Elevation - west



Side Elevation - south

Proposed Elevations Plot 2



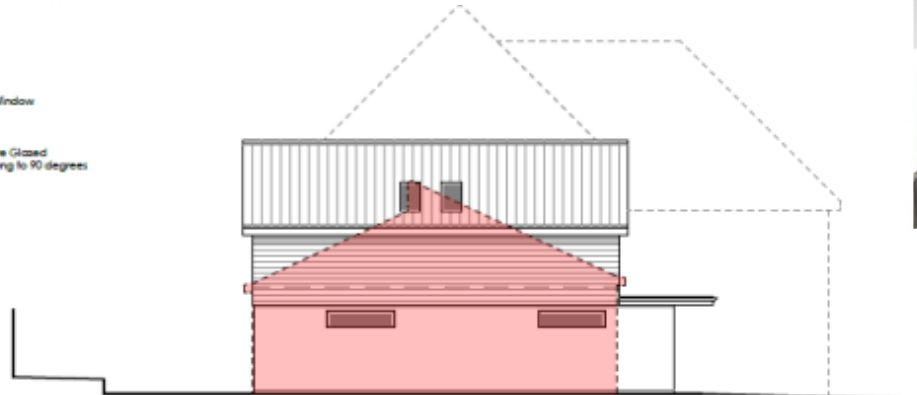
Front Elevation - east



Side Elevation - north



Rear Elevation - west



Side Elevation - south



Plot 2 – east elevation visualisation

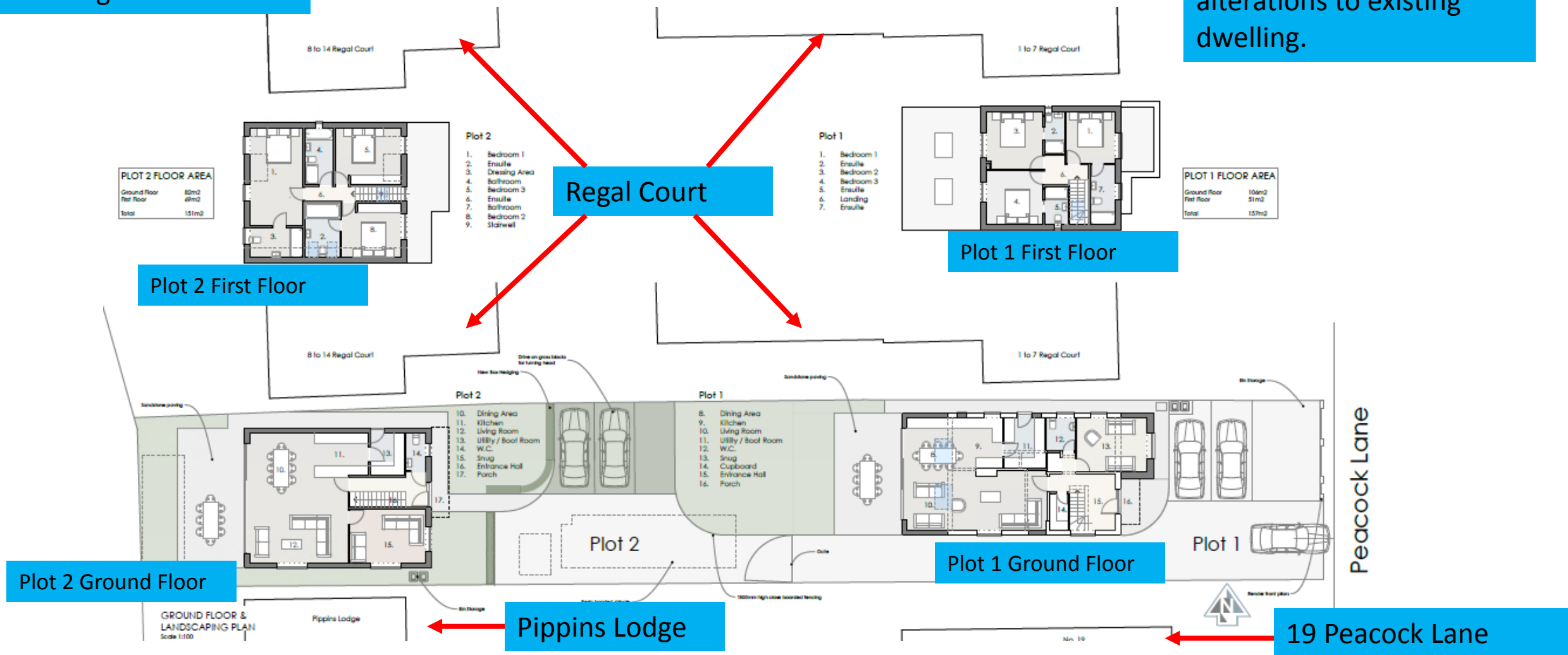


Plot 2 – west elevation visualisation

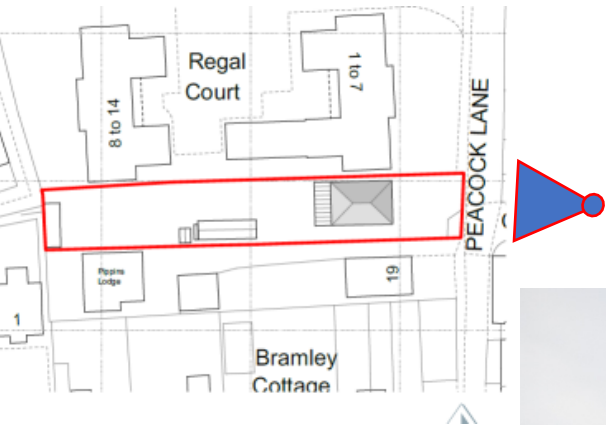
Plot 2 – proposed new dwelling

Proposed Floor Plans for Plots 1 and 2

Plot 1 – extension and alterations to existing dwelling.



Photograph 1 – Looking west from Peacock Lane



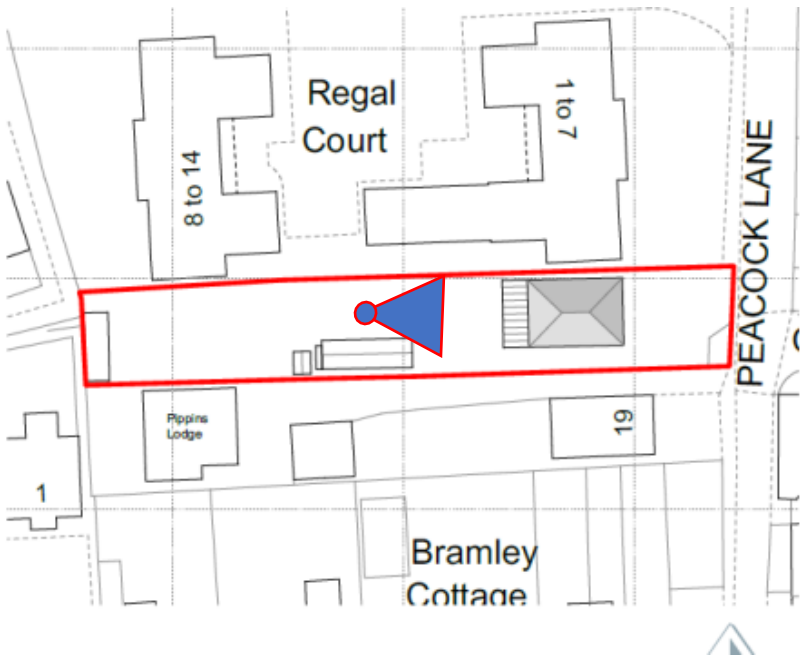
19 Peacock Lane



21 Peacock Lane

Regal Court

Photograph 2 – Looking east towards the rear of the existing bungalow

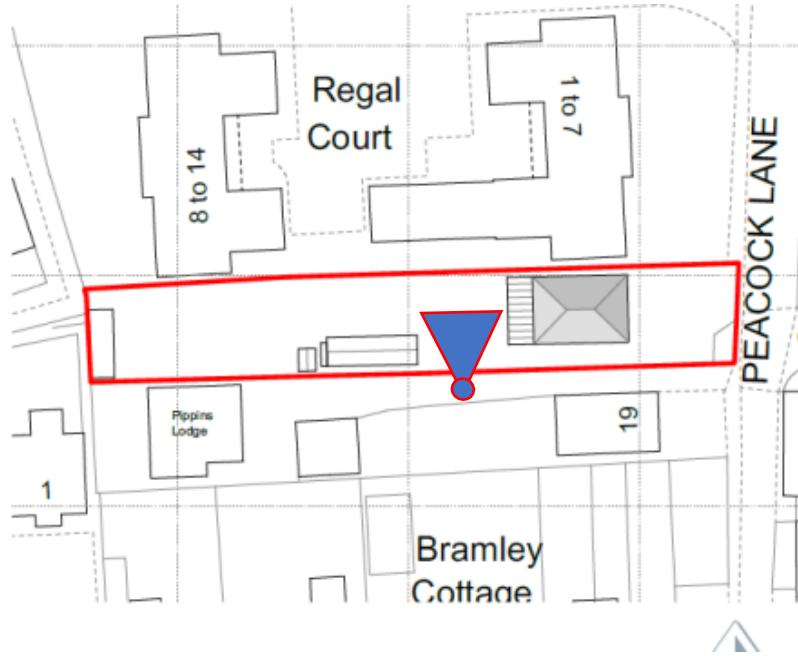


Regal Court

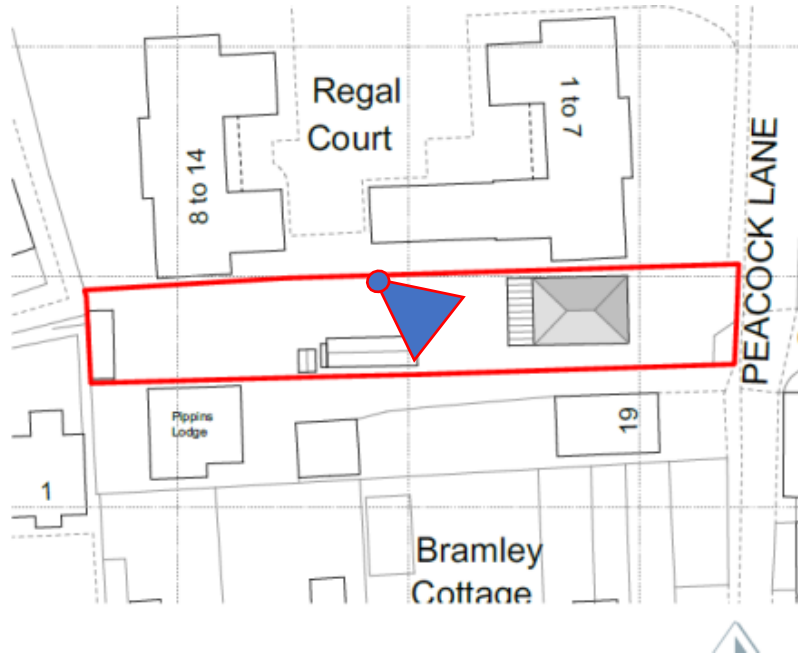


19 Peacock Lane

Photograph 3 – Looking north towards Regal Court

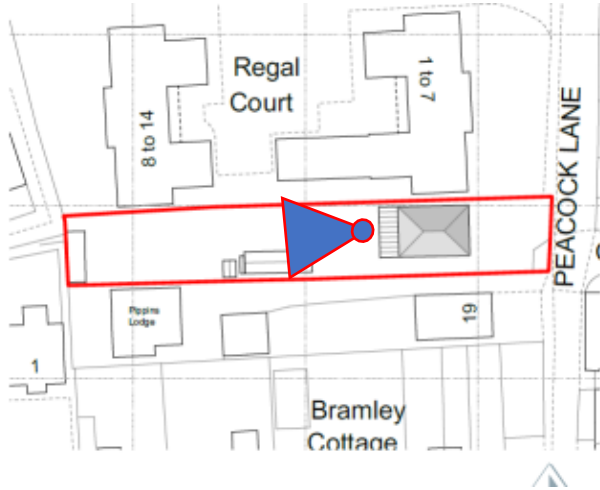


Photograph 4 – Looking south east towards the rear of 19 Peacock Lane



19 Peacock Lane

Photograph 5 – Looking west to the rear of the application site.

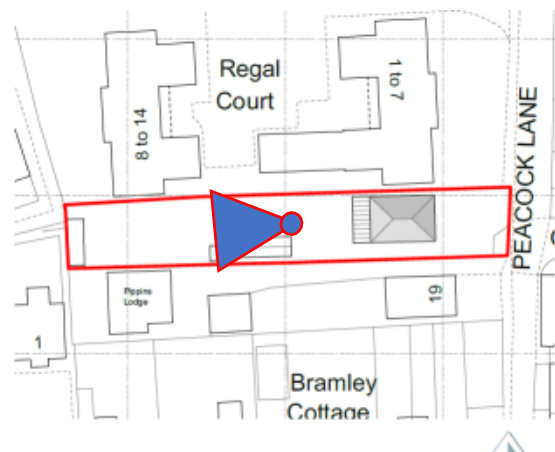


Regal Court



Pippins Lodge

Photograph 6 – Looking further west towards the rear of the application site.



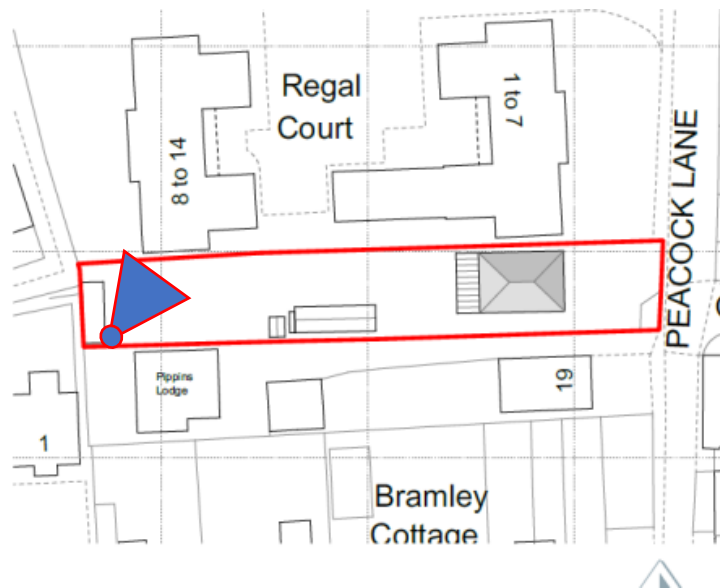
Pippins Lodge



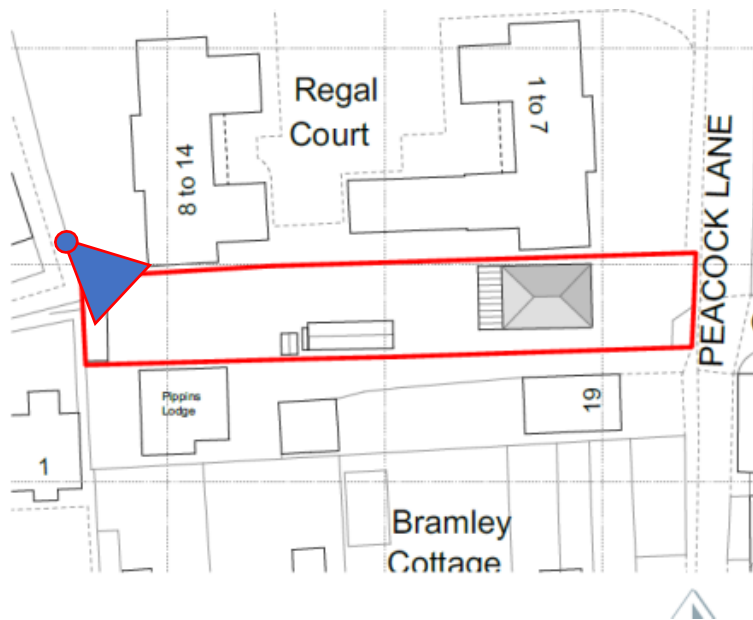
Regal Court



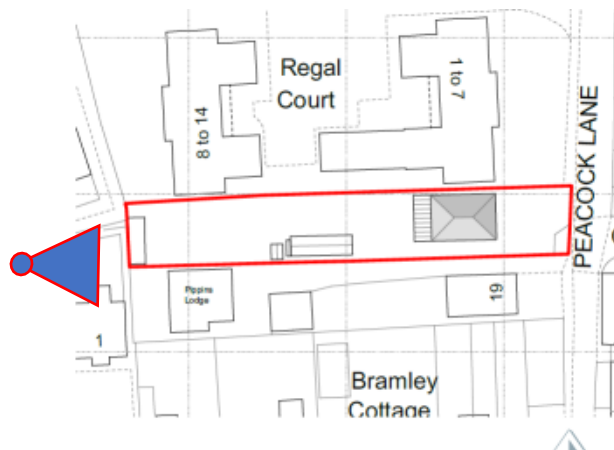
Photograph 7 – Looking north east towards Regal Court



Photograph 8 – Looking south east towards Pippins Lodge



Photograph 9 – Looking east from Cockaday Court



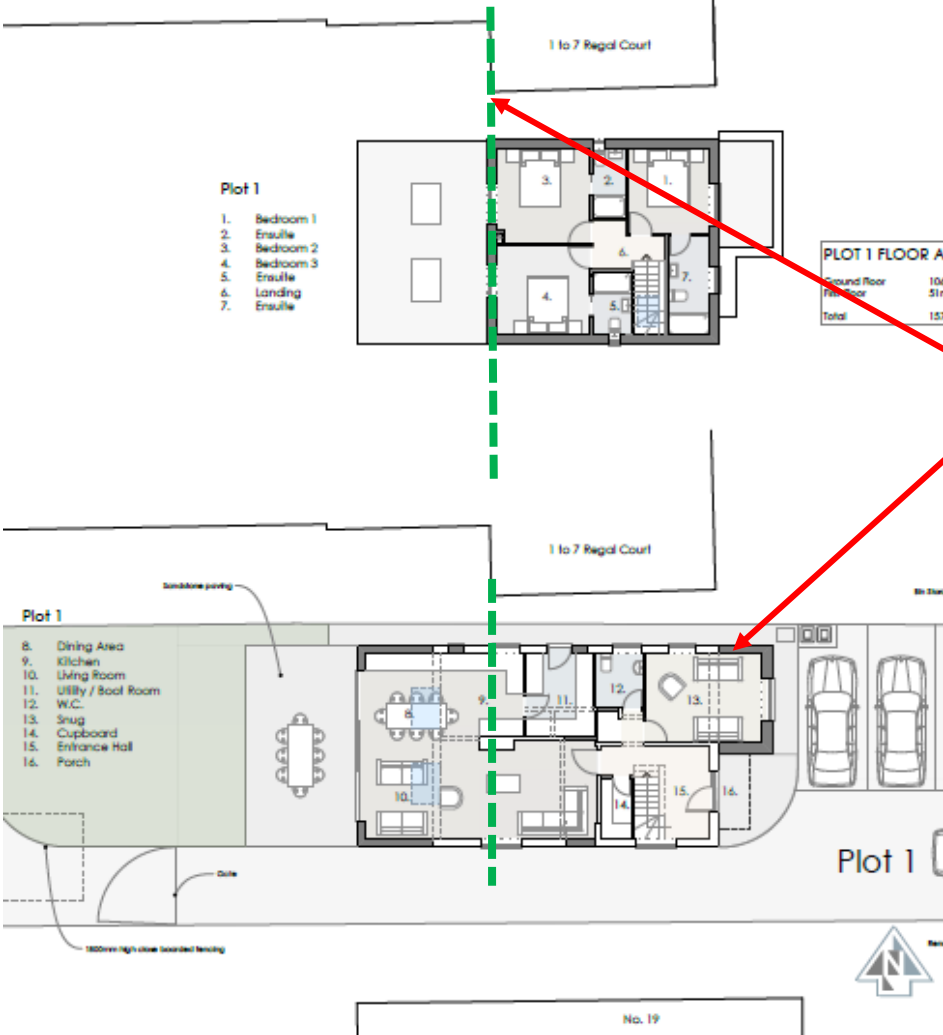
Location of Plot 2



KEY ELEMENTS OF THE APPLICATION

1. Principle of development
2. Design and Heritage
3. Amenity
4. Biodiversity
5. Highways and parking

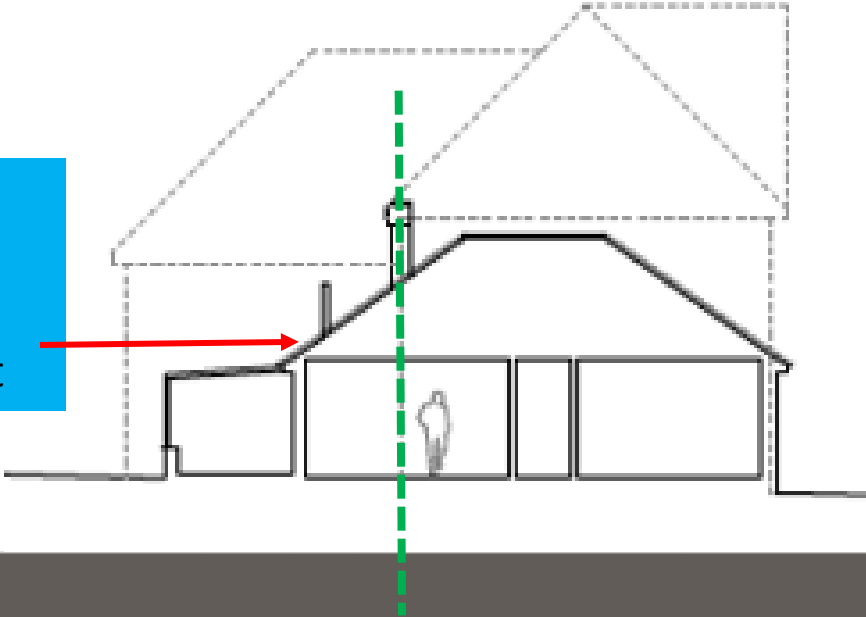
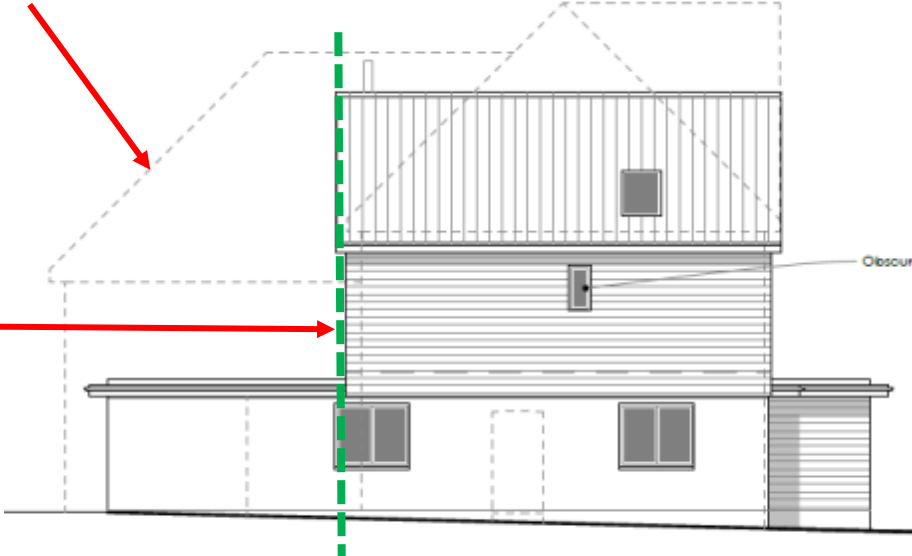
Impacts on Amenity - Plot 1



Building line of two storey element not exceeding building line of the gable of Regal Court

Existing bungalow where pitched roof exceeds that of the gable to Regal Court

Dotted line outline of Regal Court



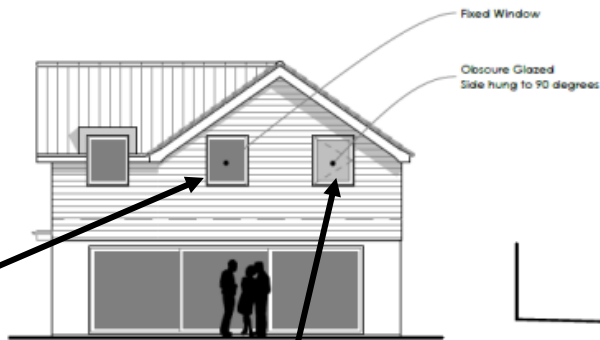
Impacts on Amenity - Plot 2



FRONT ELEVATION - EAST
Scale 1:100

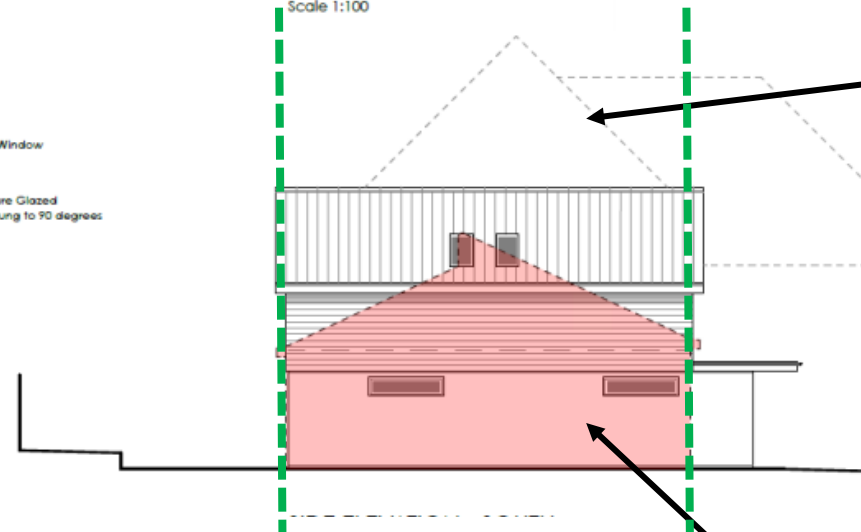


SIDE ELEVATION - NORTH
Scale 1:100



Bedroom window
fixed shut

Bathroom window obscure glazed



Dotted line
outline of
Regal Court

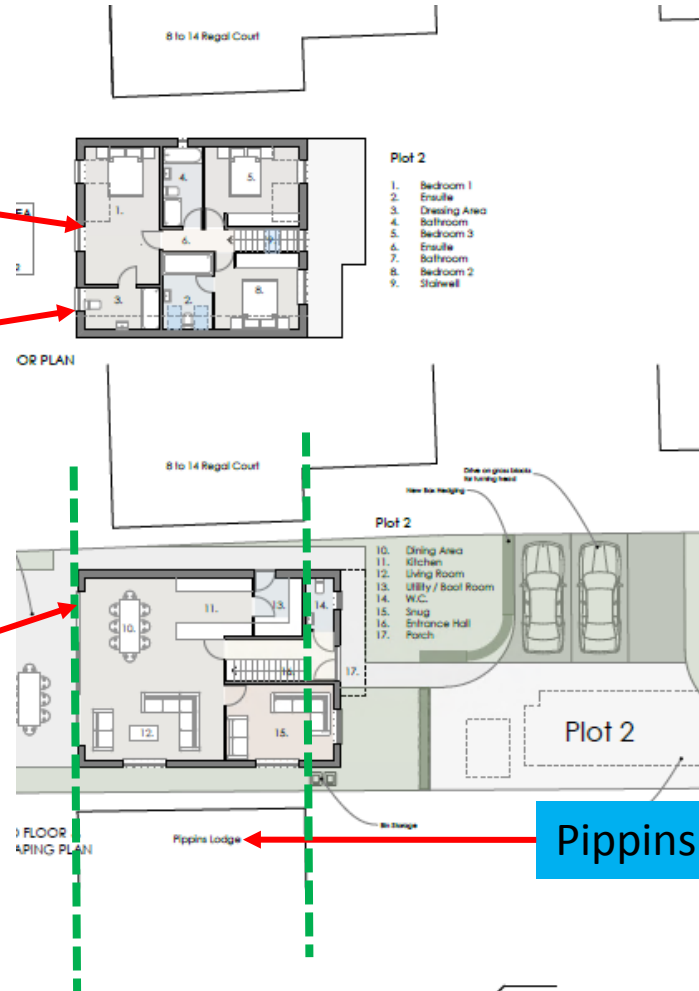
Pippins Lodge shaded in red

Impacts on Amenity - Plot 2

Bedroom window
fixed shut

Bathroom window
obscure glazed

Building line of two
storey element not
exceeding building
line of the gable of
Pippins Lodge



Pippins Lodge

Delegate authority to the Head of Planning to REFUSE due to the following:

- The proposed development does not adequately provide for pedestrians /people with disabilities (those confined to a wheelchair or others with mobility difficulties) – contrary to Policy CT 6 of the adopted Core Strategy
- The application is not supported by sufficient highways information to demonstrate that the proposed development will not be prejudicial to highway safety - contrary to Policy CT 6 of the adopted Core Strategy.