

# APPLICATION REFERENCE: PF/20/2072

LOCATION: Park Farm Office, Wolterton Park,  
Wolterton

PROPOSAL: Erection of dwelling with attached  
double garage

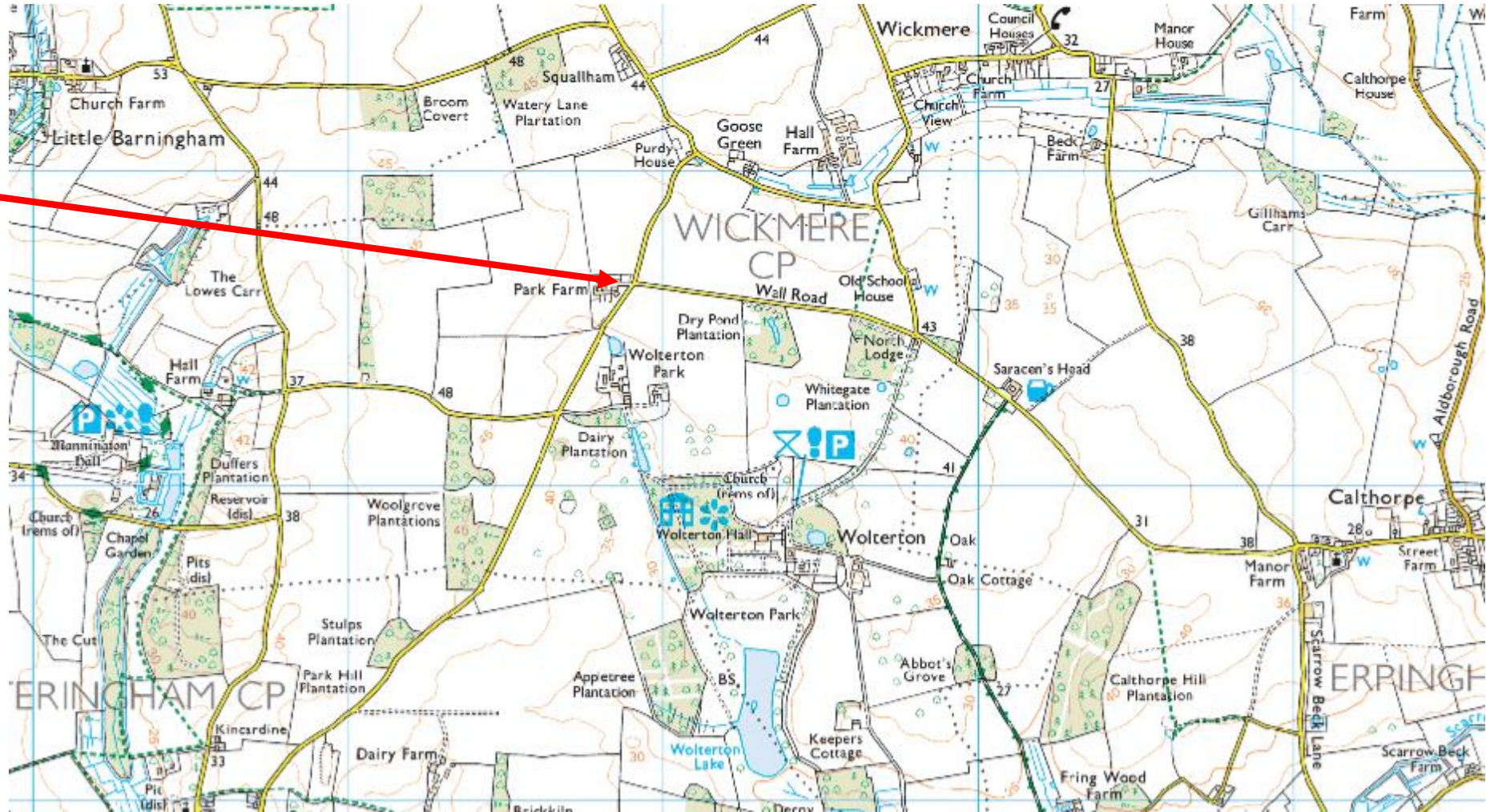


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

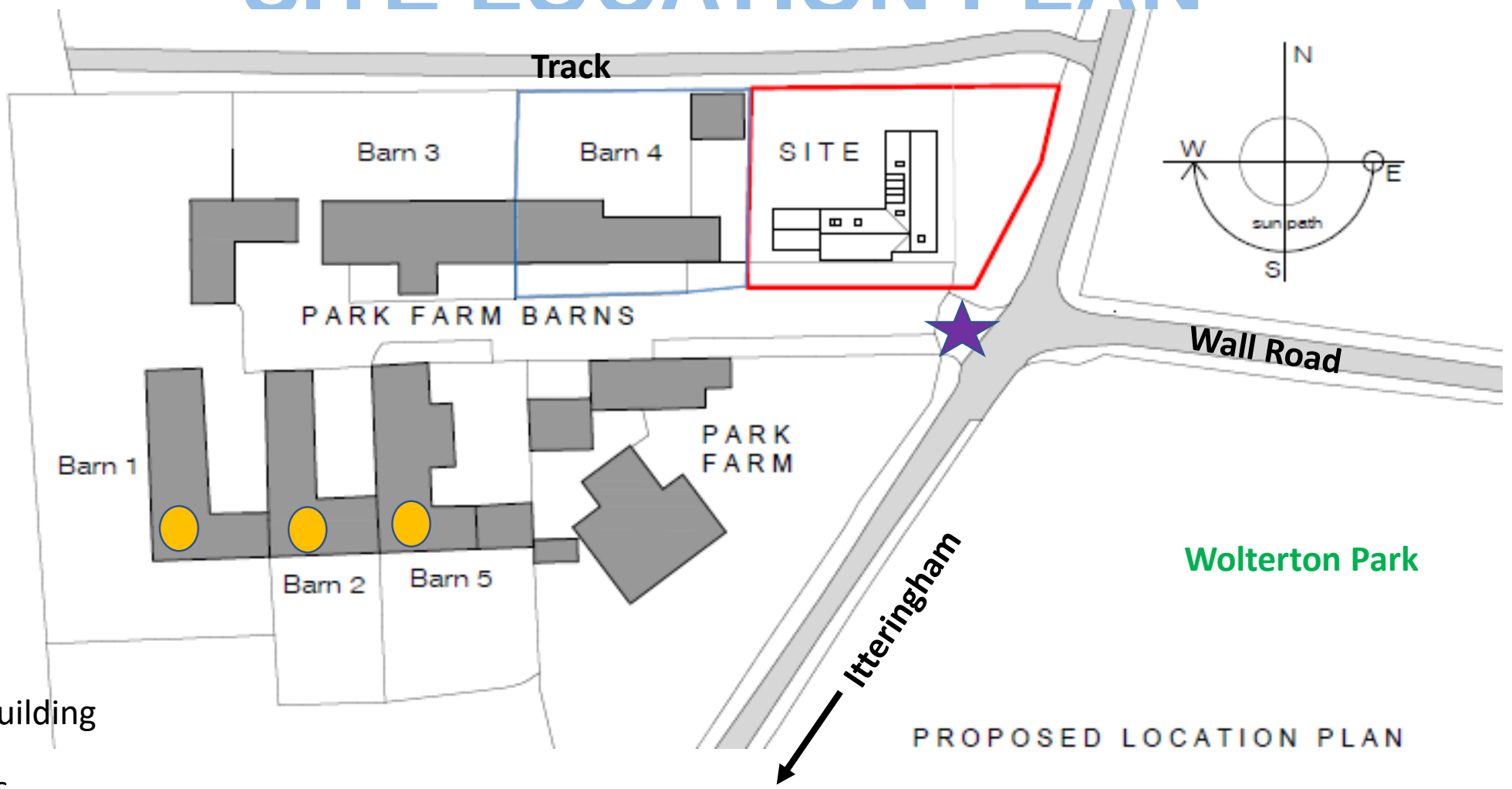
# SITE LOCATION - GENERAL

Site





# SITE LOCATION PLAN



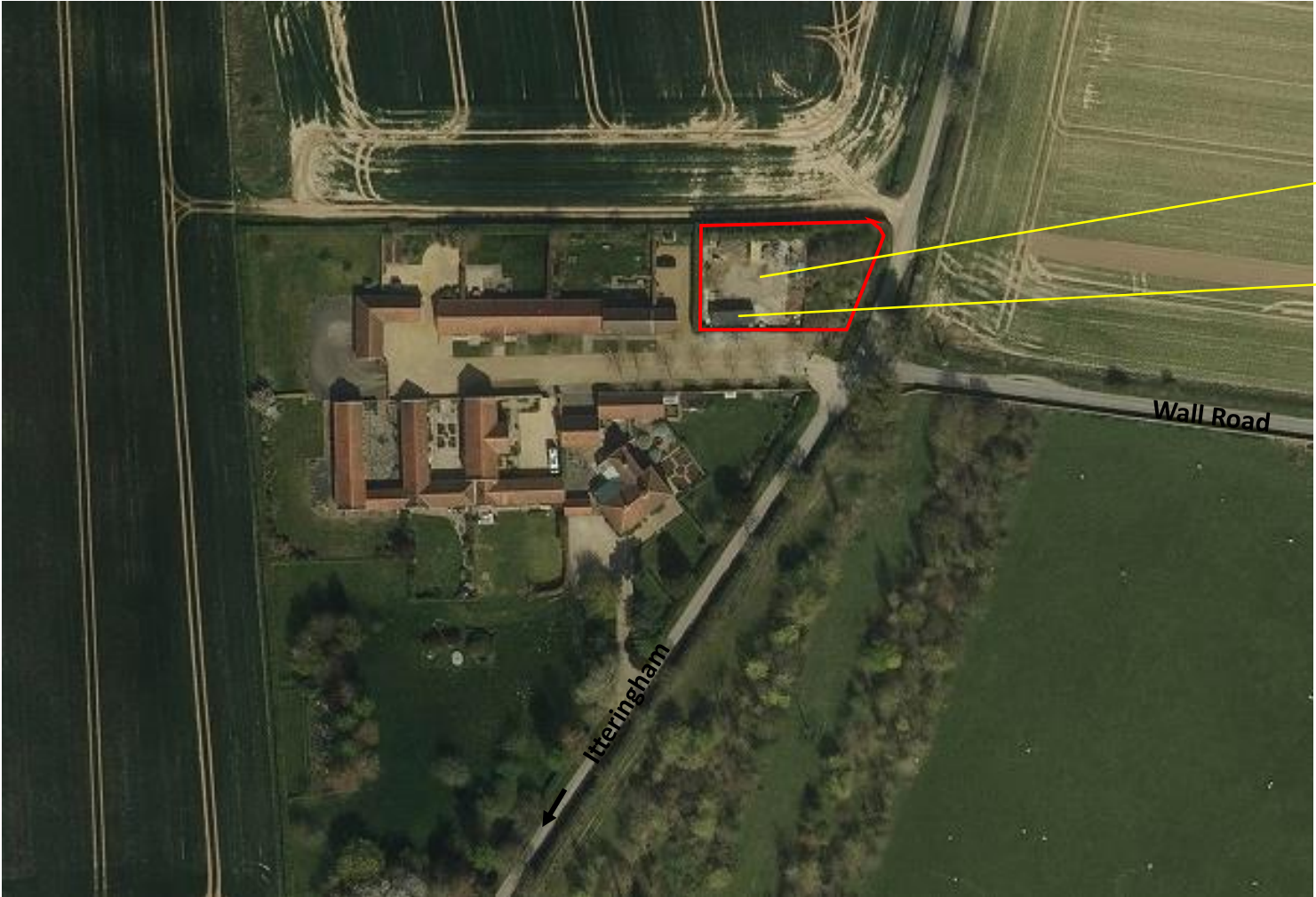
● = listed building

★ = access

Wolterton Park

PROPOSED LOCATION PLAN

# SITE LOCATION AERIAL IMAGE



Storage yard

Portacabin office

Wall Road

Itteringham

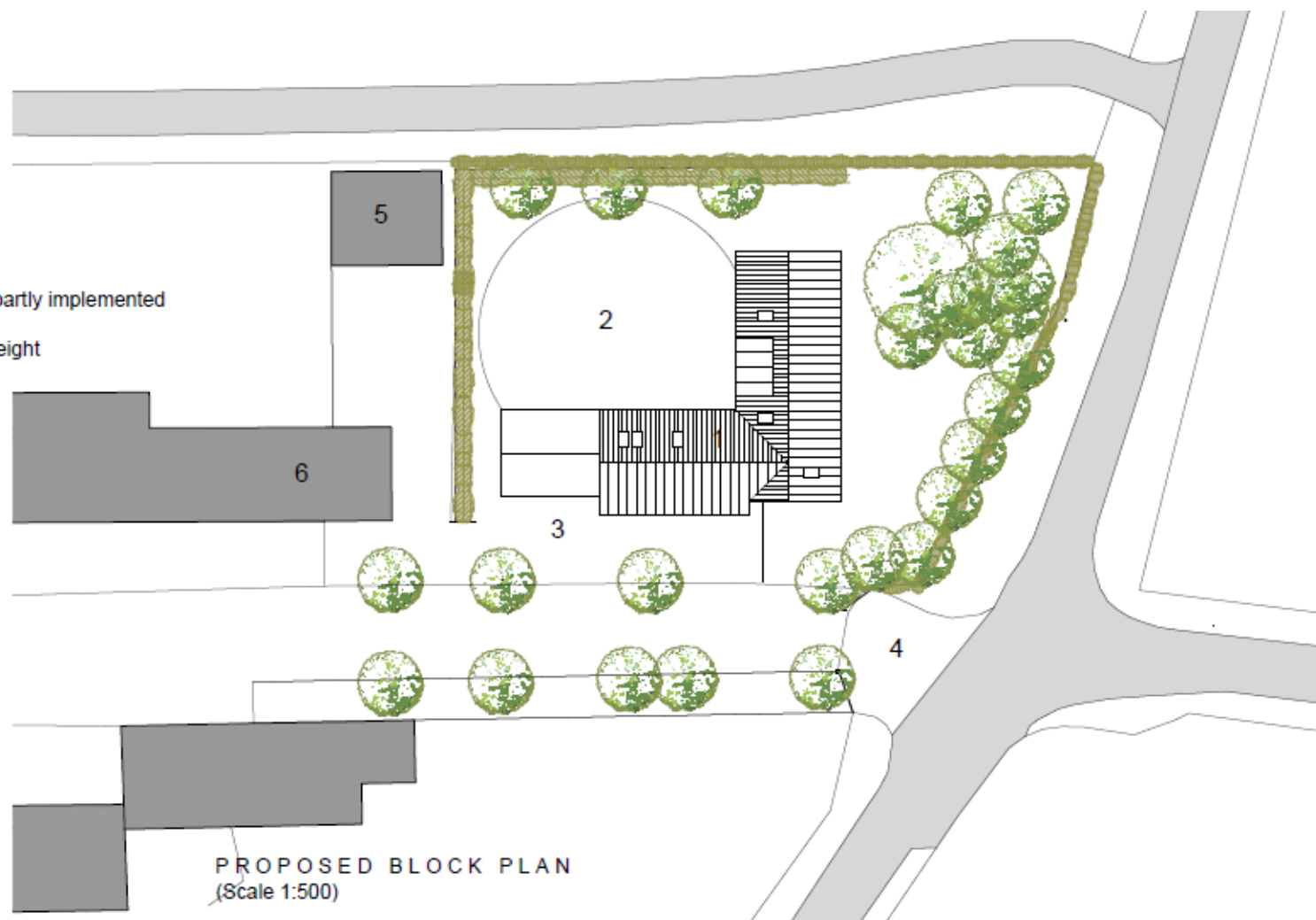
N



# PROPOSED BLOCK/SITE PLAN

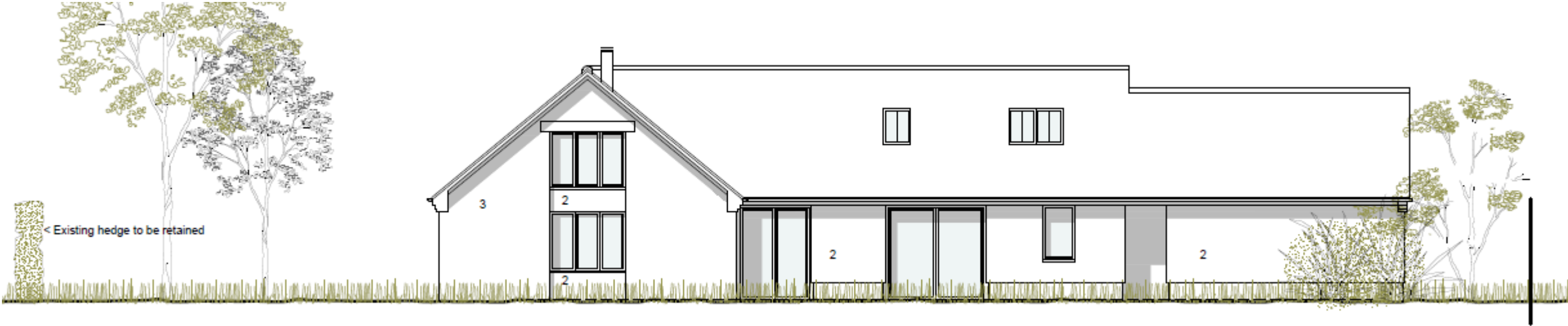
## BLOCK PLAN KEY:

- 1: Proposed Replacement Dwelling
- 2: Private Garden Area
- 3: Proposed Parking Area
- 4: Access to remain as existing
- 5: Existing 3 bay garage approved and partly implemented
- 6: Existing Barn 4 with matching ridge height

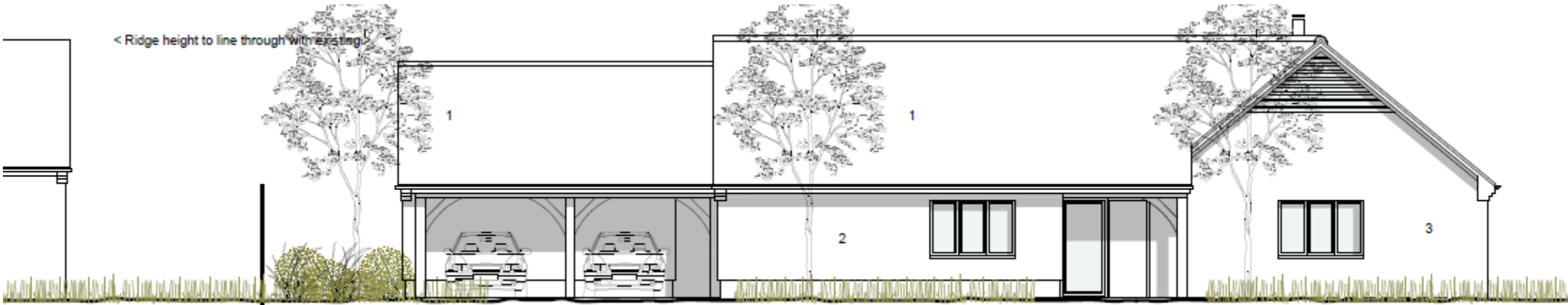


PROPOSED BLOCK PLAN  
(Scale 1:500)

# PROPOSED ELEVATIONS



North

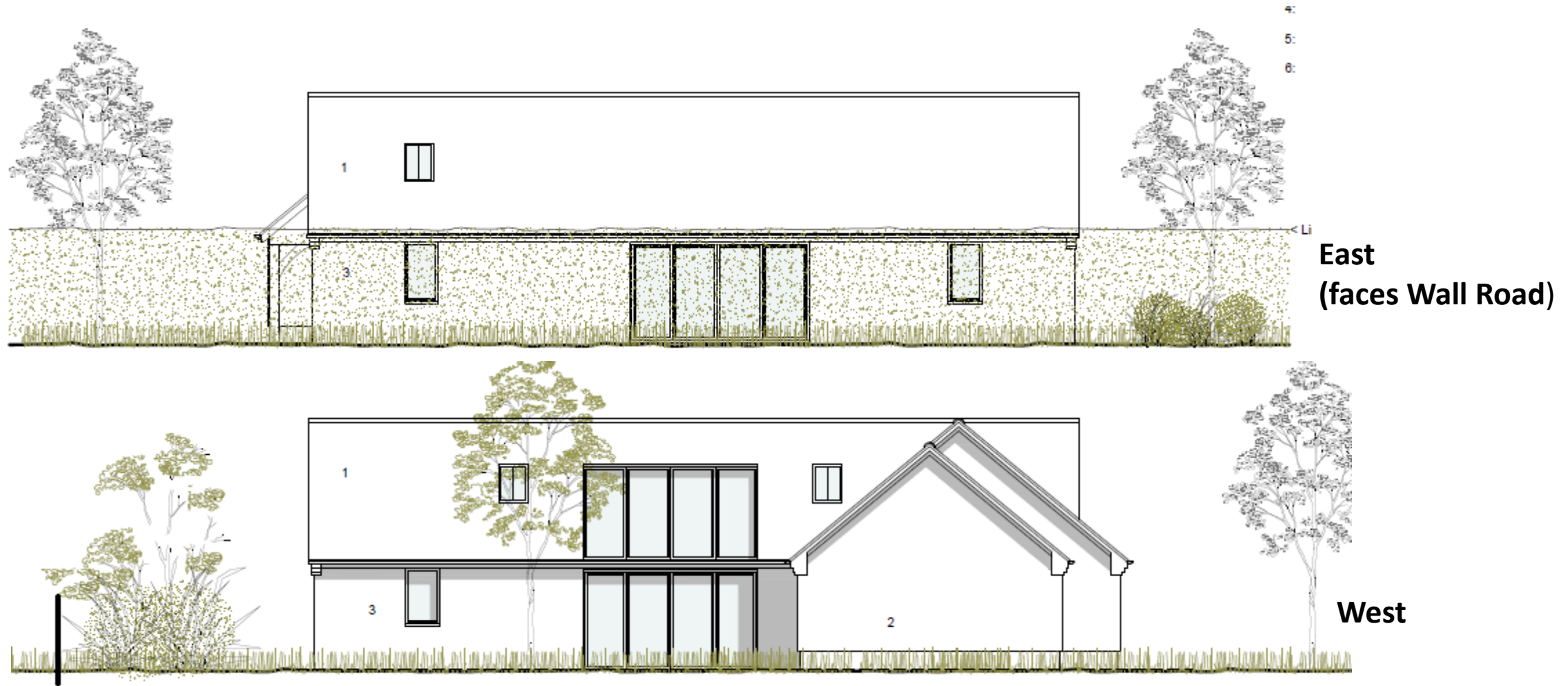


PROPOSED SOUTH ELEVATION

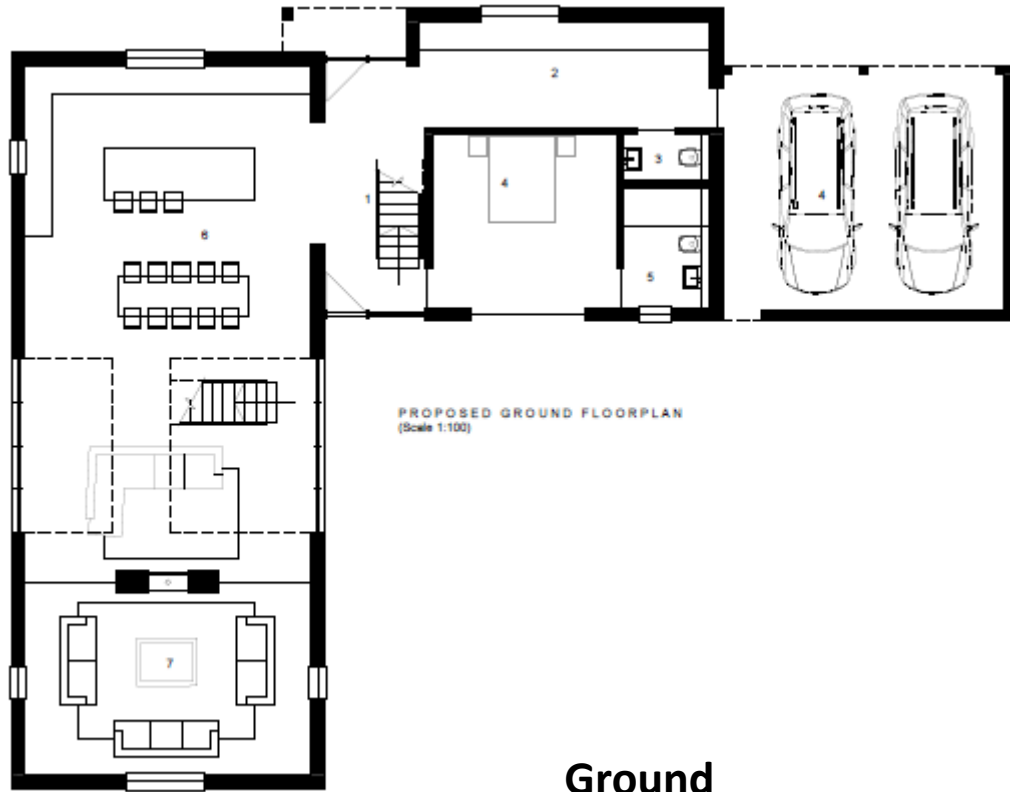
South (faces shared access)



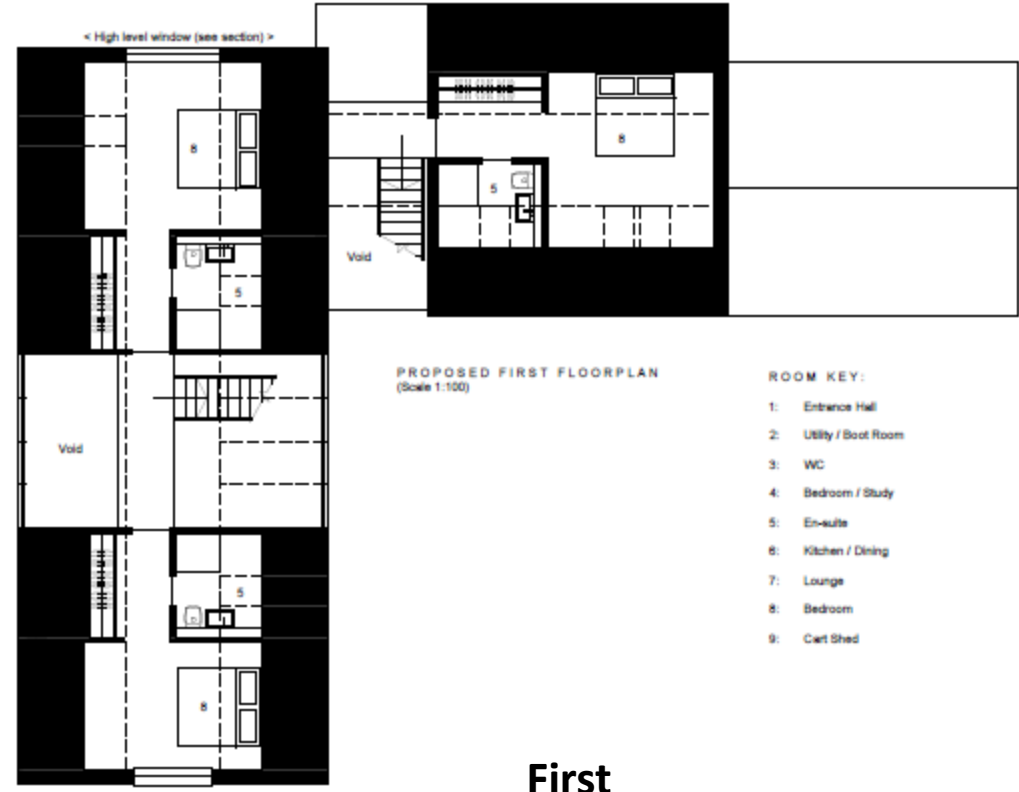
# PROPOSED ELEVATIONS



# PROPOSED FLOOR PLANS



Ground



First

- ROOM KEY:
- 1: Entrance Hall
  - 2: Utility / Boot Room
  - 3: WC
  - 4: Bedroom / Study
  - 5: En-suite
  - 6: Kitchen / Dining
  - 7: Lounge
  - 8: Bedroom
  - 9: Car Shed





Looking west



Looking east

Views of site from shared access





**View eastwards along access**



**Adjacent converted barns to west**





**Views of site looking west from Wall Road**





Looking north



Looking south

Views of site from Itteringham Road





**View of site from junction of access and Itteringham Road**

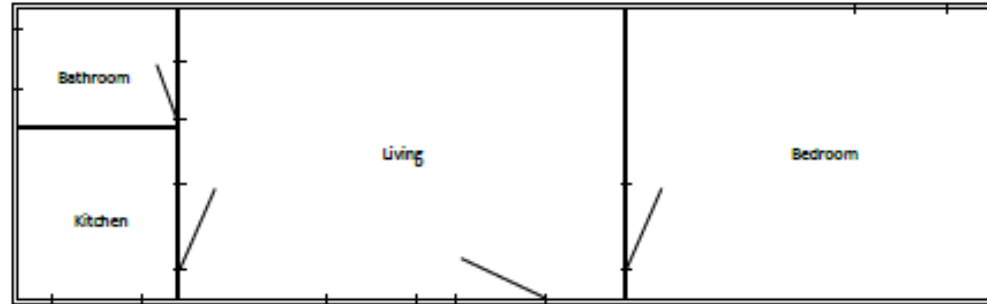


**View of site from junction of Itteringham Road and Wall Road**

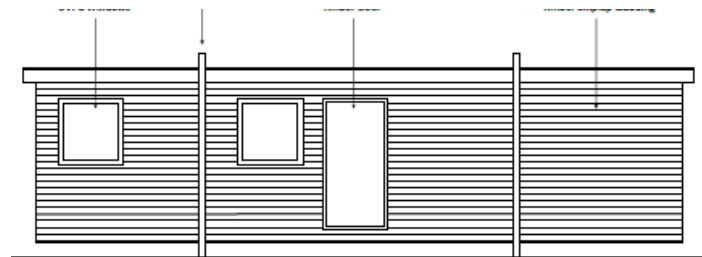
# APPROVED PLANS FOR PU/20/0766



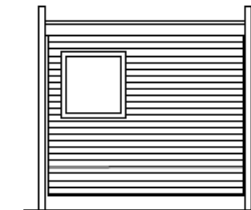
Site Location Plan



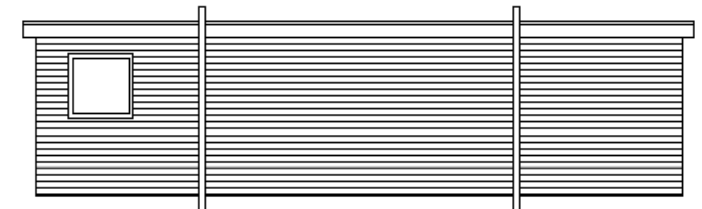
Floor plan



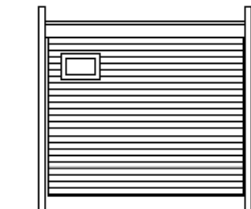
Proposed Front Elevation (N)



Proposed Side Elevation (W)



Proposed Rear Elevation (S)



Proposed Side Elevation (E)

Elevations



# 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 conservation area, other nearby heritage assets and the landscape
- The effect on the living conditions of the occupiers of nearby dwellings and whether the proposed dwelling would provide satisfactory living conditions for the future occupiers
- The effect on the surrounding road network and whether there would be adequate parking provision
- The weight to be attached to other the material considerations, including the ‘fall-back’ position, in the overall planning balance

# RECOMMENDATION

Refuse for the following reason:

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 Assistant Director - Planning