

APPLICATION REFERENCE: PF/19/1648

LOCATION: Land to the Rear of Holly House,
The Lanes, Briston

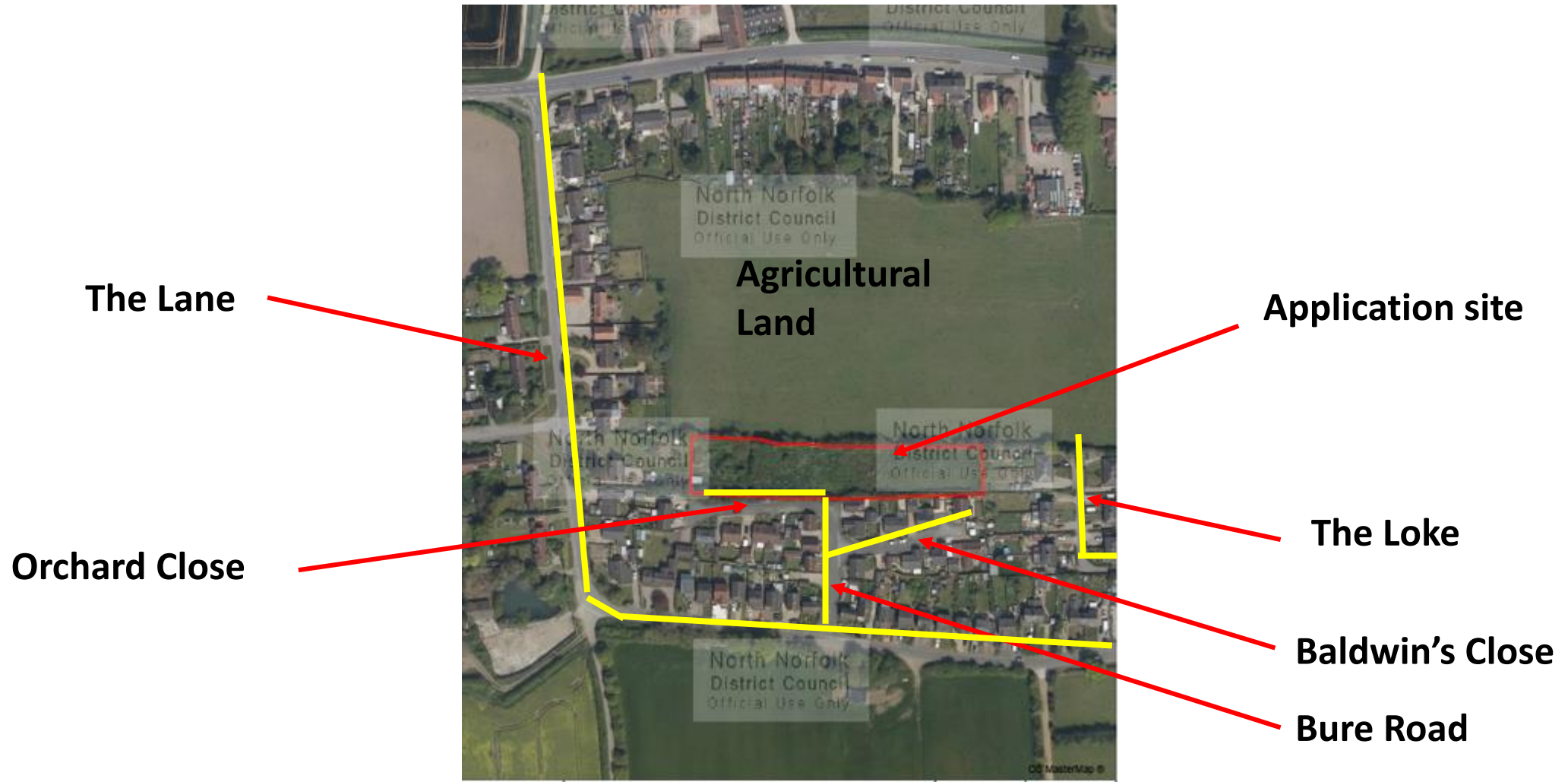
PROPOSAL :Erection of 9 dwellings with
attached garages (3 no. two-storey detached
dwellings, 2 no. two-storey semi-detached
dwellings and 4 no. semi-detached chalet
bungalows); associated access road and
driveways



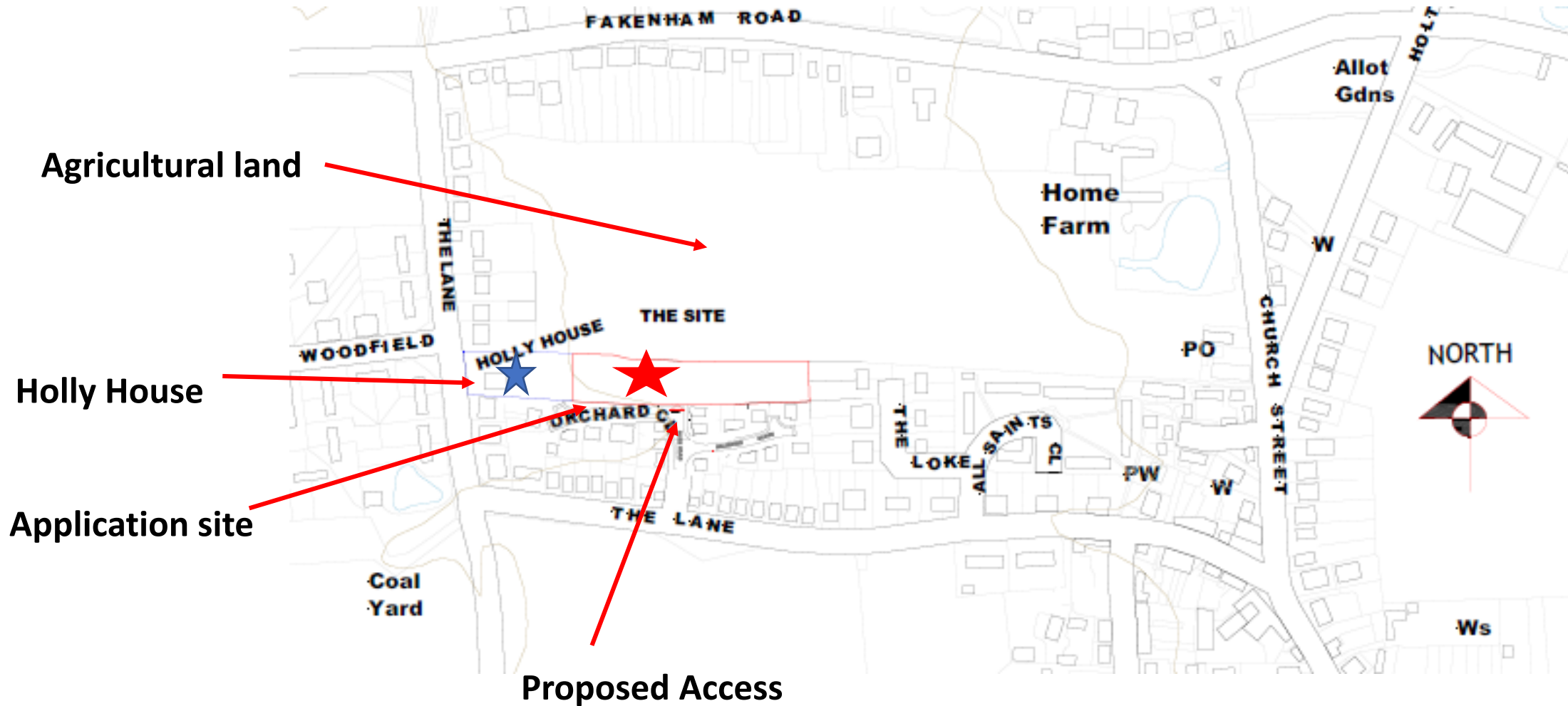
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

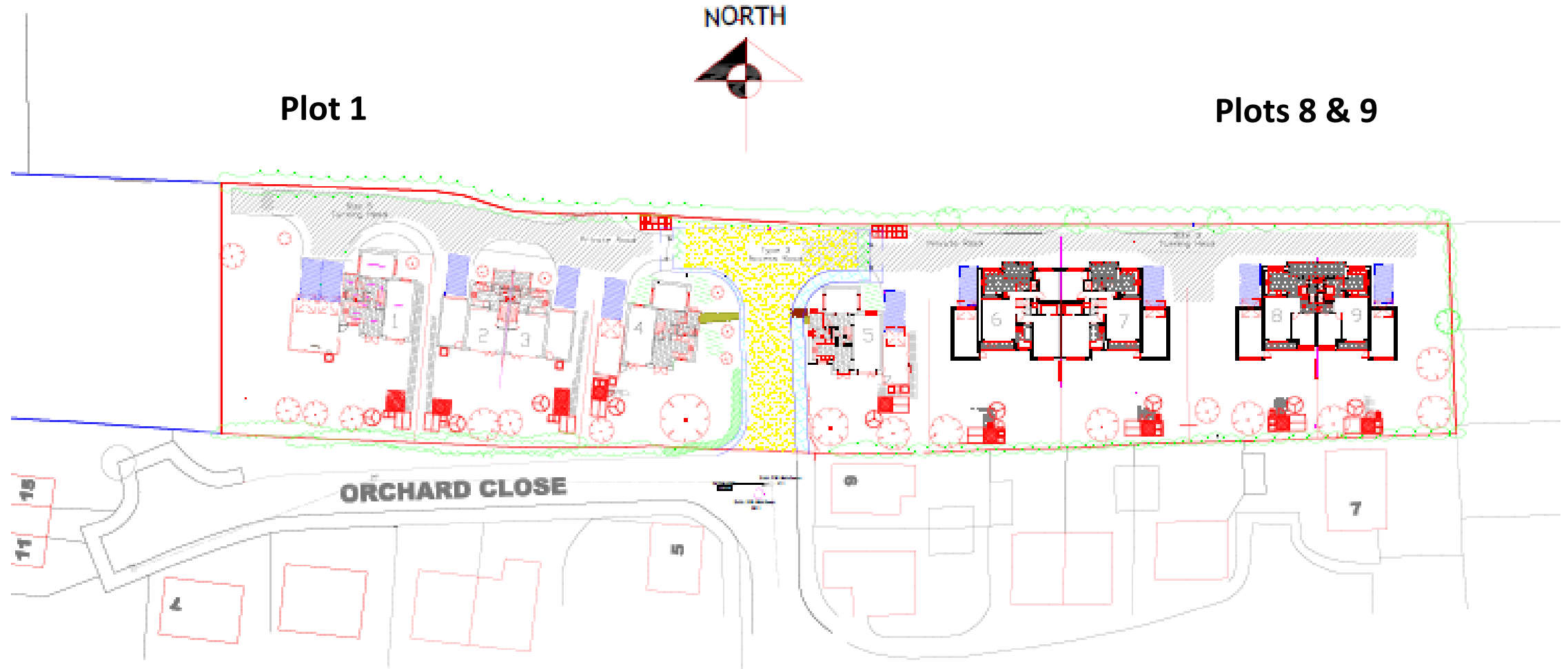
SITE LOCATION AERIAL IMAGE



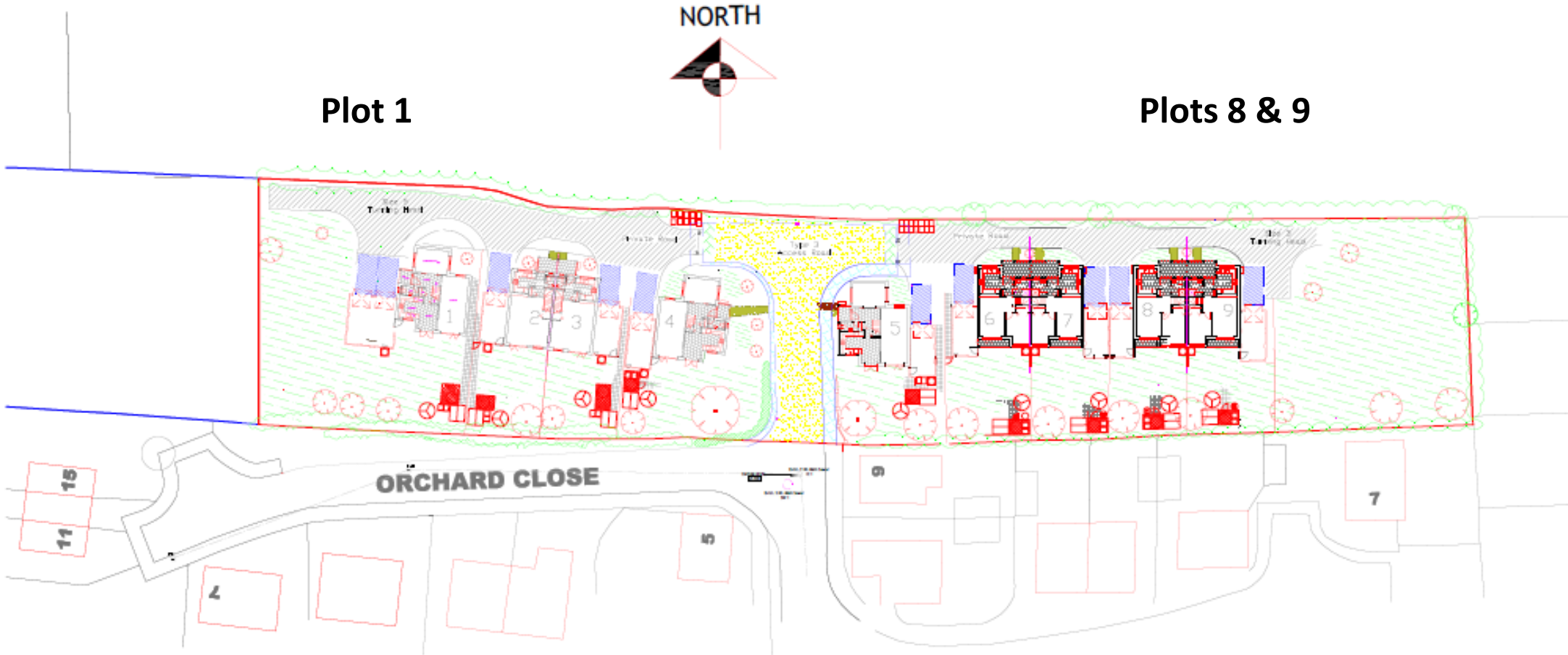
SITE LOCATION PLAN



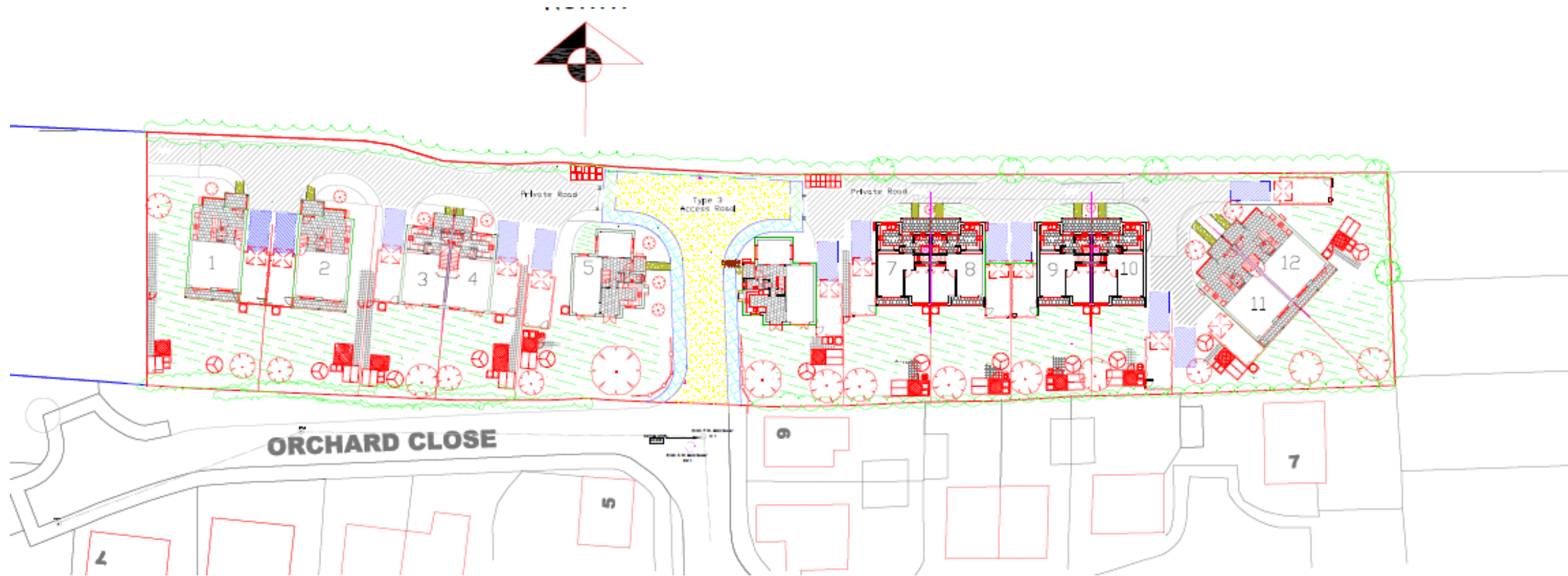
AMENDED SITE LAYOUT PLAN



PREVIOUS SITE LAYOUT PLAN FOR 9 DWELLINGS



APPROVED SITE LAYOUT PLAN FOR PF/15/1746



PLOT 1: PROPOSED ELEVATIONS

EXTERIOR MATERIALS:

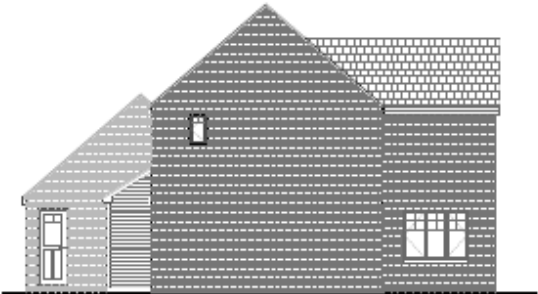
ROOF:	MIRRYLS RANGE 19 OLD VINTAGE ROOF TILES
MASONRY:	COMBINATION OF ATHERSTONE RED FACED BRICK AND LANCERSHIRE CRANAGE MULTI BRICK, RUNNING BOND
CLADDING:	NATURAL MORTAR ACCENT PINK CEMENT WEATHERBOARD
TERMS/FACIAS:	SIMULATED TIMBER TEXTURE, LIGHT GREY
SOFFIT PANELS:	UPVC WHITE, VENTED
GUTTERING:	UPVC SQUARE EDGE COTTAGE STYLE, WHITE
RAILING/COLUMNS:	UPVC WHITE
WINDOWS/DOORS:	DUAL GLAZED UPVC SIMULATED OVEDER LIGHTS AS SHOWN ON SKETCHES; ACCENT COLOUR TO BE DETERMINED
PORCH FLOORS:	FLOORS OF STONE BRAZILIAN BLACK (CHARCOAL) SLATS TEAK OVER CEMENT SLAB

NORTH ELEVATION



NORTH ELEVATION

EAST ELEVATION



EAST ELEVATION

SOUTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION



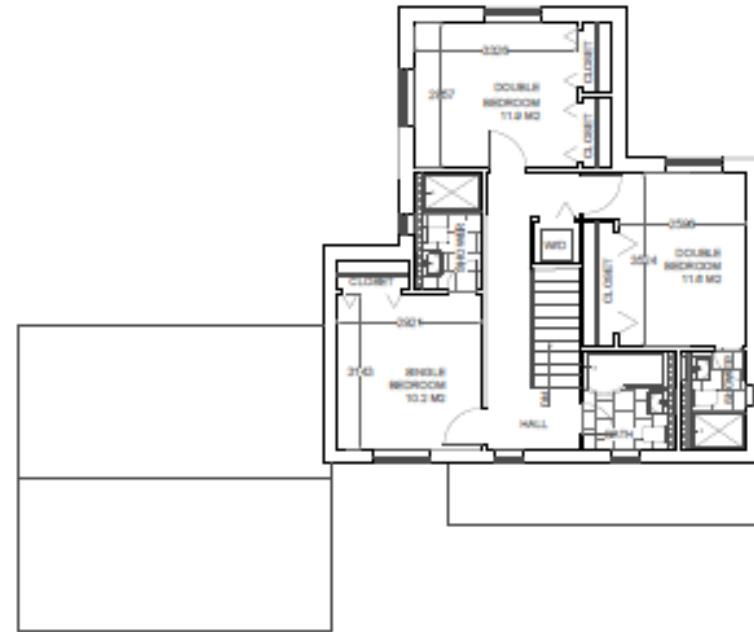
WEST ELEVATION

PLOT 1: PROPOSED FLOOR PLANS



GROUND FLOOR PLAN
INTERNAL AREA 63 M²

GROUND FLOOR PLAN

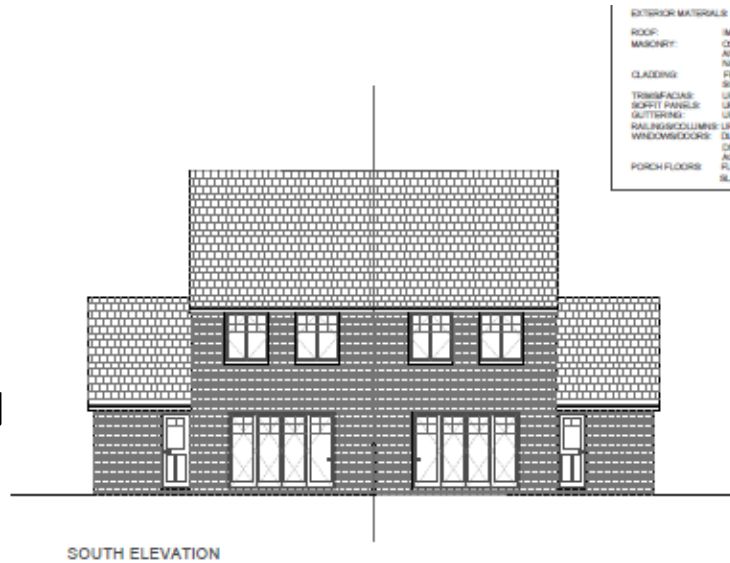


FIRST FLOOR PLAN
INTERNAL AREA 56 M²

FIRST FLOOR PLAN

PLOTS 2 & 3: PROPOSED ELEVATIONS

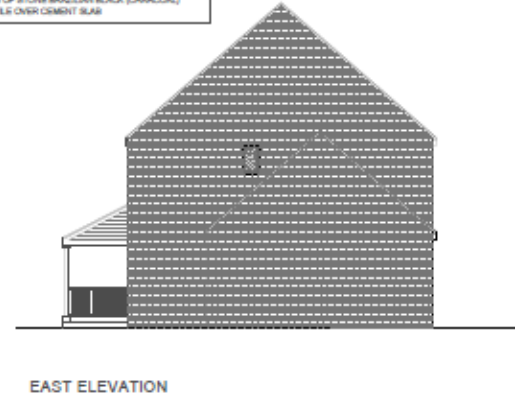
SOUTH ELEVATION



EXTERIOR MATERIALS

ROOF:	IMBRYS FRAME 19' OLD VINTAGE ROOF TILES
MASONRY:	COMBINATION OF ATHERSTONE RED FACING BRICK AND EXETER ORANGE MULTI-BLOCK, RUNNING BOND, NATURAL MORTAR ACCENT
CLADDING:	FIBRE CEMENT WEATHERBOARD, SIMULATED TIMBER TEXTURE, LIGHT GREY
TRIM/FACIAS:	UPVC WHITE
SOFFIT PANELS:	UPVC WHITE, VENTED
GUTTERING:	UPVC SQUARE ROOF COTTAGE STYLE, WHITE
RAILING/COLUMNS:	UPVC WHITE
WINDOWS/DOORS:	DUAL GLASS/UPVC UNIMULATED
PORCH FLOOR:	DUCKSLATS AS SHOWN ON ELEVATIONS, ACCENT COLOUR TO BE DETERMINED
	FLOOR OF STONE BRAZILIAN BLACK (CHARCOAL) SLATS TILE OVER CEMENT SLAB

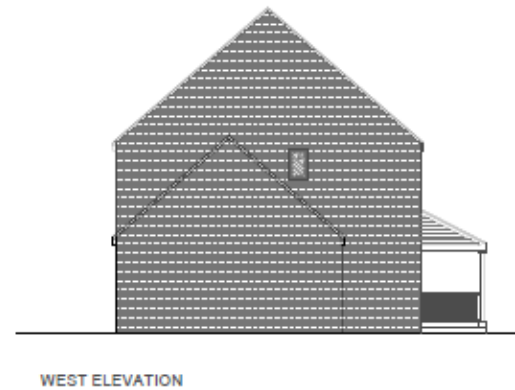
EAST ELEVATION



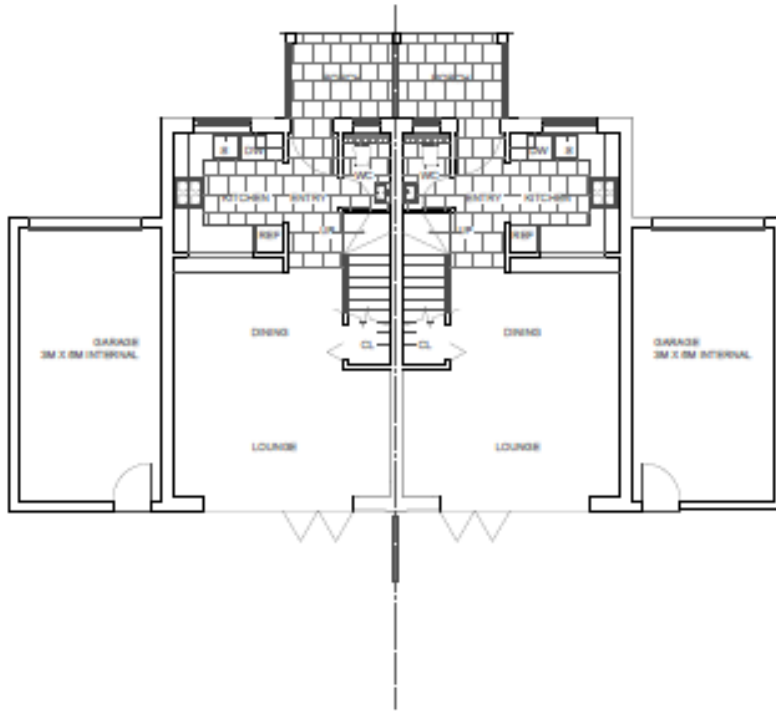
SOUTH ELEVATION



WEST ELEVATION



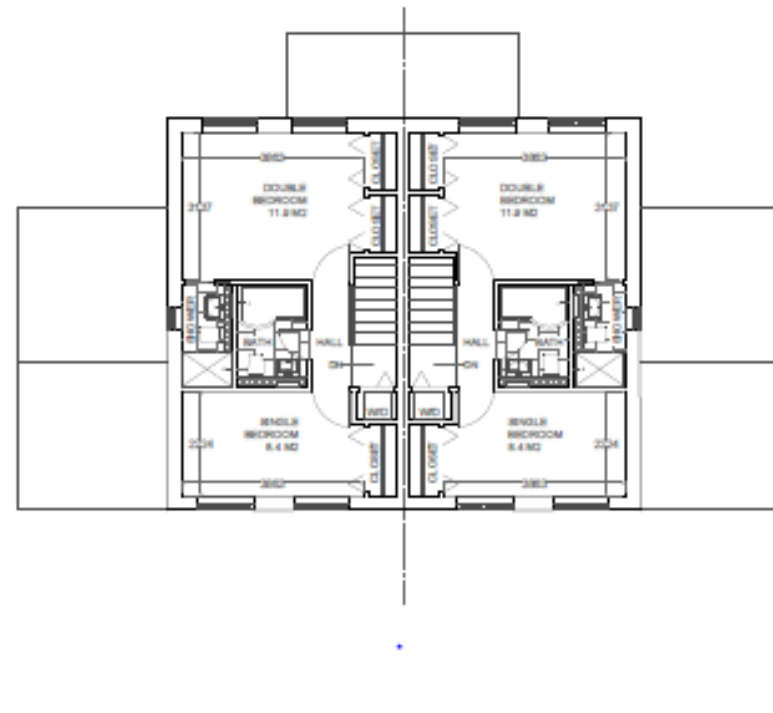
PLOTS 2 & 3: PROPOSED FLOOR PLANS



GROUND FLOOR PLAN
INTERNAL AREA 35 M2 EACH



GROUND FLOOR PLAN



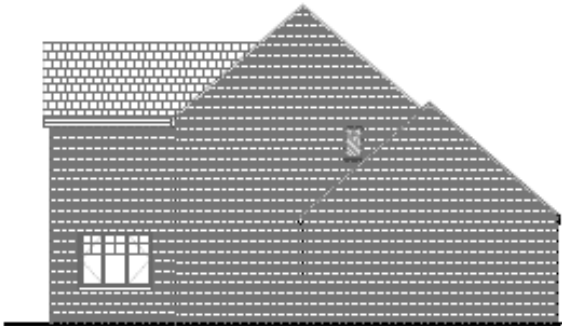
FIRST FLOOR PLAN
INTERNAL AREA 35 M2 EACH



FIRST FLOOR PLAN

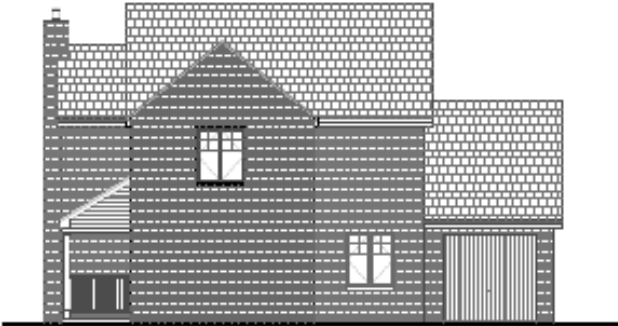
PLOT 4: PROPOSED ELEVATIONS

EAST ELEVATION



EAST ELEVATION

NORTH ELEVATION



NORTH ELEVATION

WEST ELEVATION



WEST ELEVATION

SOUTH ELEVATION



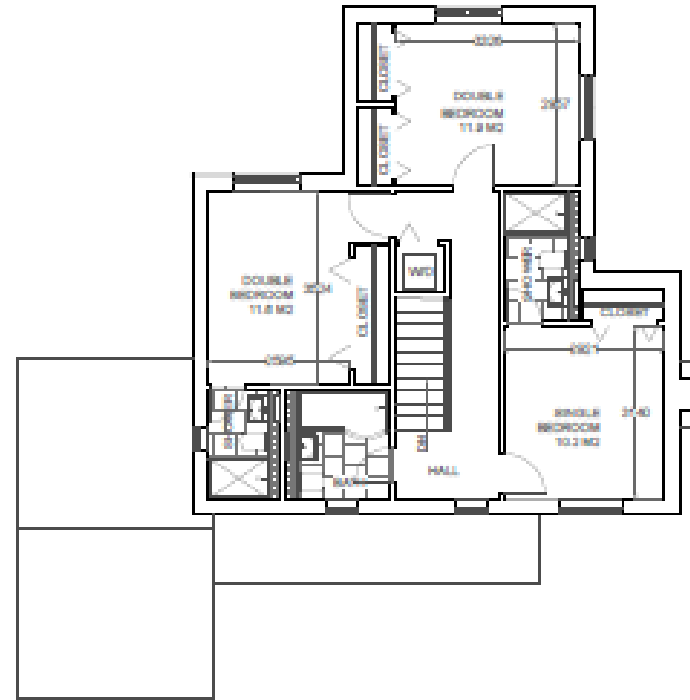
SOUTH ELEVATION

PLOT 4: PROPOSED FLOOR PLANS



GROUND FLOOR PLAN
INTERNAL AREA 63 M2

GROUND FLOOR PLAN

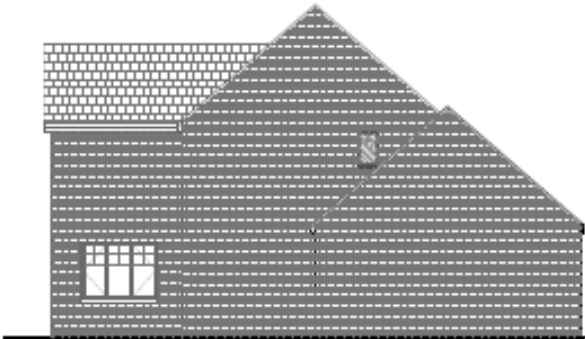


FIRST FLOOR PLAN
INTERNAL AREA 56 M2

FIRST FLOOR PLAN

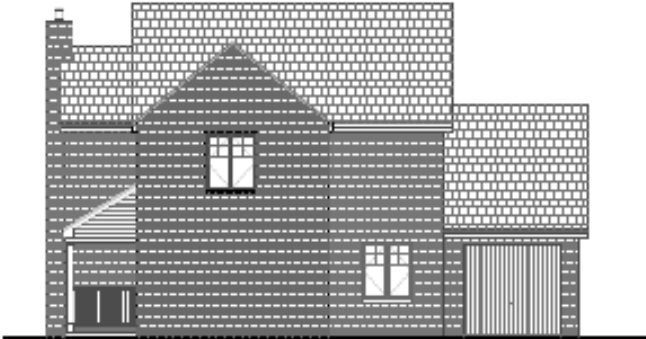
PLOT 5: PROPOSED ELEVATIONS

EAST ELEVATION



EAST ELEVATION

NORTH ELEVATION



NORTH ELEVATION

WEST ELEVATION



WEST ELEVATION

SOUTH ELEVATION

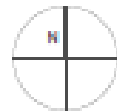


SOUTH ELEVATION

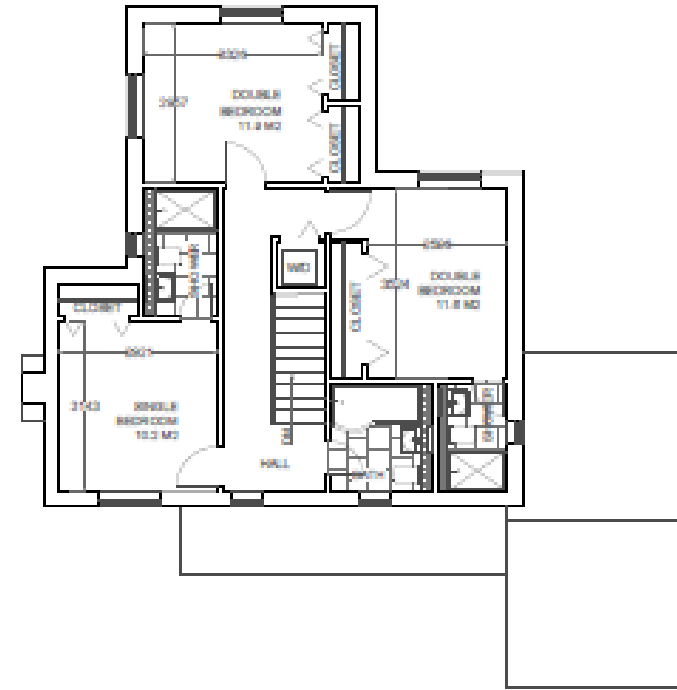
PLOT 5: PROPOSED FLOOR PLANS



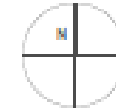
GROUND FLOOR PLAN
INTERNAL AREA 63 M2



GROUND FLOOR PLAN

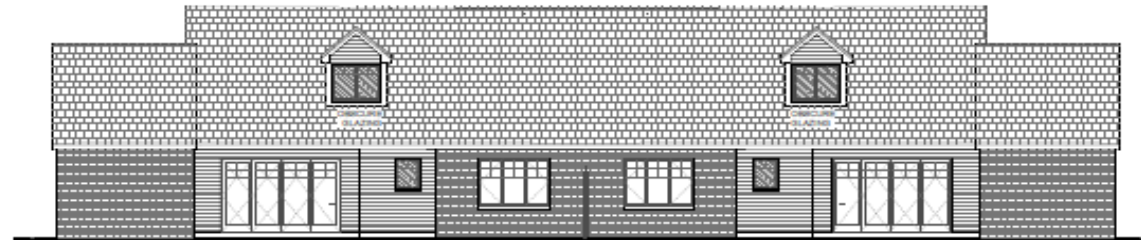


FIRST FLOOR PLAN
INTERNAL AREA 56 M2



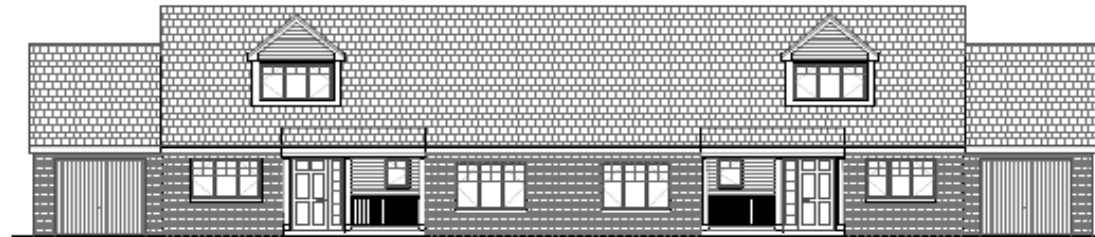
FIRST FLOOR PLAN

PLOTS 6 & 7: PROPOSED ELEVATIONS



SOUTH ELEVATION

SOUTH ELEVATION

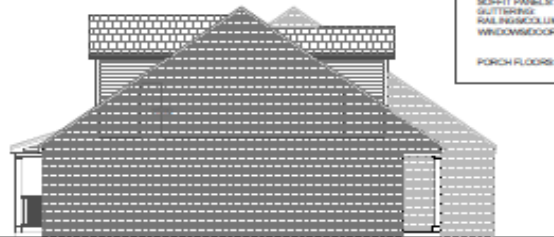


NORTH ELEVATION

NORTH ELEVATION

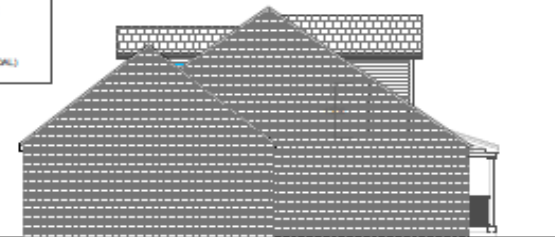
EXTERIOR MATERIALS:	
ROOF:	IMBROY'S FRAME 30 OLD VINTAGE ROOF TILES
MASONRY:	COMBINATION OF KINGSTONE RED FACED BRICK AND LUDGATE ORANGE MULTI BRICK; RUNNING BOND; NATURAL MORTAR ACCENT
CLADDING:	FINE GRAY CEMENT WEATHERBOARD; SIMULATED TIMBER TEXTURE; LIGHT GRAY
TRANSOMES:	UPVC WHITE
SOFFIT PANELS:	UPVC WHITE VENTED
GUTTERING:	UPVC SQUARE ROOF COTTAGE STYLE WHITE
RAILING/COLUMNS:	UPVC WHITE
WINDOW COLOURS:	DUAL GLAZED UPVC WHITE MELTATED; DIVERSO LIGHTS AS SHOWN ON ELEVATIONS; ACCENT COLOUR TO BE DETERMINED
PORCH FLOORS:	FLOORS OF STONE BRAZILIAN BLACK (CHARCOAL); SLATE TILE OVER CEMENT SLAB

WEST ELEVATION



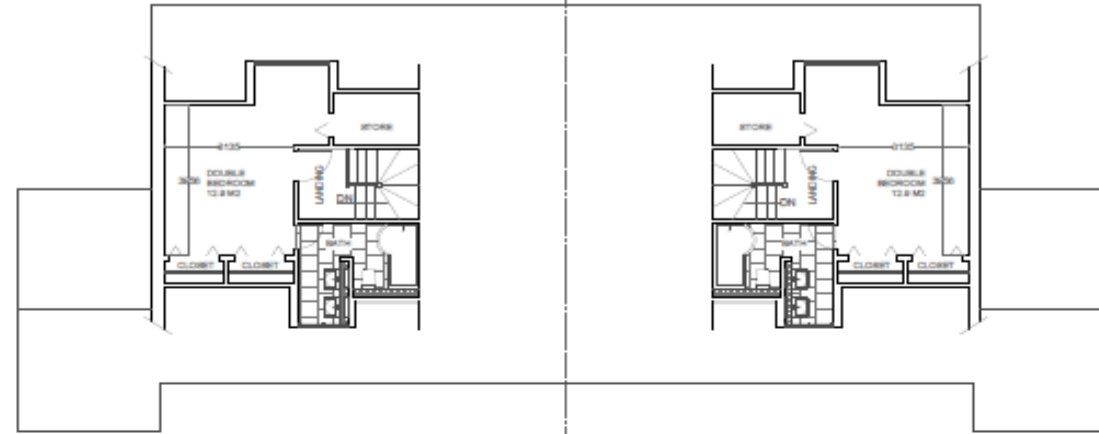
WEST ELEVATION

EAST ELEVATION



EAST ELEVATION

PLOTS 6 & 7: PROPOSED FLOOR PLANS

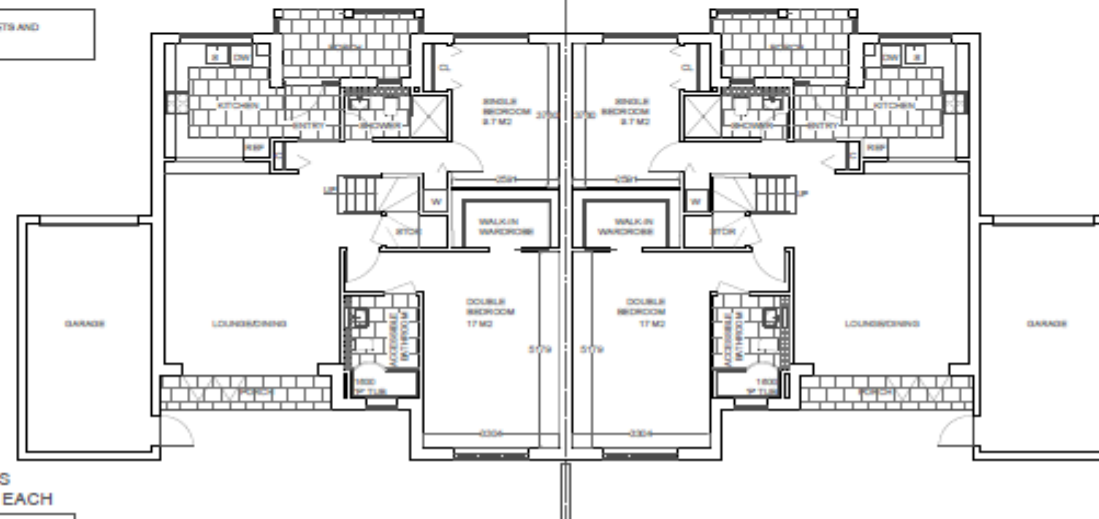


FIRST FLOOR PLAN



FIRST FLOOR PLANS
INTERNAL AREA 33 M2 EACH

NOTE: BEDROOM AREAS INCLUDE CLOSETS AND EN-SUITES WHERE APPLICABLE



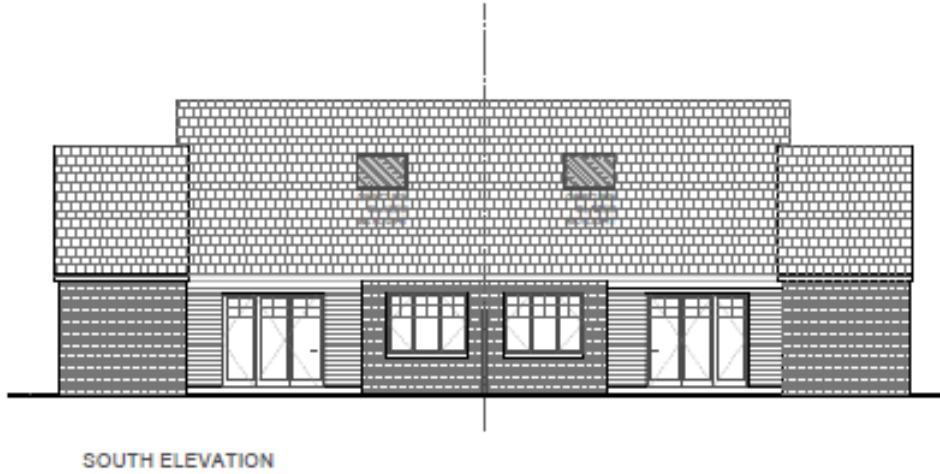
GROUND FLOOR PLAN



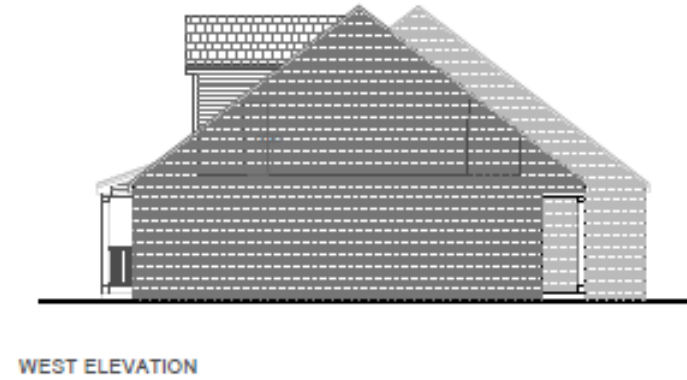
GROUND FLOOR PLANS
INTERNAL AREA 85 M2 EACH

PLOTS 8 & 9: PROPOSED ELEVATIONS

SOUTH ELEVATION



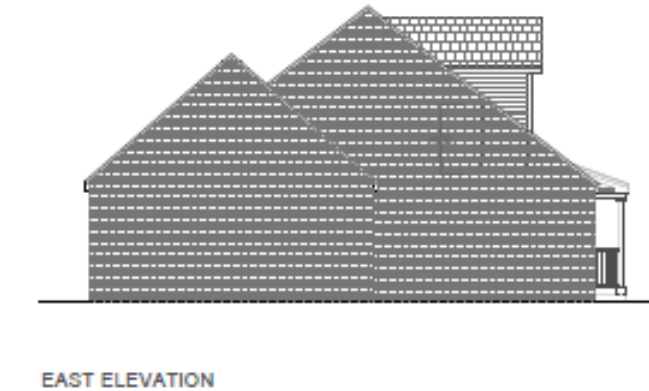
WEST ELEVATION



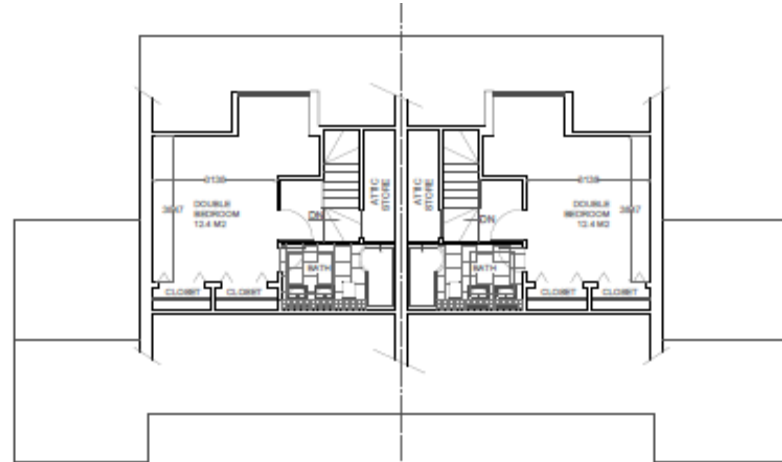
NORTH ELEVATION



EAST ELEVATION



PLOTS 8 & 9: PROPOSED FLOOR PLANS

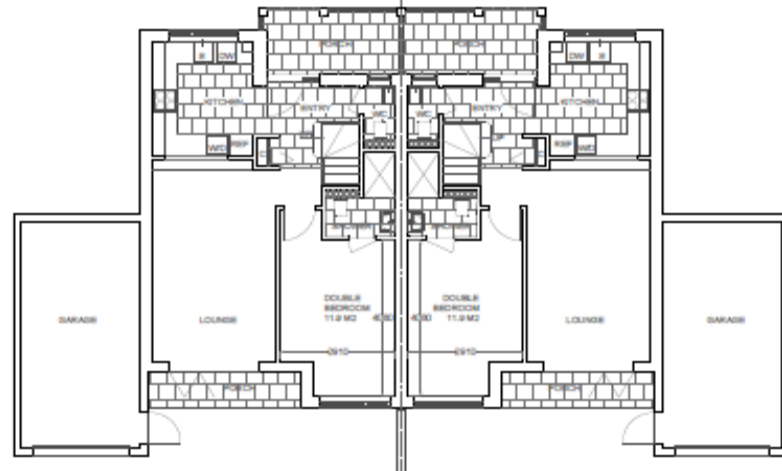


FIRST FLOOR PLAN



FIRST FLOOR PLANS
INTERNAL AREA 28 M² EACH

NOTE: BEDROOM AREAS EXCLUDE CLOSETS AND
BATHS WHERE APPLICABLE



GROUND FLOOR PLAN



GROUND FLOOR PLANS
INTERNAL AREA 49 M² EACH

NOTE: BEDROOM AREAS EXCLUDE CLOSETS AND
BATHS WHERE APPLICABLE

VIEW OF SOUTH BOUNDARY FROM ORCHARD CLOSE



Orchard Close

Native hedge
on southern
site boundary

VIEW OF PROPERTIES ON ORCHARD CLOSE

**Mixture of
single-storey
and two-storey
properties**



VIEW FROM BURE ROAD LOOKING NORTH



**Proposed Site
Access**

Bure Road

VIEW OF SITE LOOKING NORTH FROM BALDWIN'S CLOSE



Bure Road

VIEW FROM THE LANE TOWARDS BURE ROAD JUNCTION



The Lane

VIEW LOOKING TOWARDS SITE FROM THE LANE/BURE ROAD JUNCTION

Proposed Access



VIEW OF PROPERTIES ON THE LOKE (SITE DIRECTLY BEHIND REAR GARDENS)



VIEW FROM SITE LOOKING WEST (HOLLY HOUSE IN DISTANCE)



**Agents
photograph
taken from D&A**

VIEW FROM SITE LOOKING EAST



Agents
photograph taken
from D&A

VIEW OF NORTHERN BOUNDARY (LOOKING WEST)

Holly House



Agents photograph
taken from D&A

VIEWS OF NORTHERN SITE BOUNDARY



**Agents
photograph
taken from
D&A**

RECENT VIEW LOOKING NORTH FROM PROPOSED ACCESS (Site currently overgrown)



VIEW LOOKING SOUTH ALONG BURE ROAD FROM SITE ACCESS TOWARDS THE LANE



MAIN ISSUES

- Principle
- Affordable housing and density
- Design, housing density and housing mix
- Landscape, biodiversity and trees
- Highways
- Residential amenity
- Environmental considerations

RECOMMENDATION

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

- **Time limit commencement**
- **External materials**
- **Air source heat pumps**
- **Removal of PD rights for openings/windows,**
- **CEMP and hard and soft landscaping**
- **Retention of hedgerows (min 3m in height to south/2.4m to north)**
- **Tree protection and retention**
- **Highways and parking**
- **External lighting**

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