

# APPLICATION REFERENCE: PF/21/3389

LOCATION: Lucinda House, Moor Lane, The Green, Stalham, Norfolk NR12 9QD

PROPOSAL: Single and two storey extensions to dwelling to include internal/attached annexe

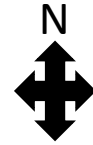
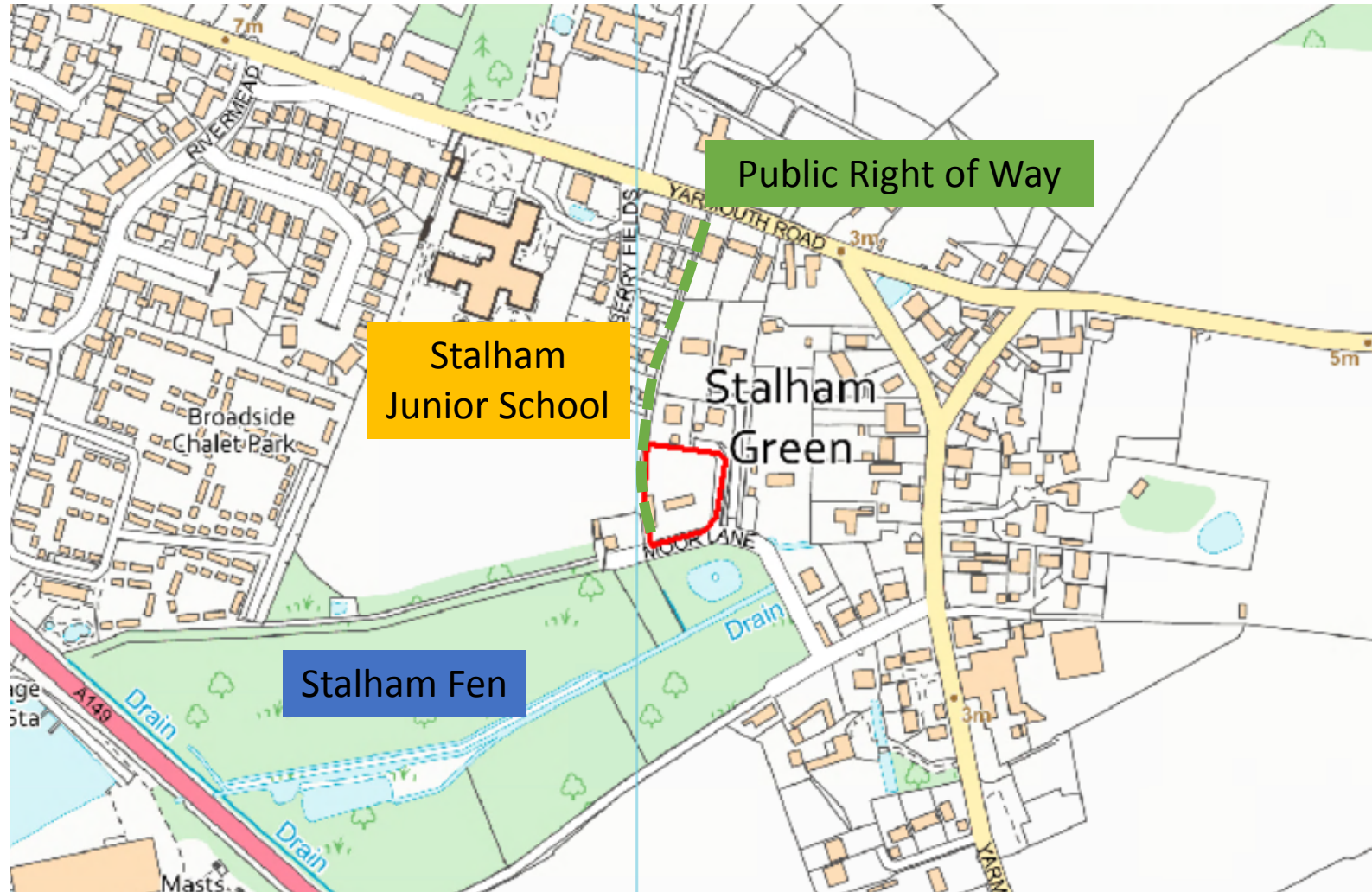


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

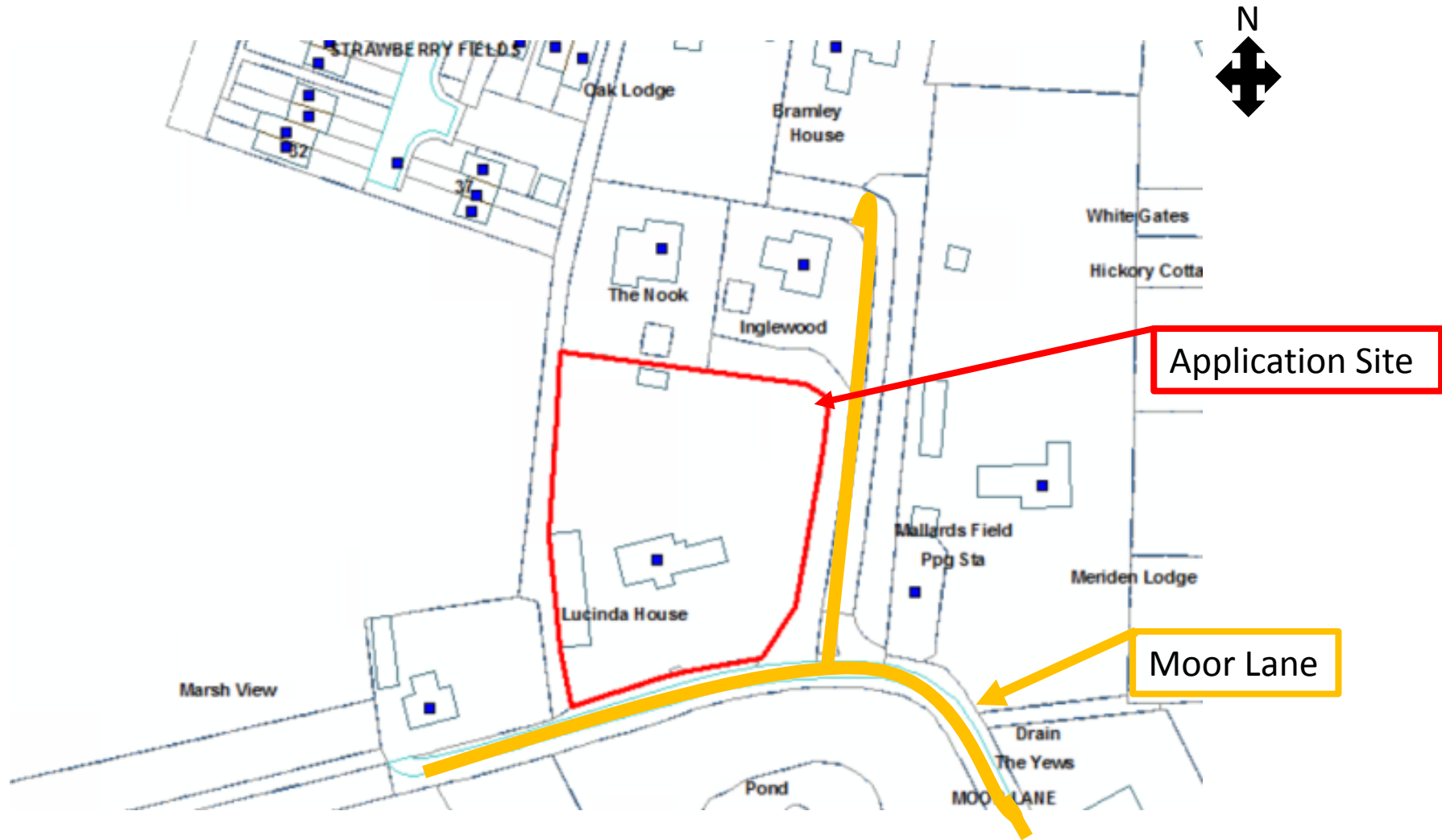
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

16/06/22

# SITE LOCATION PLAN (wider context)



# SITE LOCATION PLAN





# SITE LOCATION PLAN (aerial)







contractor must check all dimensions on site, only typical dimensions are to be used here, dimensions must be reported to the supervising officer before proceeding. All drawings to be made in consultation with all relevant consultants and an architect. The contractor is to provide copies of all materials and fixtures indicated on this drawing prior to ordering. Items to be used at the contractor's risk. This drawing is to be used in conjunction with all relevant consultants and an architect. The contractor is to provide copies of all materials and fixtures indicated on this drawing prior to ordering. Items to be used at the contractor's risk. This drawing is to be used in conjunction with all relevant consultants and an architect. The contractor is to provide copies of all materials and fixtures indicated on this drawing prior to ordering. Items to be used at the contractor's risk.

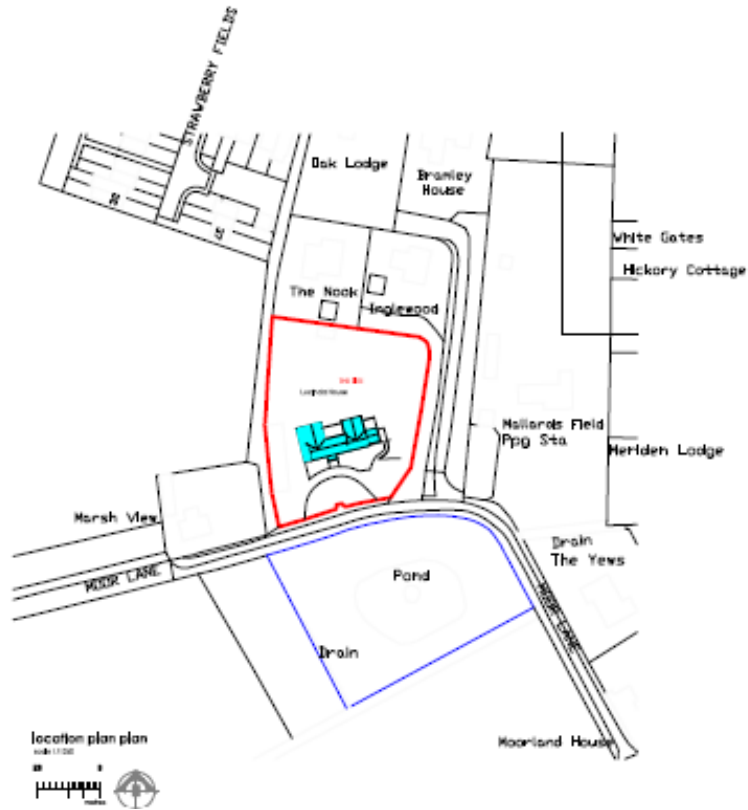
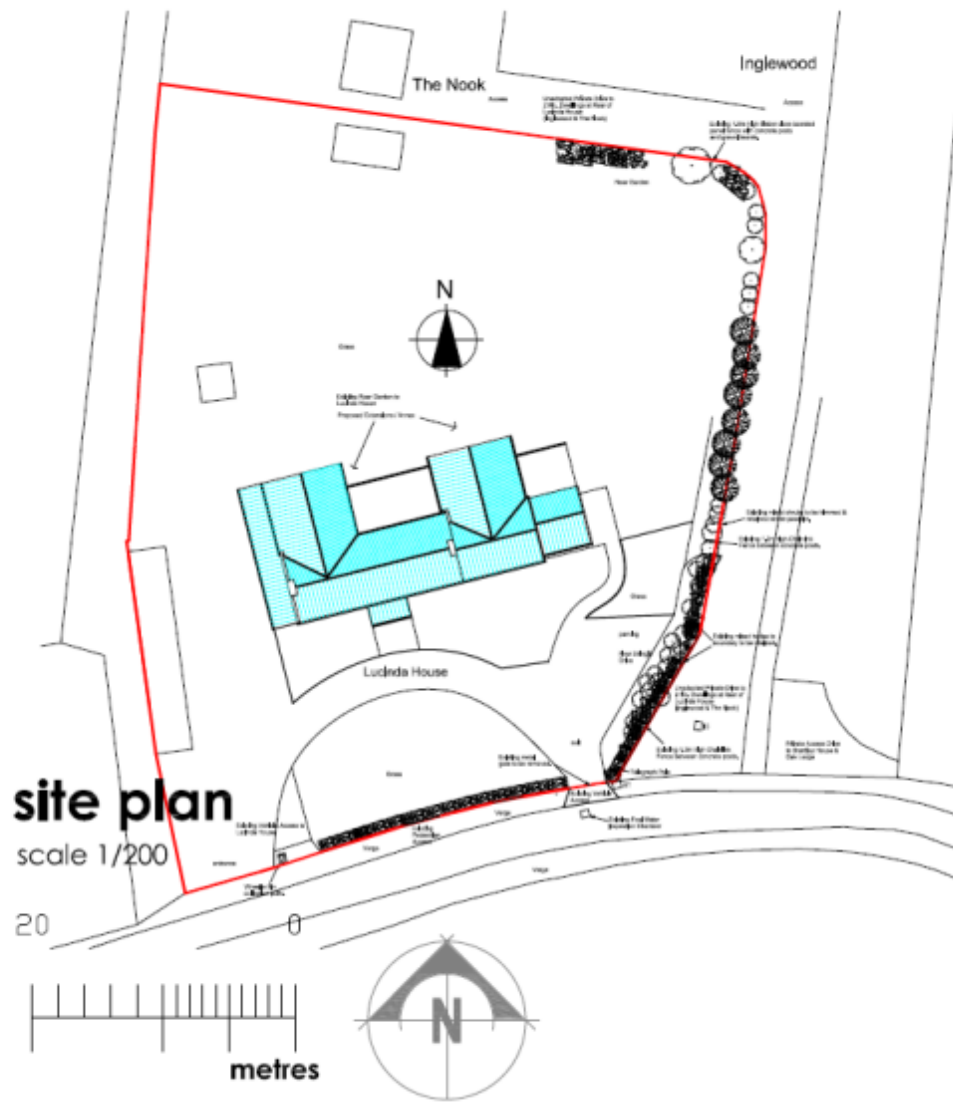


# EXISTING SITE PLAN

**tbd**  
The Building Design Group

client: Mr & Mrs Hale  
project: Lucinda House, Moore Lane, Staham Green NR12 9QD  
title: existing site and location plans

the office: tbd@tbdgroup.co.uk  
telephone: 01493 36333  
email: info@tbdgroup.co.uk  
www: www.tbdgroup.co.uk  
architect: tbd



# PROPOSED SITE PLAN





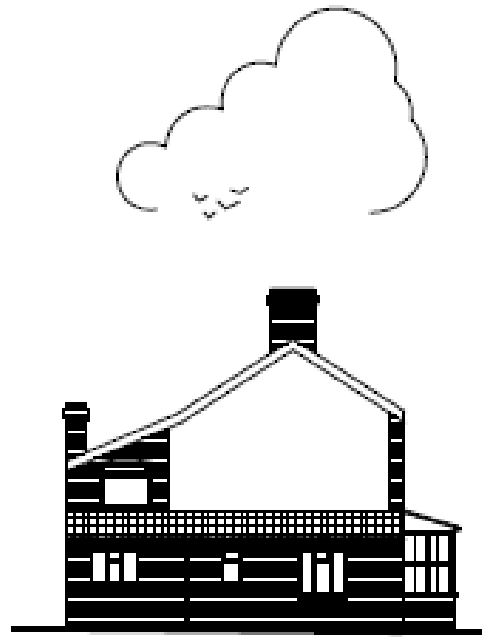
NORTH ELEVATION



EAST ELEVATION

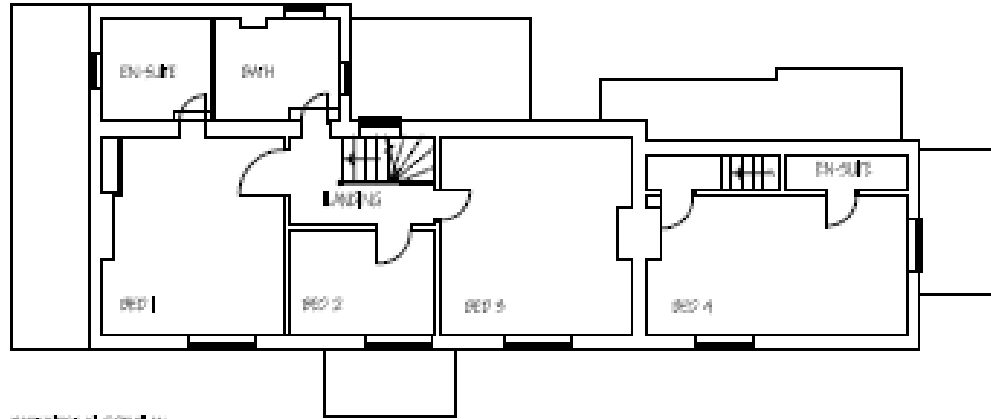


SOUTH ELEVATION

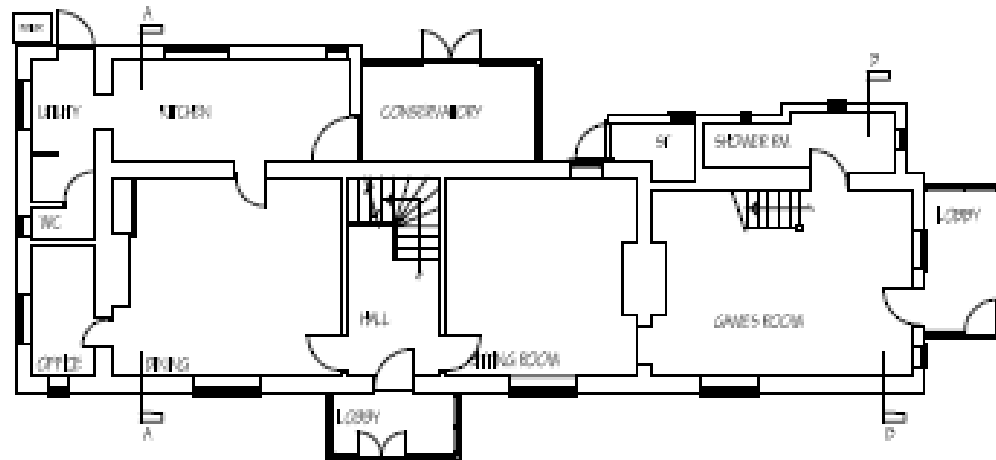


WEST ELEVATION

# EXISTING ELEVATIONS



PART FIRST FLOOR PLAN



PART GROUND FLOOR PLAN



# EXISTING FLOOR PLANS





NORTH ELEVATION



EAST ELEVATION



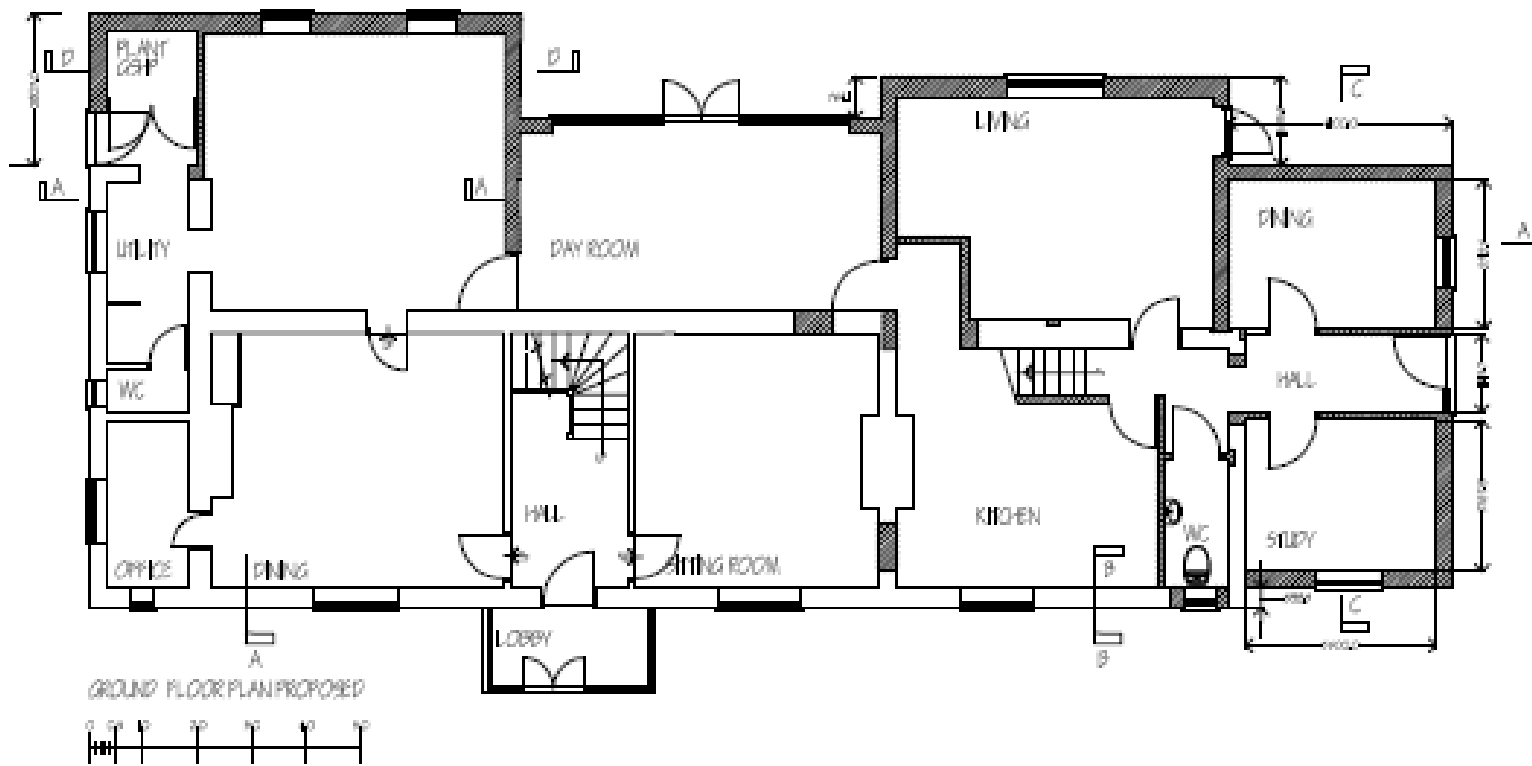
SOUTH ELEVATION

- NORFOLK PANELS TO ROOF SLOPES TO MATCH THE EXISTING
- GREY SANDY FLAT ROOF CORRUG
- BLACK PVC BANNER GOODS
- BLACK FACED BRZE SORTED BOARDS
- COBBLE AND FLINT WORK TO MATCH THE EXISTING
- FACING BRZEWORK TO MATCH THE EXISTING
- SHEATH ARCHES IN SAME BRZEWORK AS BELOW
- WINDOW AND DOOR FRAMES PVC WHITE



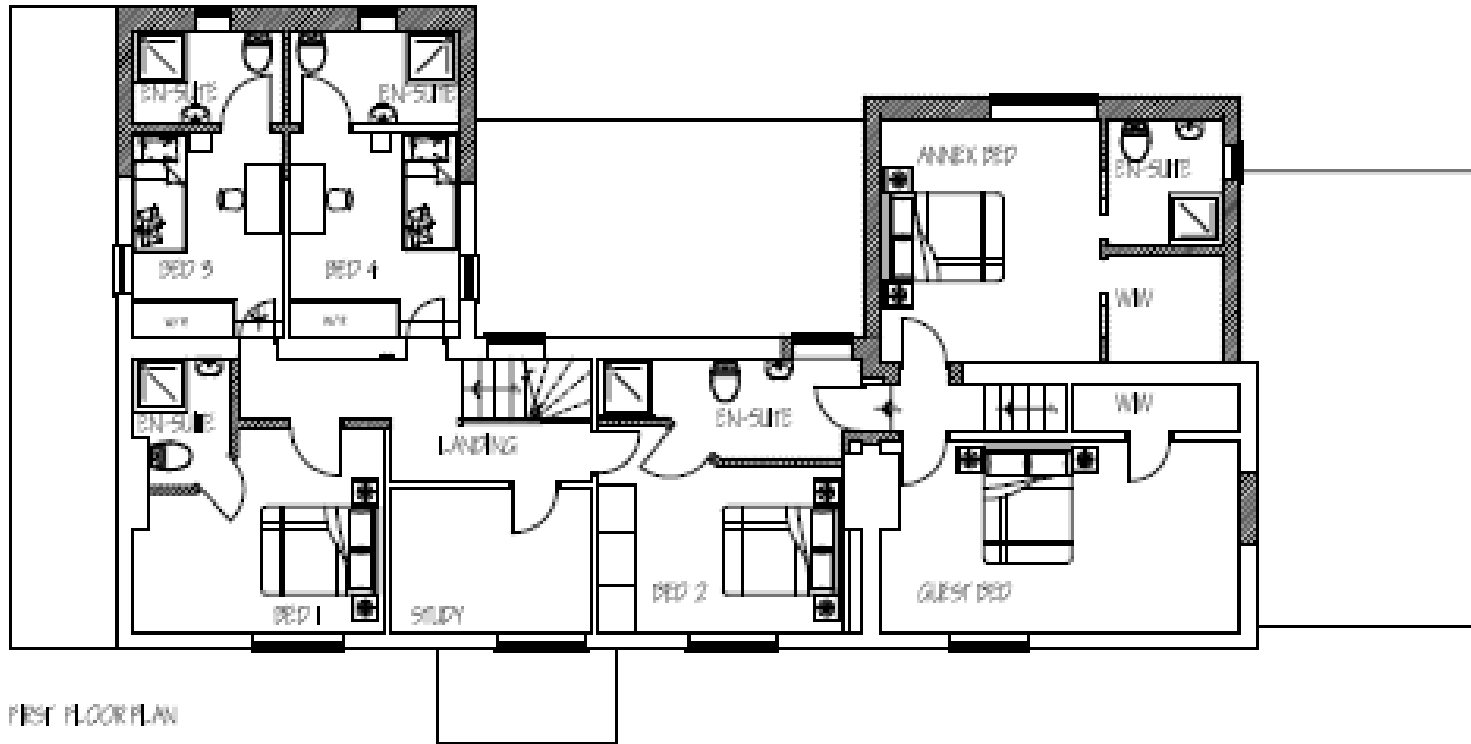
WEST ELEVATION

# PROPOSED ELEVATIONS



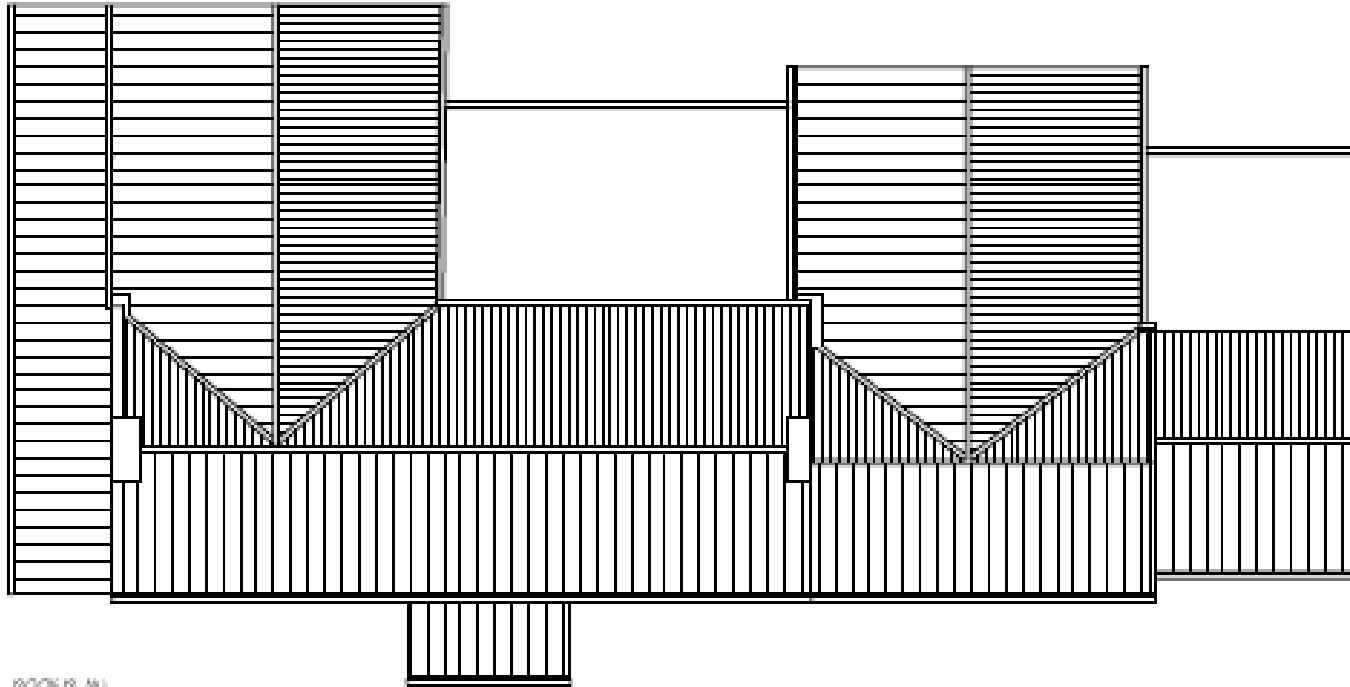
# PROPOSED GROUND FLOOR PLAN





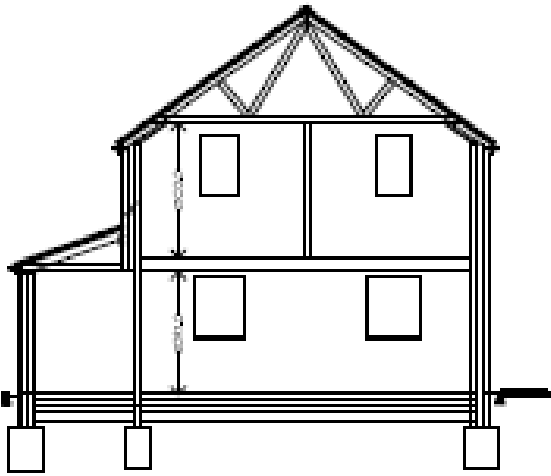
FIRST FLOOR PLAN

# PROPOSED FIRST FLOOR PLAN

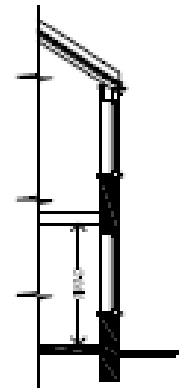


ROOF PLAN

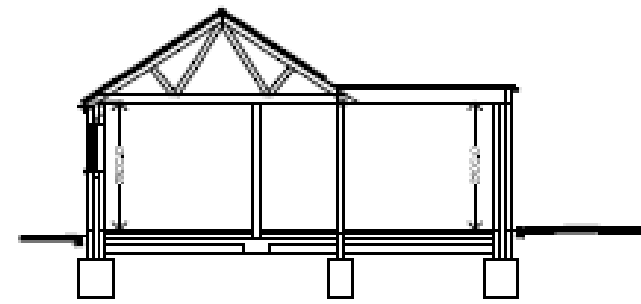
# PROPOSED ROOF PLAN



SECTION D-D

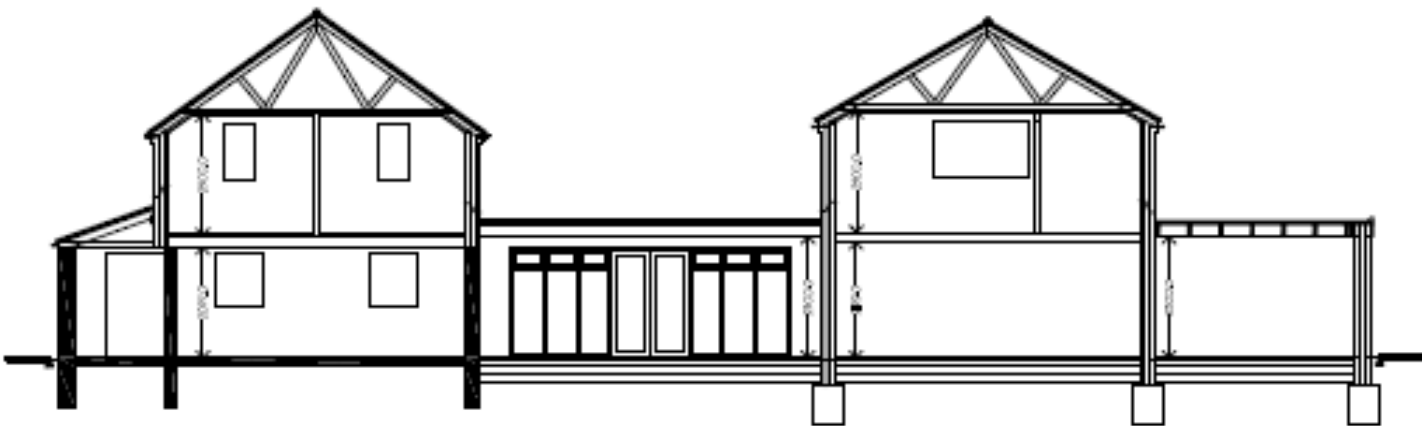


SECTION B-B



SECTION C-C

# PROPOSED SECTIONS



SECTION A-A



# Looking north-west along Moor Lane







Looking north  
towards  
application site





# Looking east across application site







Looking north  
towards rear  
boundary



# KEY ISSUES

Principle of development

Design and amenity

Landscape impact

Environmental matters

Highway impact

# RECOMMENDATION

APPROVAL subject to conditions covering the following matters and any others deemed necessary by the Head of Planning:

- Time limit commencement- 3 years
- Accordance with the submitted plans and details
- Materials as submitted
- Annexe restriction (remaining ancillary to main dwelling)
- Incorporation of ecological mitigation/enhancement measures
- Accordance with Arboricultural Impact Assessment to include replanting
- Soft Landscaping Scheme
- Replacement of new trees & shrubs

Final wording of conditions to be delegated to the Assistant Director - Planning