

APPLICATION REFERENCE: PF/21/3073

LOCATION: 43 New Road, Blakeney

PROPOSAL: Demolition of existing dwelling and construction of two dwellings and garages: Mr Tony Sutcliffe

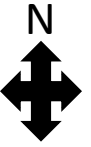


NORTH
NORFOLK
DISTRICT
COUNCIL

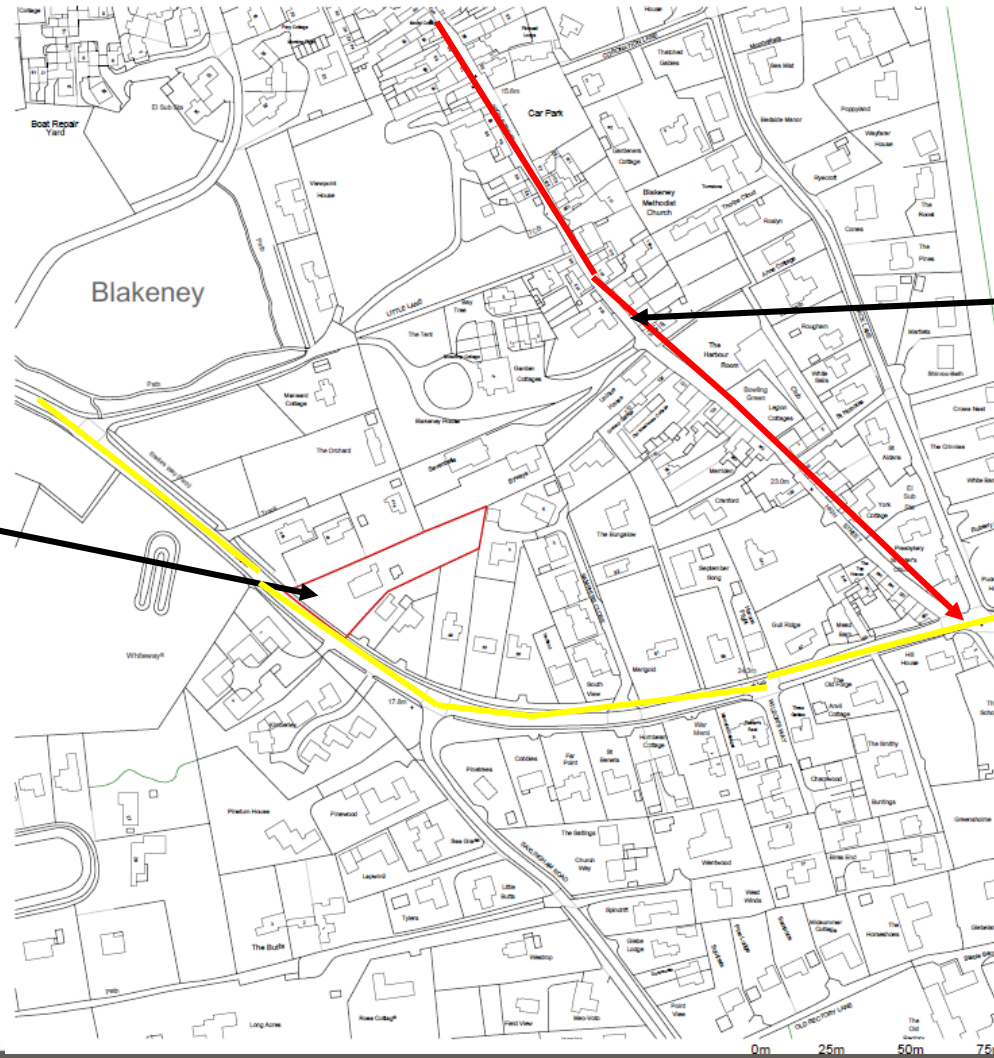
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4 August 2022

SITE LOCATION PLAN



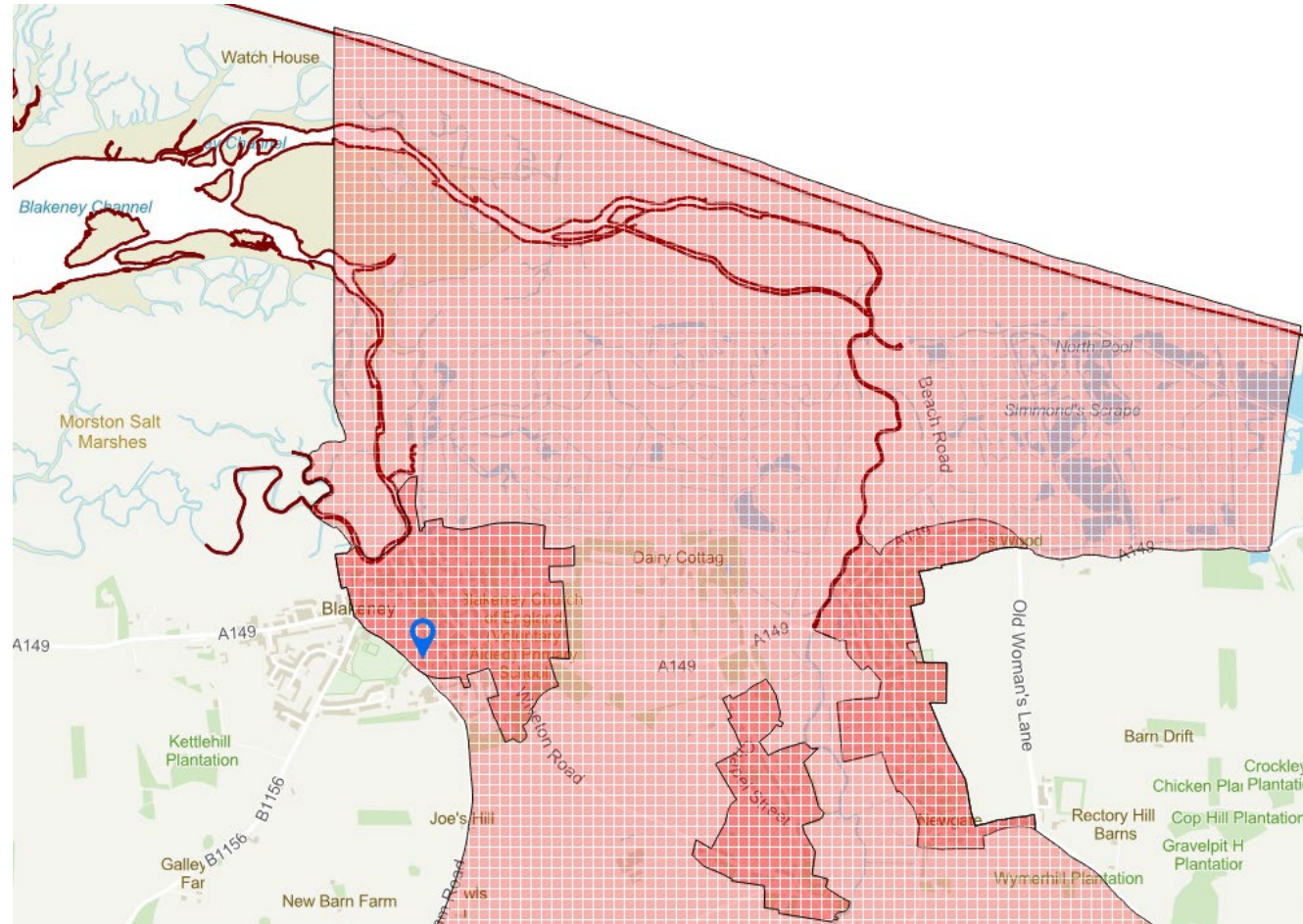
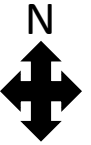
Application Site



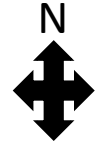
High Street

New Road

Conservation Area



AERIAL PHOTOGRAPH



SITE LAYOUT



DEVELOPMENT IN NEW ROAD



Key

-  The Site
-  Recent "Backland" Development
-  Recent Street Frontage Development
-  Recent Multi-Dwelling Development:
 - 1 – Whiteways (1992) 15.5 dwellings/hectare
 - 2 – Fleur homes (2020) 23.0 dwellings/hectare
 - 3 – Saphire Close (Various) 16 dwellings/hectare

Pattern of Development

PLOT 1 – FLOOR PLANS



Plot 1 - Proposed Ground Floor Plan - 1:100
GEA = 155 sqm



Plot 1 - Proposed First Floor Plan - 1:100
GEA = 133 sqm

PLOT 2 – FLOOR PLAN



WEST (FRONT) ELEVATION – PLOT 1



EAST (REAR) ELEVATION – PLOT 1



NORTH (SIDE) ELEVATION – PLOT 1



SOUTH (SIDE) ELEVATION – PLOT 1



WEST (FRONT) ELEVATION – PLOT 2



EAST (REAR) ELEVATION – PLOT 2



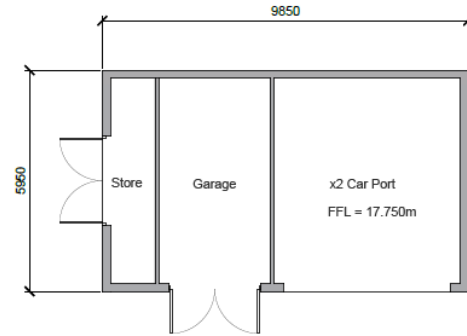
NORTH (SIDE) ELEVATION – PLOT 2



SOUTH (SIDE) ELEVATION – PLOT 2



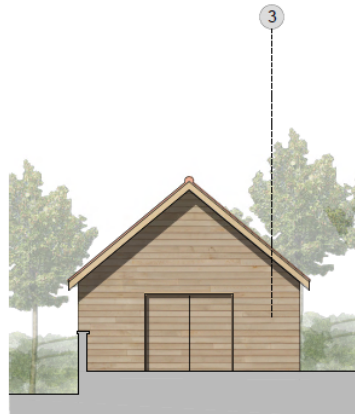
GARAGE/CAR PORT – PLOT 2



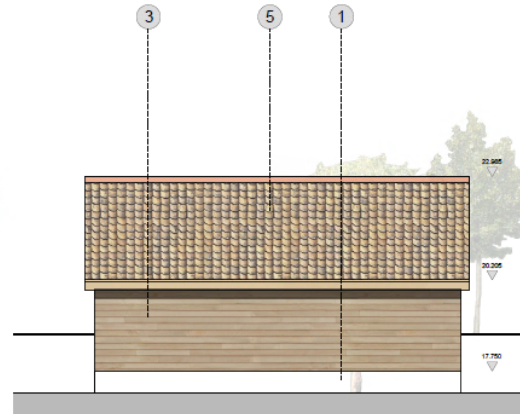
Plot 2 Garage - Proposed Floor Plan - 1:50



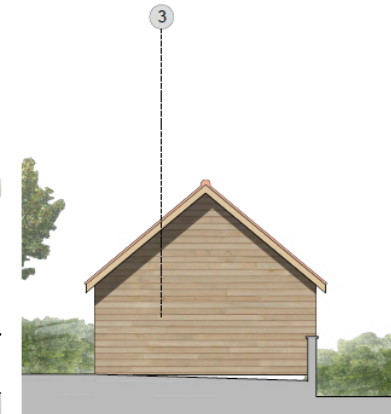
Plot 2 Garage - Proposed East Elevation - 1:50



Plot 2 Garage - Proposed South Elevation - 1:50



Plot 2 Garage - Proposed West Elevation - 1:50



Plot 2 Garage - Proposed North Elevation - 1:50

INDICATIVE AERIAL VIEWS



Indicative Aerial View of Plot 1 from New Road



Indicative Aerial View of Plot 1 from North



Indicative Aerial View of Plot 2 from South West



Indicative Aerial View of Plot 2 from North East

STREET ELEVATIONS



Existing Street Elevation along New Road



Proposed Street Elevation along New Road

LANDSCAPING



- Proposed Existing View**
- Proposed Integrated Bat Box
 - Proposed externally mounted swift nest box
 - Proposed externally mounted house sparrow nest box

Lighting Notes

External lighting will be provided to ensure a safe and secure approach for the residents of plot 1 and 2.

The brightness of the lighting should be as low as possible and kept at a low level and directed away from the boundary vegetation and any existing/new bat boxes/roosting areas, up-lights should not be used.

Narrow spectrum lighting with no UV light will be specified where possible. Luminaire to feature peak wavelengths higher than 500nm to avoid the component of light most disturbing to bats.

Lighting on sensors should not be so sensitive that foraging bats get them off and should be on short timers

NOTES

1. No dimensions are to be scaled from this drawing
2. All dimensions are to be checked on site prior to construction

Proposed Tree Schedule

1. New - Taxus Baccata 40-50-10cm girth
2. New - Taxus Baccata 40-50-10cm girth
3. New - Taxus Baccata 40-50-10cm girth
4. New - Taxus Baccata 40-50-10cm girth
5. New - Taxus Baccata 40-50-10cm girth
6. New - Taxus Baccata 40-50-10cm girth
7. New - Taxus Baccata 40-50-10cm girth
8. New - Taxus Baccata 40-50-10cm girth
9. New - Taxus Baccata 40-50-10cm girth
10. New - Taxus Baccata 40-50-10cm girth
11. New - Taxus Baccata 40-50-10cm girth
12. New - Taxus Baccata 40-50-10cm girth
13. New - Taxus Baccata 40-50-10cm girth
14. New - Taxus Baccata 40-50-10cm girth
15. New - Taxus Baccata 40-50-10cm girth
16. New - Taxus Baccata 40-50-10cm girth
17. New - Taxus Baccata 40-50-10cm girth
18. New - Taxus Baccata 40-50-10cm girth
19. New - Taxus Baccata 40-50-10cm girth
20. New - Taxus Baccata 40-50-10cm girth
21. New - Taxus Baccata 40-50-10cm girth
22. New - Taxus Baccata 40-50-10cm girth
23. New - Taxus Baccata 40-50-10cm girth

Existing Tree and root protection areas

- E1 = Existing Tree
- E2 = Walnut - 5.0m radius RPA
- E3 = Cornish Elm - 2.0m radius RPA
- E4 = Cornish Elm - 2.0m radius RPA
- E5 = Cornish Elm - 2.0m radius RPA
- E6 = Cornish Elm - 2.0m radius RPA
- E7 = Elm Tree - 1.5m radius RPA

Replacement trees as shown on the E7 Plan

- Additional Trees over and above E7 Plan
- New - E7's root protection area E7 Plan

Existing boundary hedges

- Existing hedge as shown on E7 Plan
- Additional hedging over and above E7 Plan
- Temporary 1.8m high bamboo attached to timber posts to be placed within boundary hedge is established

Existing close boarded timber fences to boundaries

- Proposed black peeling - Marshalls driveway deck
- Colour: Cotswold
- Proposed ground surface - locally sourced 100mm strong
- Proposed 100x100mm Marshalls TradeStone Sunshine grey stable to terraces
- Proposed grass surfaces
- Proposed 1.225m high red brick walls
- Proposed low level red brick retaining walls
- Existing Foot Water Drain
- Proposed connection into Foot Water Drain
- Industrial roadway location limits. 5m from buildings and 2.5m from boundaries
- Proposed Spot Level
- Location of Air Source Heat Pump
- Dedicated Refuse Bin Storage Areas
- Dedicated Refuse Bin Collection Points
- Proposed Electric Vehicle Charging Point
- Electrical blends to all roof lights and windows on plot 1 and 2. Rooflights omitted from Plot 2 to provide significant reduction in roof lights.

PLANNING

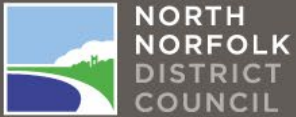
LK2

Mr Tony Gubbins

Residential Development

Residential Planning and Boundary Treatment Plan

Scale: 1:500



View from New Road



41 b New Road

41 New Road

43 New Road

View from New Road



View from New Road



View from New Road



View from New Road



View from New Road



KEY ISSUES

Principle

Landscape/impact on the Norfolk Coast AONB

Design/Impact on heritage asset (Conservation Area)

Amenity

Highway impact

Ecology

RECOMMENDATION

It is recommended that the application be **APPROVED** subject to the following conditions and any others considered necessary by the Assistant Director for Planning:

- Time limit for implementation
- Approved plans
- Full details of external materials to be submitted to and agreed in writing with the Local Planning Authority
- The development shall be carried out in full accordance with the submitted Preliminary Ecology Appraisal
- The landscaping works shall be carried out in accordance with the approved details and prior to the first occupation of either of the dwellings
- Any tree, shrub or hedgerow forming part of the approved landscape scheme which dies, is removed or become seriously damaged or diseased, within a period of five years from the date of planting, shall be replaced during the next planting season following removal with another of a similar size and species as that originally planted, and in the same place
- Vehicular access/crossing over the verge/footway for plot 1
- Access gates/bollard/chain/other means of obstruction
- Parking and turning area
- Remove certain permitted development rights
- External lighting