

APPLICATION REFERENCE: PF/20/1037

LOCATION: The Farmhouse, Hall Farm Barns,
Station Road, Thorpe Market

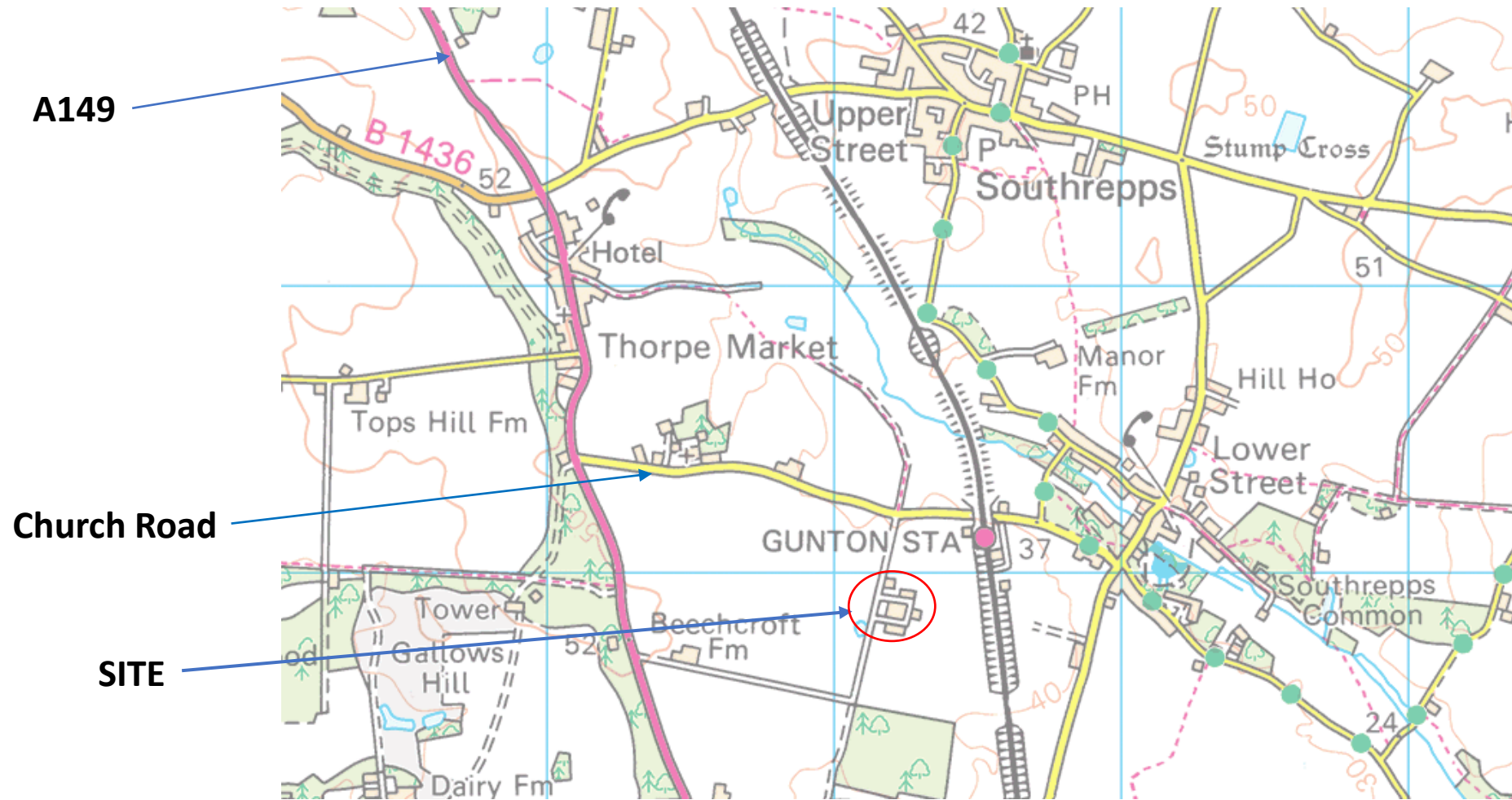
PROPOSAL: Two storey detached dwelling and
detached double garage



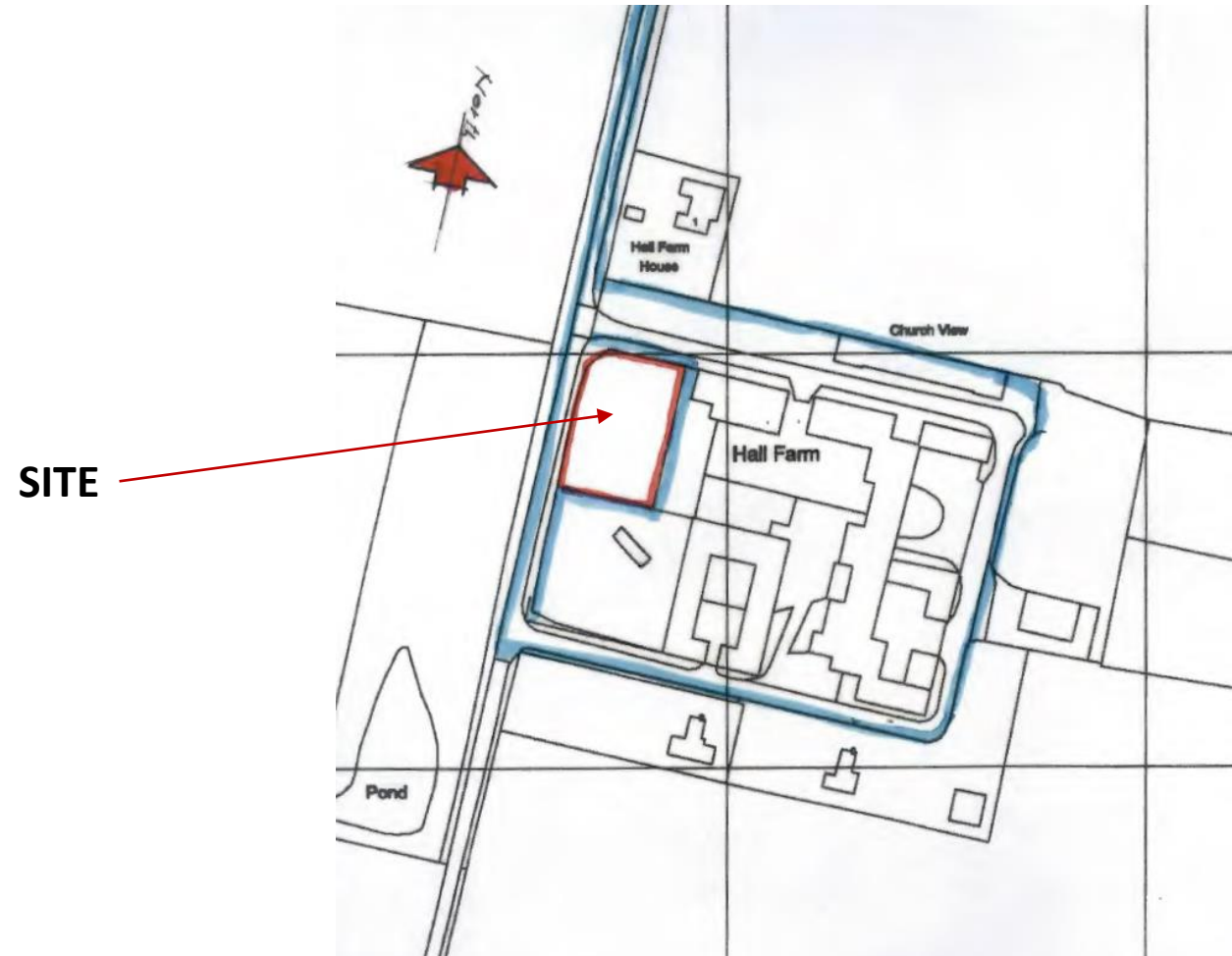
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

GENERAL LOCATION



SITE LOCATION PLAN

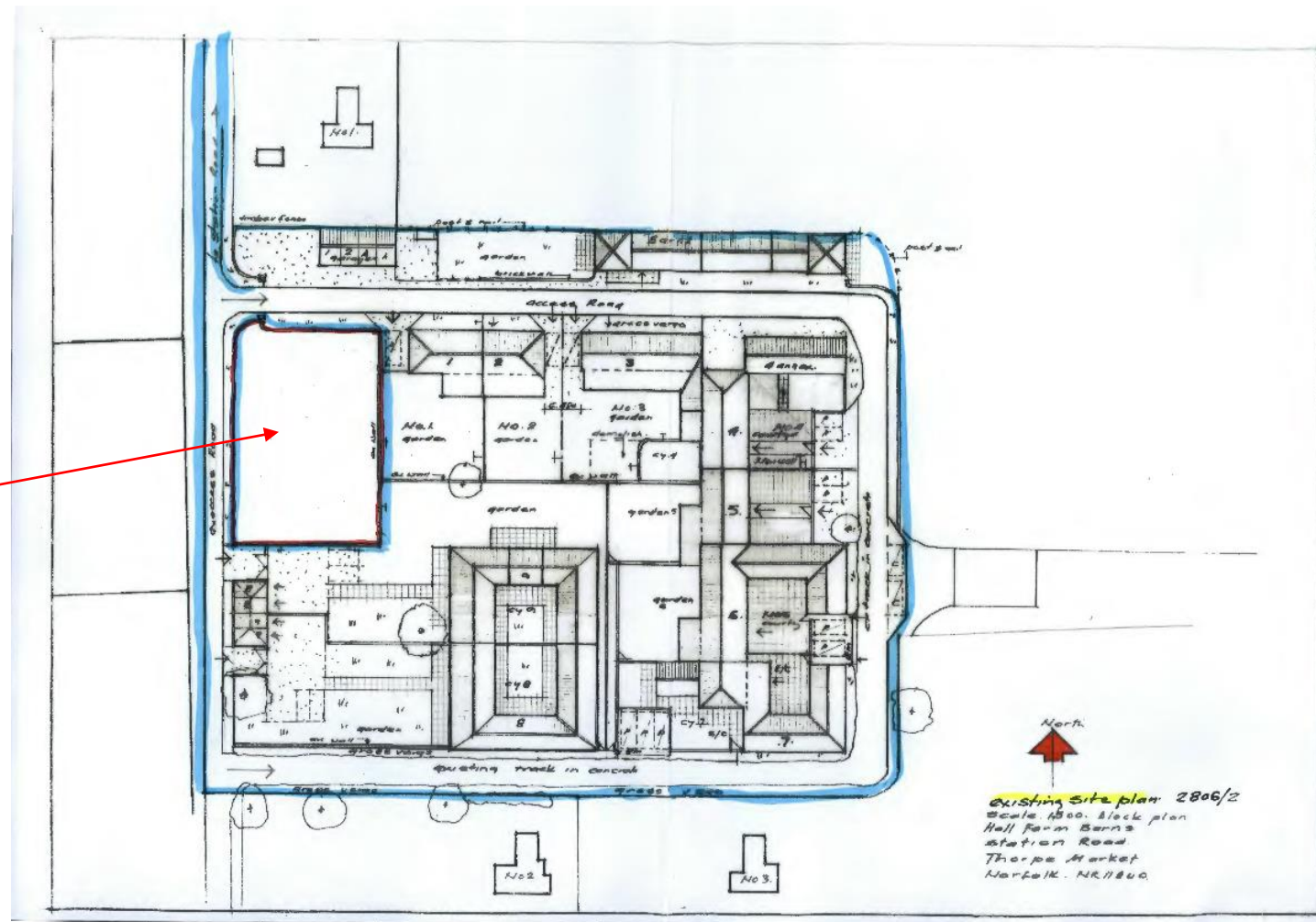


AERIAL PHOTO



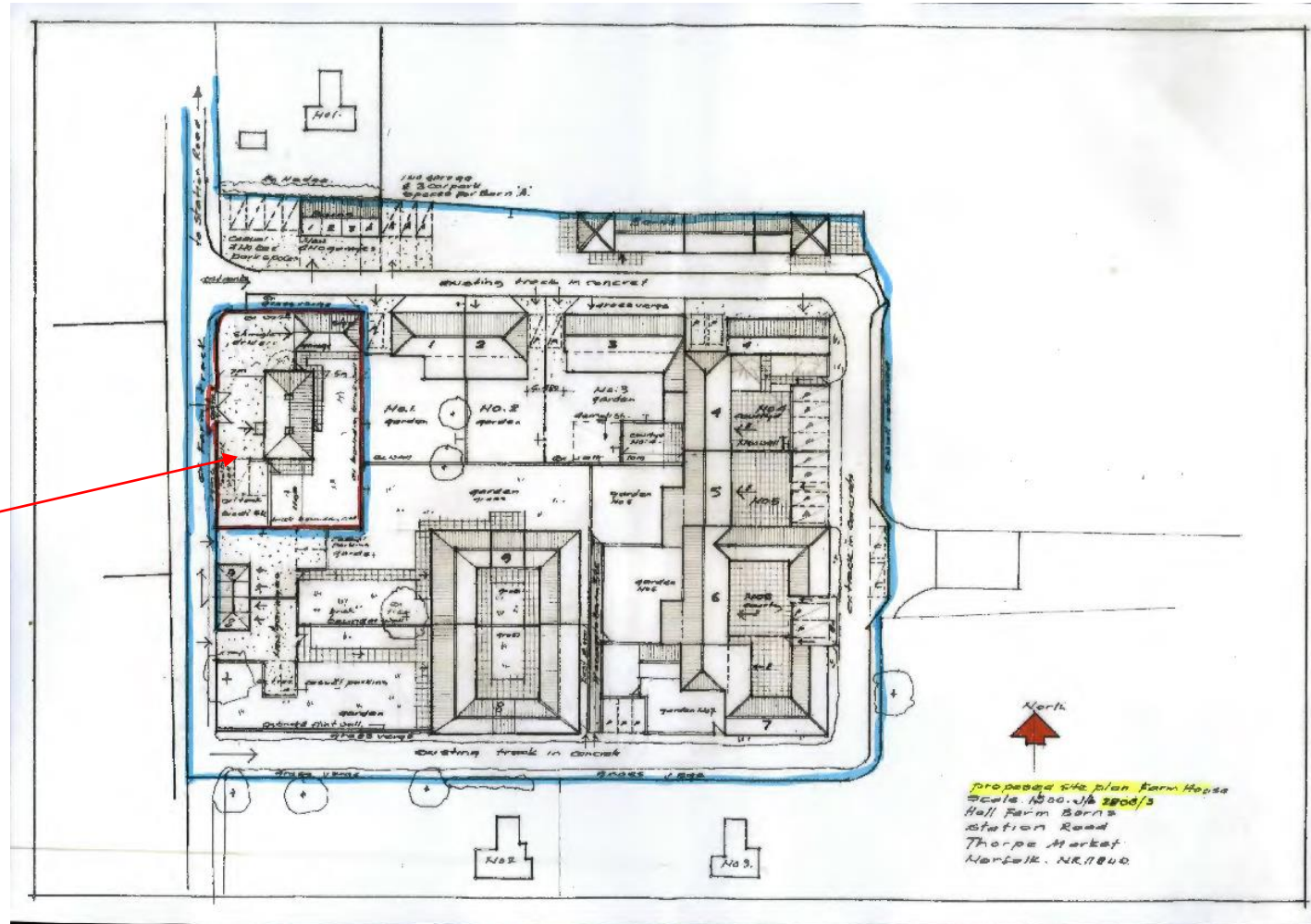
EXISTING SITE PLAN

SITE

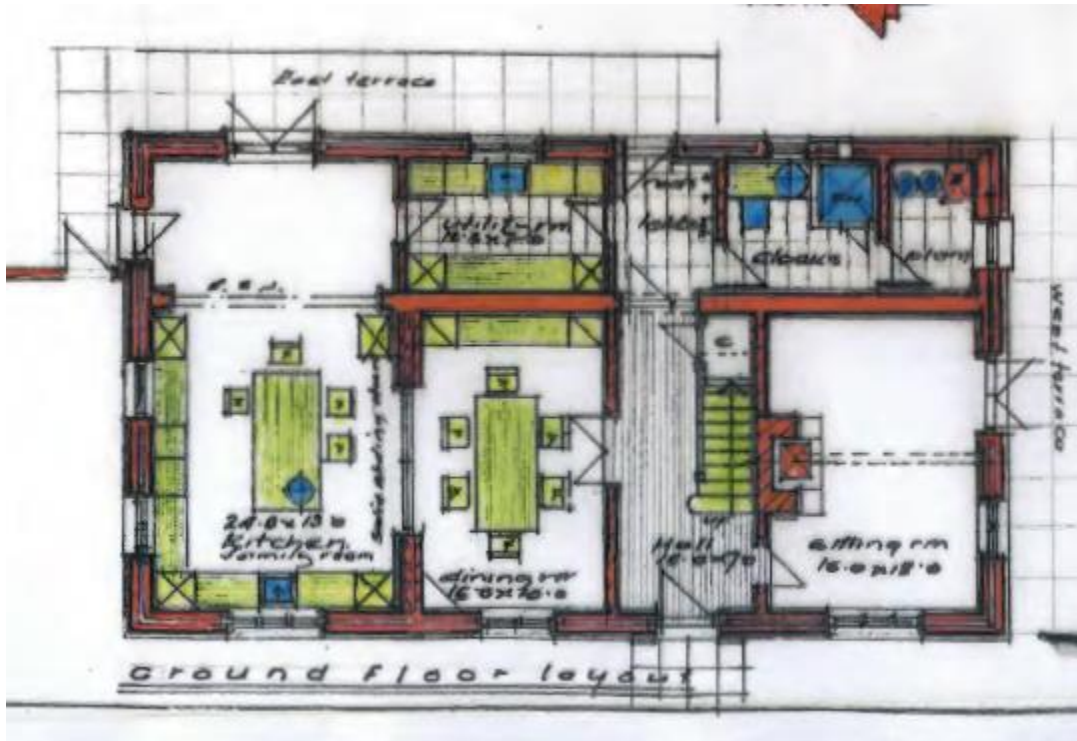


PROPOSED SITE PLAN

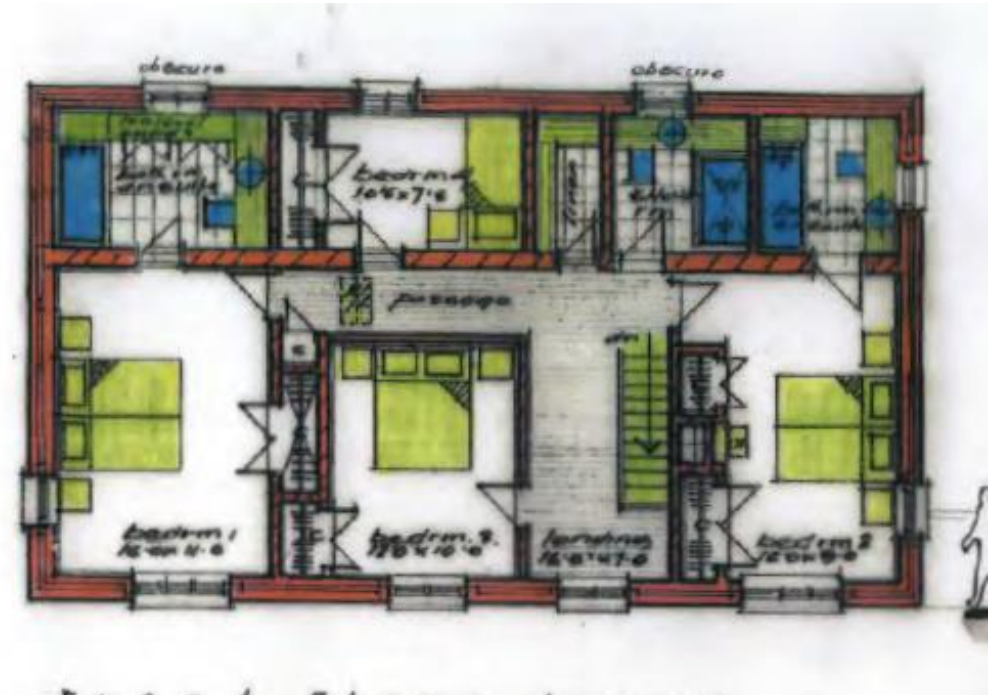
SITE



PROPOSED FLOOR PLANS

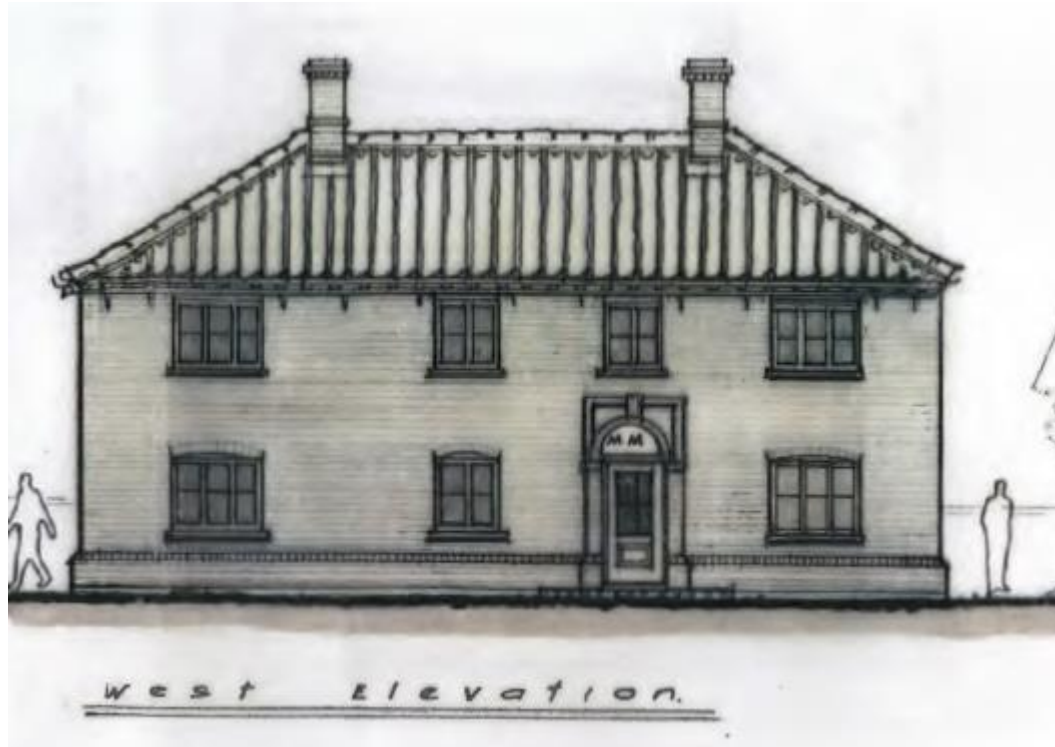


GROUND



FIRST

PROPOSED ELEVATIONS



FRONT (WEST)

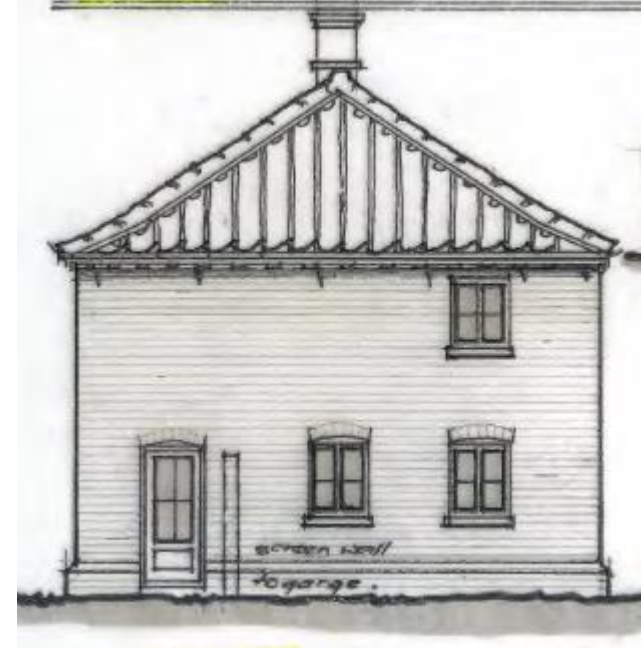


REAR (EAST)

PROPOSED ELEVATIONS

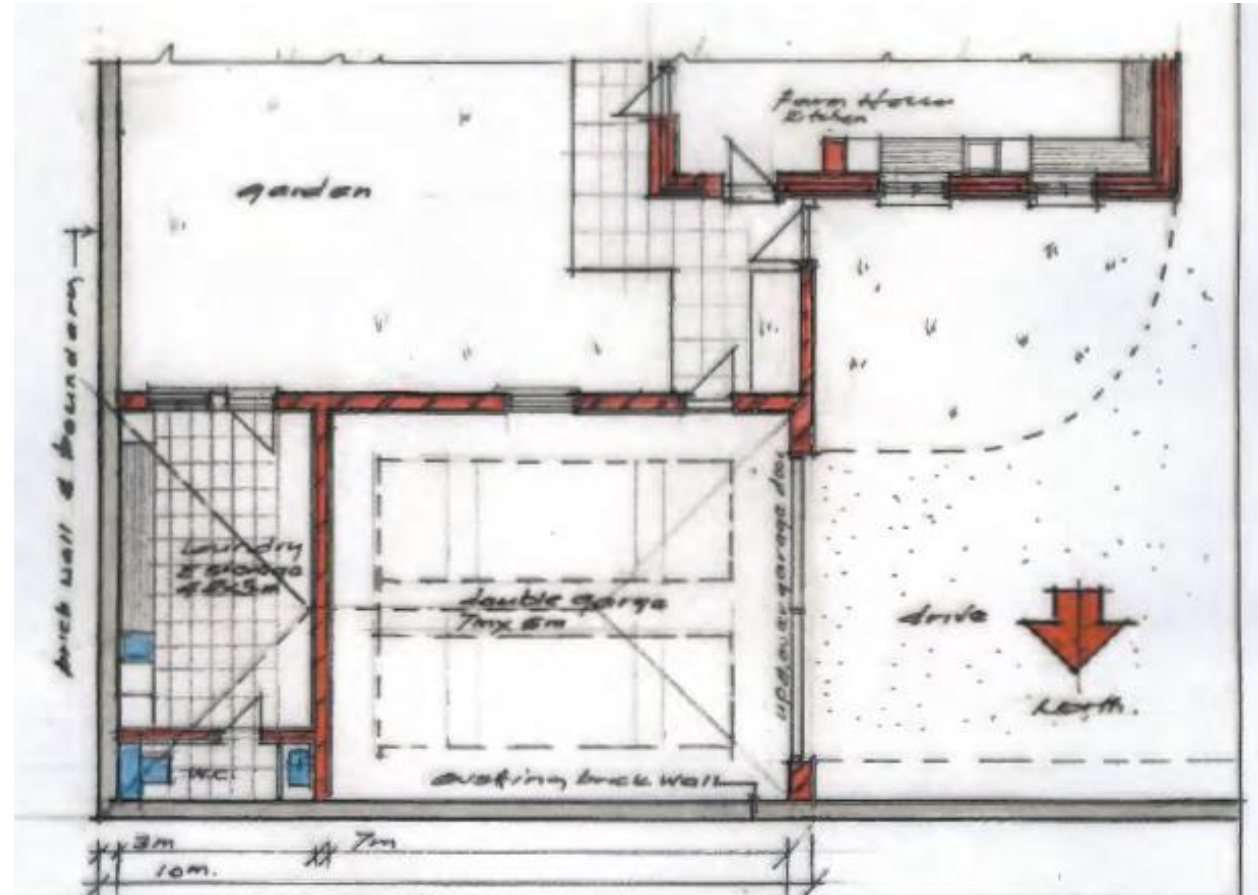


SOUTH

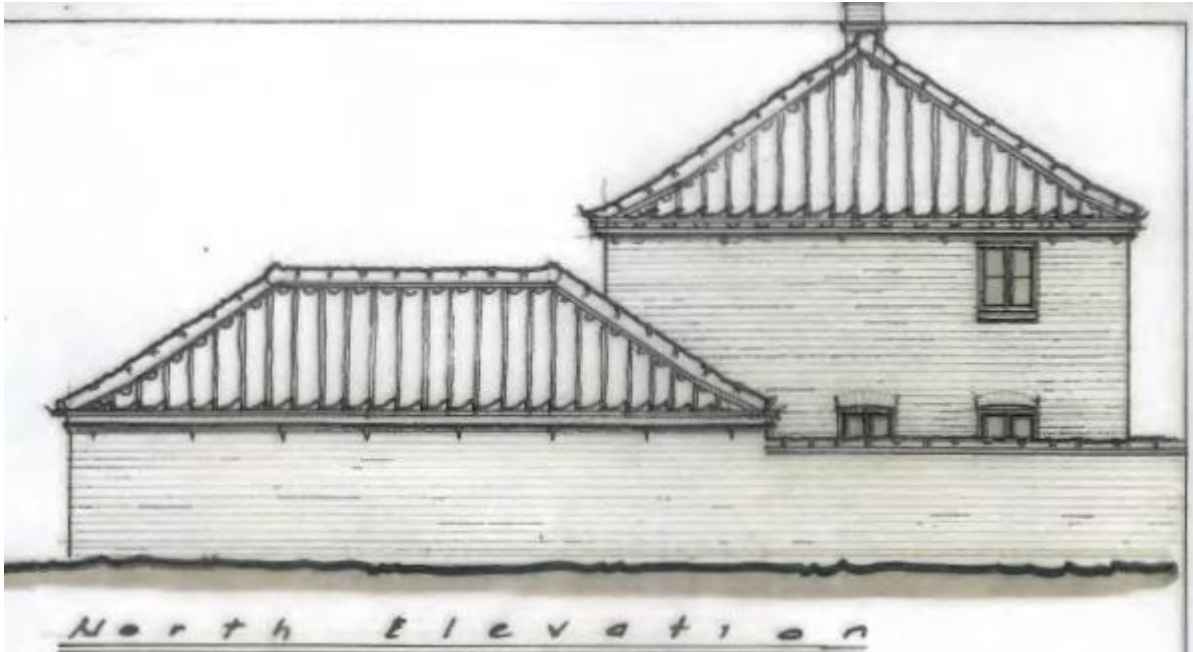


NORTH

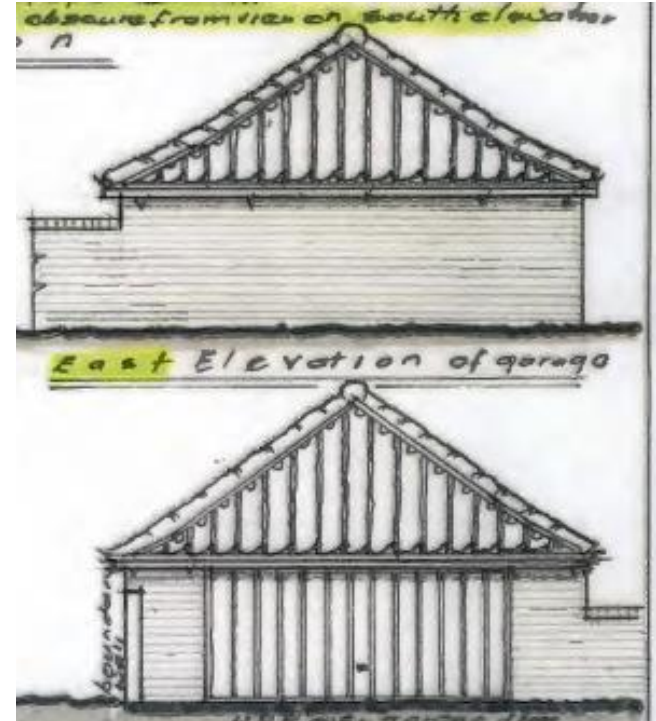
GARAGE – FLOOR PLAN



GARAGE ELEVATIONS



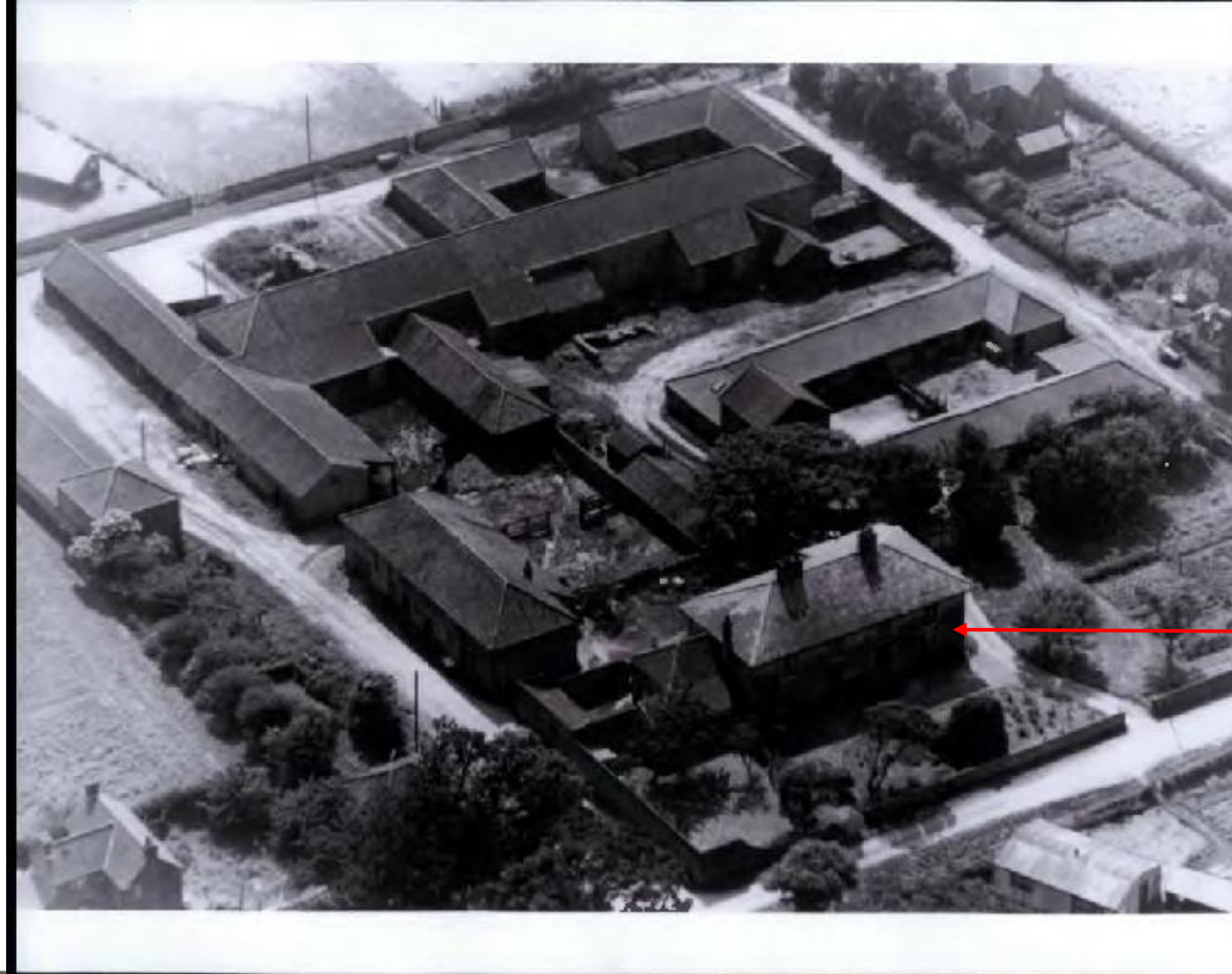
North



East

West

HISTORIC PHOTO



**Dwelling previously
on site**

VIEW OF SITE LOOKING NORTH

New garages

North boundary

Remains of previous dwelling

Converted barn

East boundary



VIEW OF SITE LOOKING NE



New garage block

Converted barn – no. 1

East boundary

Remains of previous dwelling

18/09/2020

North boundary

NORTH BOUNDARY OF SITE

Converted barn – no.1

SITE



NORTH SIDE OF BARN COMPLEX



Converted barns

North boundary of site

REMAINS OF BUILDING ON N BOUNDARY



VIEW OF ACCESS FROM CHURCH RD



MAIN ISSUES

- Whether the proposed development is acceptable in principle
- The design of the proposed dwelling and its effect on the character and appearance of the surrounding area
- The effect on the living conditions of the occupiers of nearby dwellings and whether the proposed dwelling would provide satisfactory living condition for the future occupiers
- The effect on the surrounding road network and whether there would be adequate parking provision

RECOMMENDATION

Refuse for the following reason:

- The District Council adopted the North Norfolk Core Strategy on 24 September 2008, and subsequently adopted Policy HO9 on 23 February 2011, for all planning purposes. The following policy statements are considered relevant to the proposed development:

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

The proposed dwelling would be within an area designated as Countryside where there is a general presumption against residential development and in a location with no services and poor access to a full range of basic services. The future occupiers would therefore be dependent on the car to be able to reach such services. The proposal would therefore not be sustainable development. In the opinion of the Local Planning Authority there is no justification to permit the erection of the additional dwelling in the Countryside contrary to policies SS 1 and SS 2 of the adopted North Norfolk Core Strategy and paragraph 78 of the National Planning Policy Framework (February 2019).

Final wording of reasons to be delegated to the Head of Planning