APPLICATION REFERENCE: PF/20/1771

LOCATION: Land adjacent to, Watts Cottage, 2 Mill Road, Banningham, Norwich, NR11 7DT

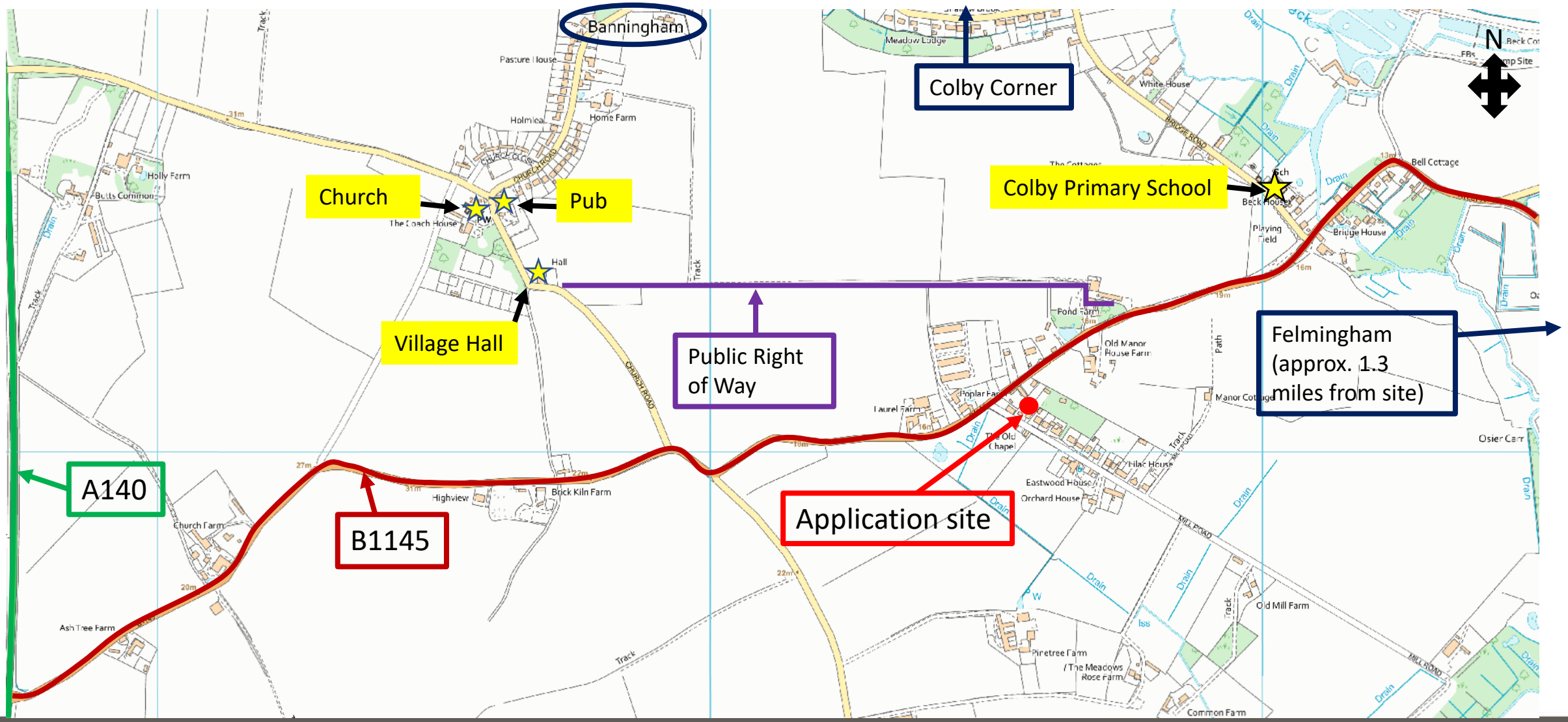
PROPOSAL: Two storey detached dwelling (4-bed) with detached garage / carport to front; alterations, including widening, of vehicle access

NORTH NORFOLK DISTRICT COUNCIL

north-norfolk.gov.uk

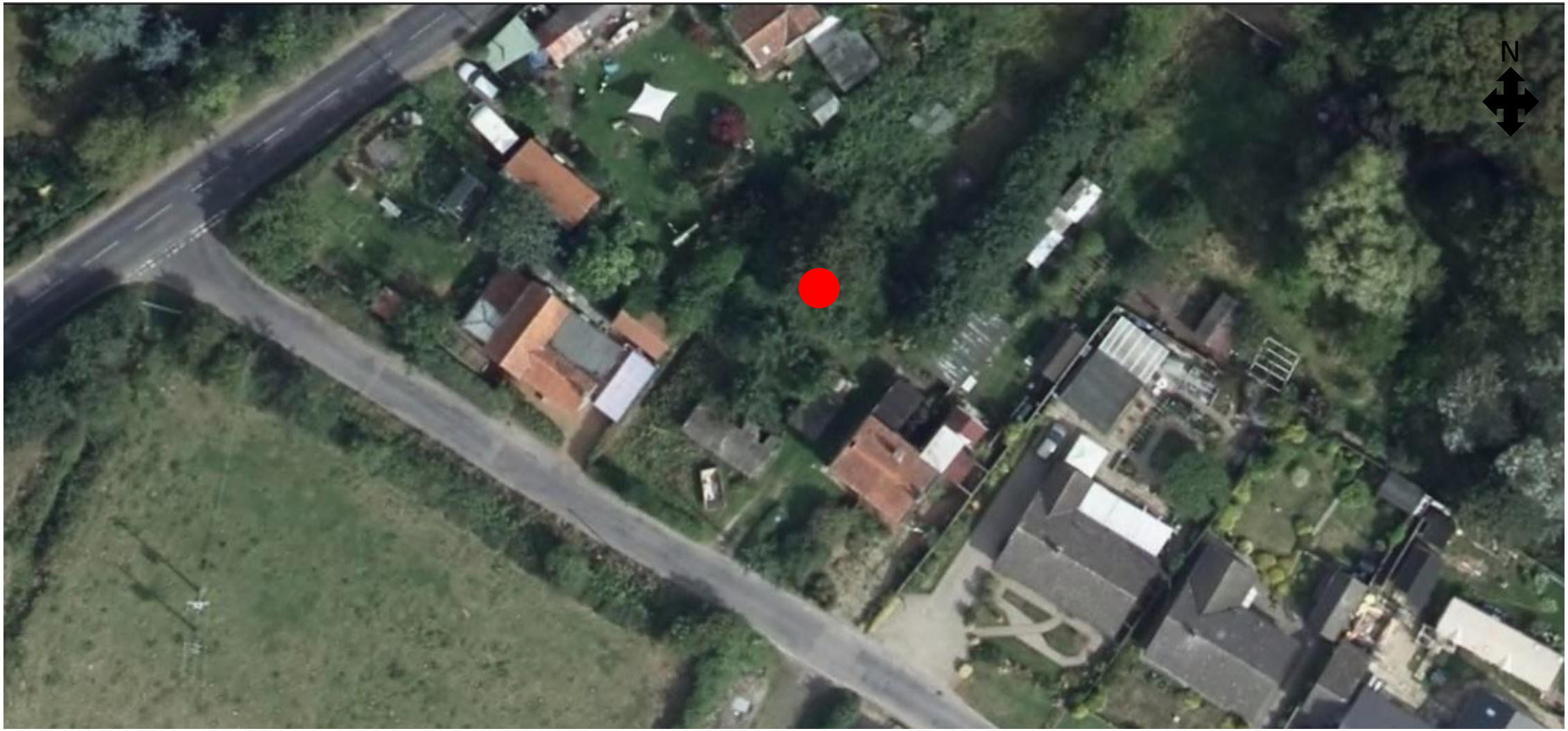
11 February 2021

SITE LOCATION PLAN

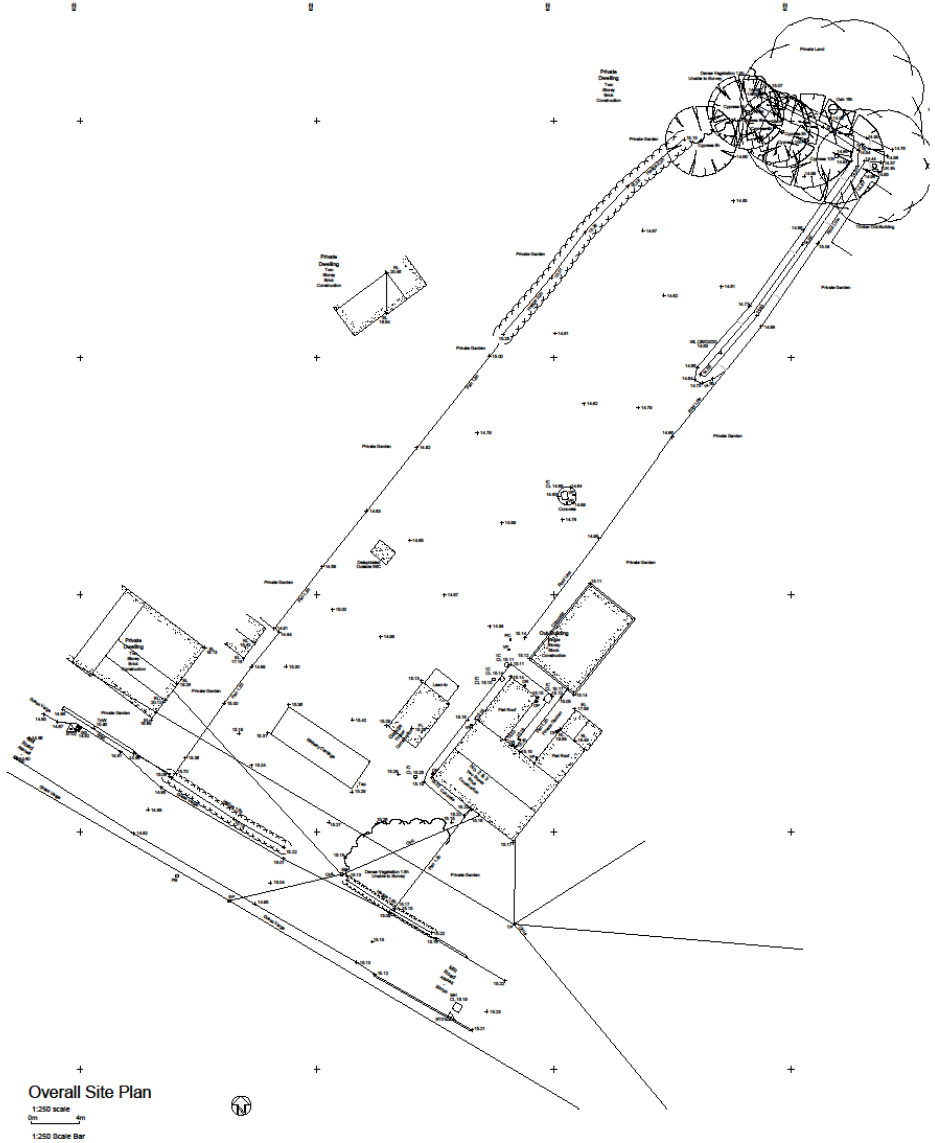


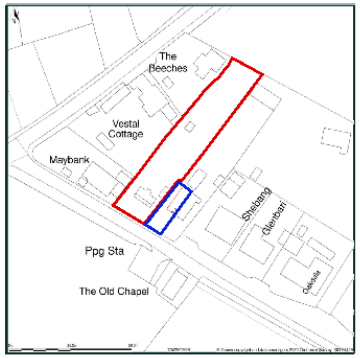
SITE LOCATION PLAN

SITE LOCATION PLAN (aerial)



EXISTING SITE PLAN AND ELEVATIONS



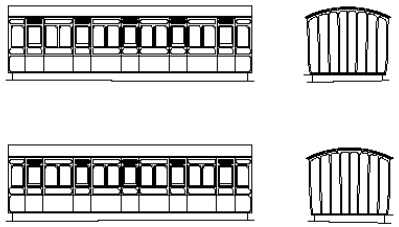


Site Location Plan

1:1250 scale

0m 25m

1:1250 Scale Bar



Rail Carriage Elevations

REVISION	DATE	DRAWN	DESCRIPTION

PLANNING

CLIENT	L.Newberry & L. Sturman
PROJECT NAME	Proposed New Dwelling, 2 Mill Road, Banningham
DRAWING TITLE	Site Plan As Existing & Rail Carriage Elevations
DRAWING SCALE	1:250, 1:1250 & 1:100@A2
DRAWN BY	PH
DATE	01.10.20

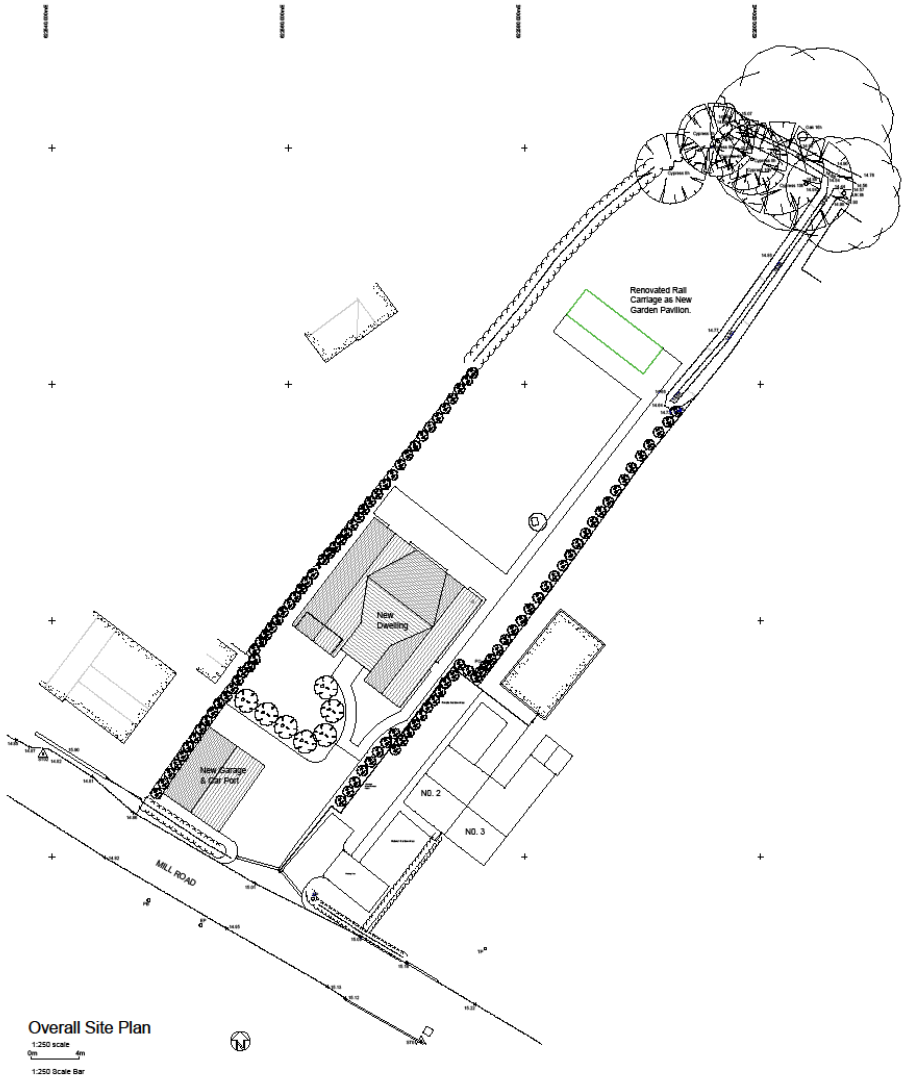
DO NOT SCALE. CHECK ALL DIMENSIONS ON SITE. REPORT DISCREPANCIES.

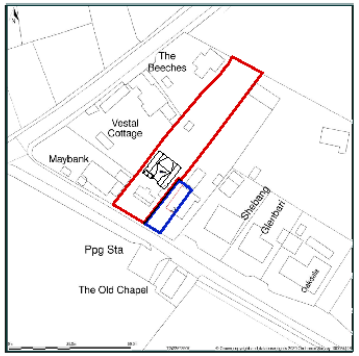
Paul Harris Architect.

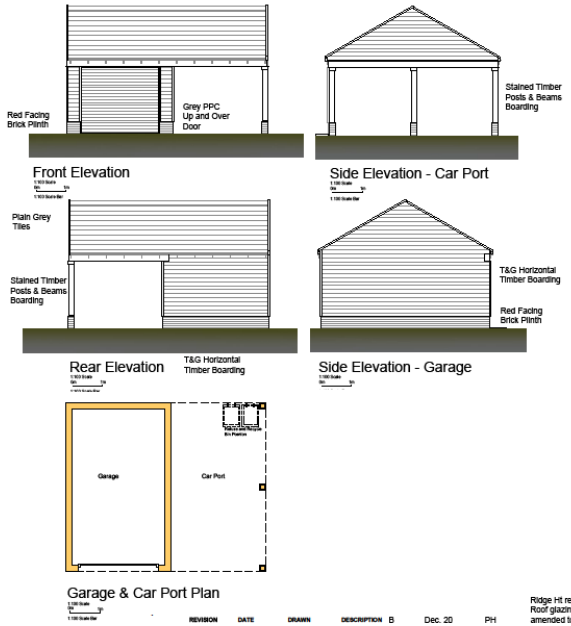
Email PHArch@outlook.com

JOB NO. 20-02

DRAWING NO. PL 001







Ridge Ht reduced 900mm. Balcony omitted. and Roof glazing to kitchen added. Gable roof amended to reduce massing

REVISION	DATE	DRAWN	DESCRIPTION
B	Dec. 20	PH	

PLANNING

CLIENT	L.Newberry & L. Sturman
PROJECT NAME	Proposed New Dwelling, 2 Mill Road, Banningham
DRAWING TITLE	Site, Location & Garage / Car Port Plans & Elevations
DRAWING SCALE	1:250, 1:1250 & 1:100@A2
DRAWN BY	PH
DATE	01.10.20

DO NOT SCALE. CHECK ALL DIMENSIONS ON SITE. REPORT DISCREPANCIES.

Paul Harris Architect.
Email PHArch@outlook.com

JOB NO. 20-02
DRAWING NO. PL 006B

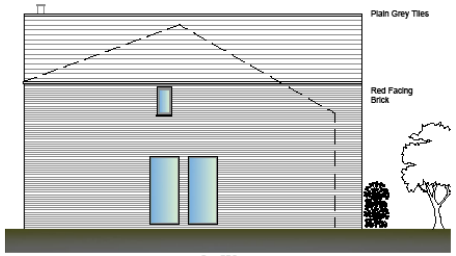
PROPOSED SITE PLAN AND GARAGE

PROPOSED ELEVATIONS AND FLOORPLANS - DWELLING

Entrance Elevation - South West

Grey PPC Aluminium Screen & Door

T&G Horizontal Timber Boarding



Side Elevation - North West

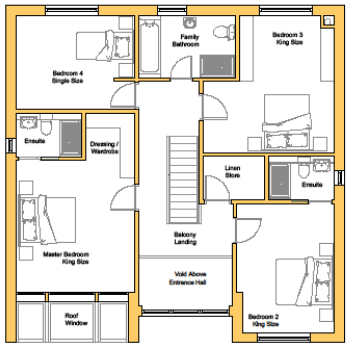
Grey PPC Aluminium Windows

Side Elevation - South East

Grey PPC Aluminium Windows

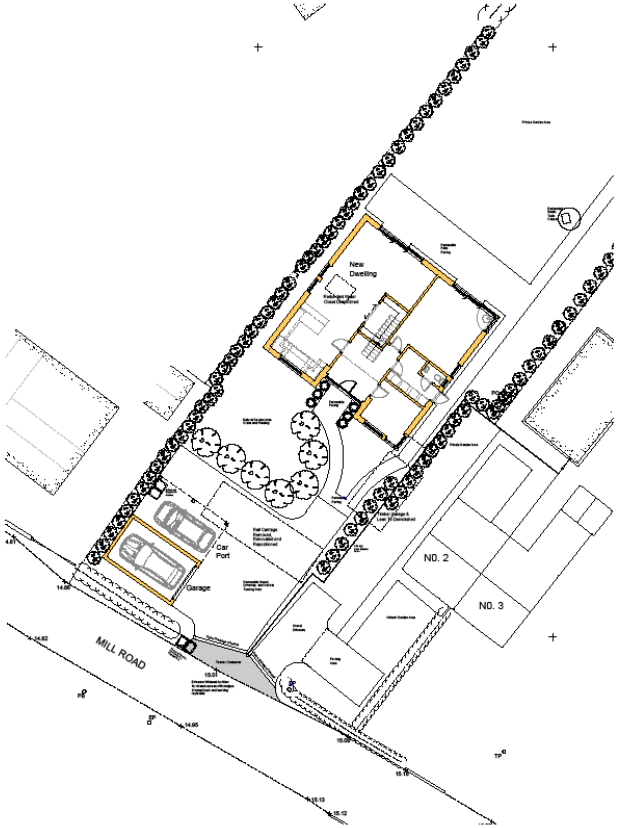
Rear Elevation - North East

Grey PPC Glazed Aluminium Sliding Doors



First Floor Plan

Ground Floor Plan



Part Site Plan - Dwelling & Access

1:200 scale

0m 4m

1:200 Scale Bar

REVISION	DATE	DRAWN	DESCRIPTION
B	Dec. 20	PH	Ridge Ht reduced 900mm. Balcony omitted. and Roof glazing to kitchen added. Gable roof amended to reduce massing

PLANNING

CLIENT	L.Newberry & L. Sturman
PROJECT NAME	Proposed New Dwelling, 2 Mill Road, Banningham
DRAWING TITLE	Plans and Elevations as Proposed
DRAWING SCALE	1:100 & 1:200 @A2
DRAWN BY	PH
DATE	01.10.20

DO NOT SCALE. CHECK ALL DIMENSIONS ON SITE. REPORT DISCREPANCIES.

Paul Harris Architect.
Email PHArch@outlook.com

JOB NO. 20-02

DRAWING NO. PL 005B

Looking west along Mill Road towards B1145

Front of site/access

Looking east along Mill Road

Neighbouring dwelling to west

Existing railway carriage (to be removed/relocated)

Existing railway carriage/cottage

Existing cottage (west elevation)

Centre of site looking south

Looking southwest towards neighbouring property

Looking north towards western boundary

Looking north-east towards rear of site

Junction of Mill Road with B1145

KEY ISSUES

Principle of development
Design
Neighbouring amenity
Highway impact
Landscape impact
Environmental matters

RECOMMENDATION

REFUSAL 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
EN 4 - Design
CT 5 - The transport impact of new development
National Planning Policy Framework (NPPF) (2019) Paragraphs 78 and 79

In the opinion of the Local Planning Authority, 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 poor access to a full range of basic services and facilities to meet day-to-day needs. The future occupiers would be highly dependent on the use of private car to be able to reach such services and facilities. The proposal would therefore not constitute sustainable development, contrary to policies SS 1 and SS 2 of the adopted North Norfolk Core Strategy.

RECOMMENDATION (cont)

In addition, it is not considered that the addition of a single dwelling in this Countryside location would make a significant contribution to supporting any local services and facilities nor those of any nearby rural villages and as such, does not fulfil the requirements of Paragraph 78 of the NPPF. Furthermore, the proposed development does not meet any of the criteria as set out in Paragraph 79 of the NPPF.

In addition, due to the size and design of the property and proximity to the site boundaries, the proposed development would be out-of-keeping with the prevailing form and charcter of the surrounding settlement to the visual detriment of the wider street-scene, and have an overbearing visual impact upon neighbouring properties. As such, the proposed development fails to comply with the requirements of Policy EN 4 of the adopted North Norfolk Core Strategy.

Finally, Mill Road (U14239) serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width, lack of passing provision, lack of pedestrian facilities and restricted visibility at the nearby road junction with the B1145 North Walsham Road. The proposal, if permitted, would be likely to give rise to conditions that would be detrimental to highway safety and as such, is contrary Policy CT 5 of the adopted North Norfolk Core Strategy.
Final wording of reasons to be delegated to the Assistant Director for Planning.