

APPLICATION REFERENCE:  
PF/20/1811

LOCATION: Holmwood, Tunstead Road, Hoveton

PROPOSAL: Construction of three bay car port  
with room within roofspace to front of dwelling



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE LOCATION PLAN

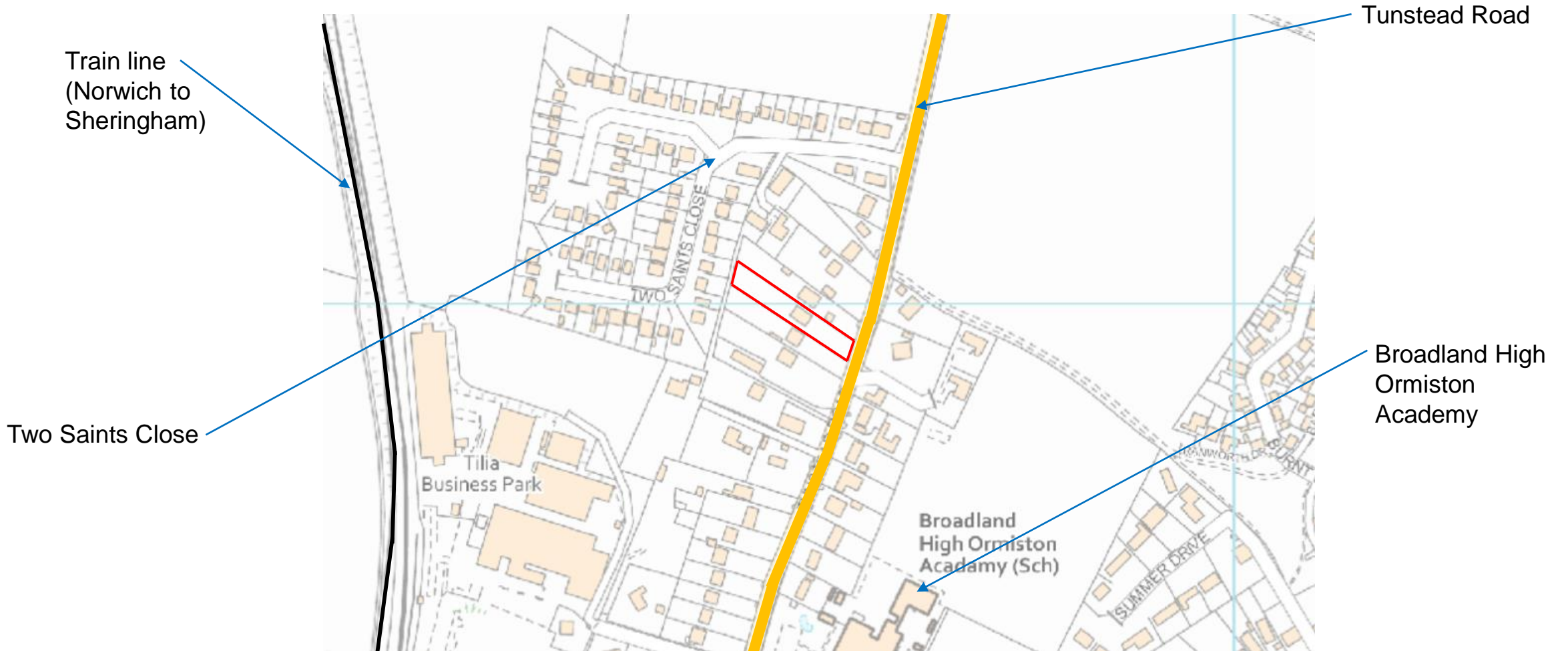
OS Map



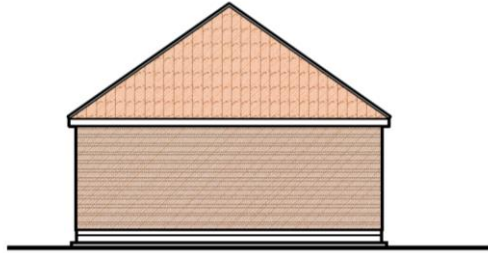
2020 Aerial



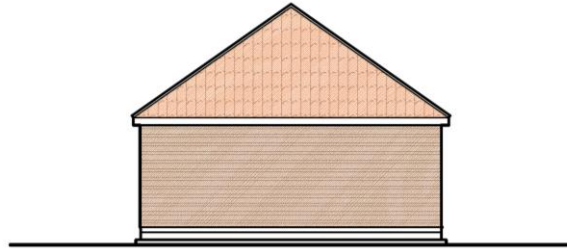
# WIDER CONTEXT



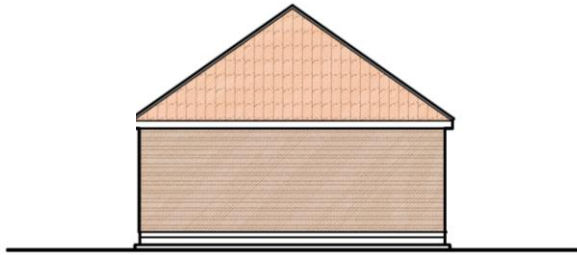
# EXTANT PERMISSION (PF/15/1887)



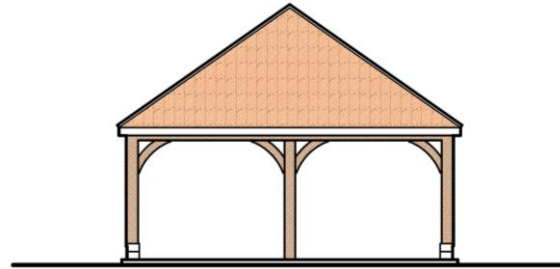
Rear Elevation



Side Elevation

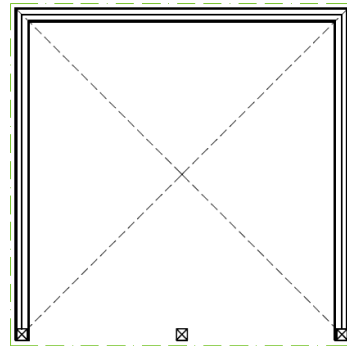


Side Elevation

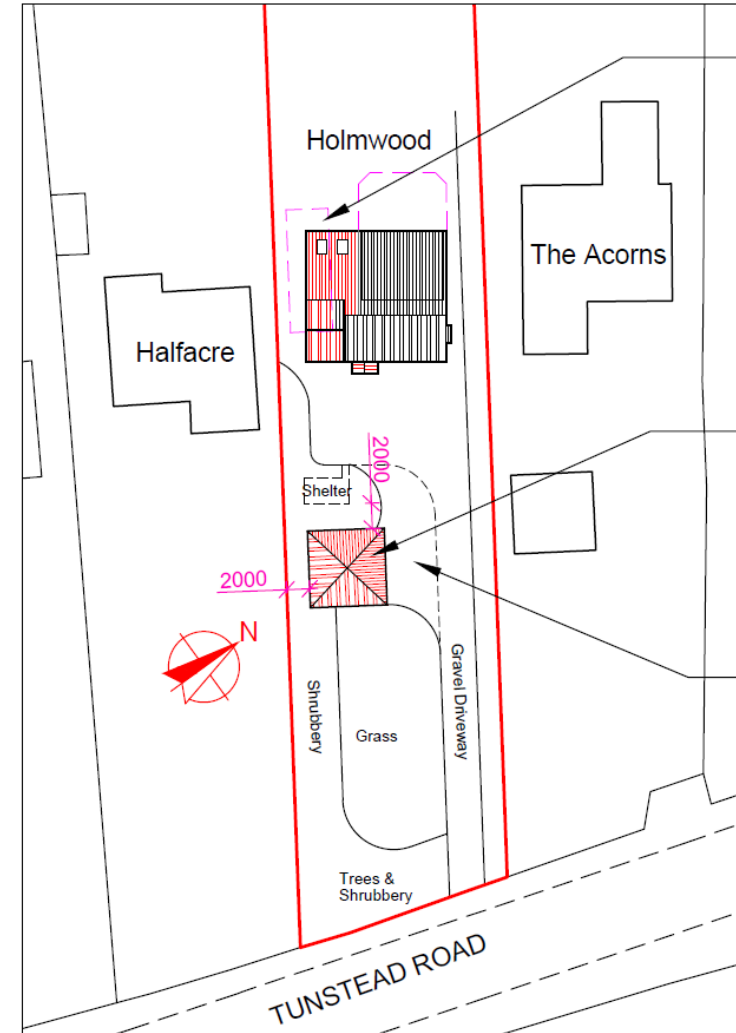


Front Elevation

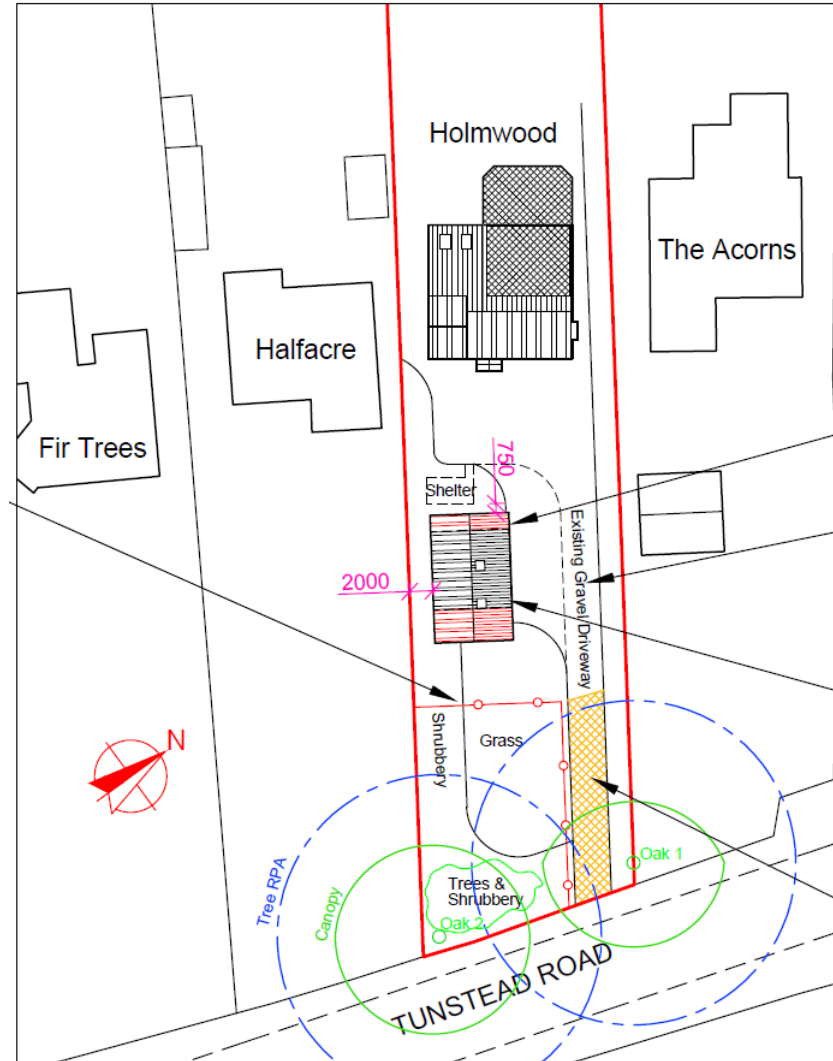
Footprint: 6m<sup>2</sup>  
Height: 4.75m  
Volume: 115.8m<sup>3</sup>



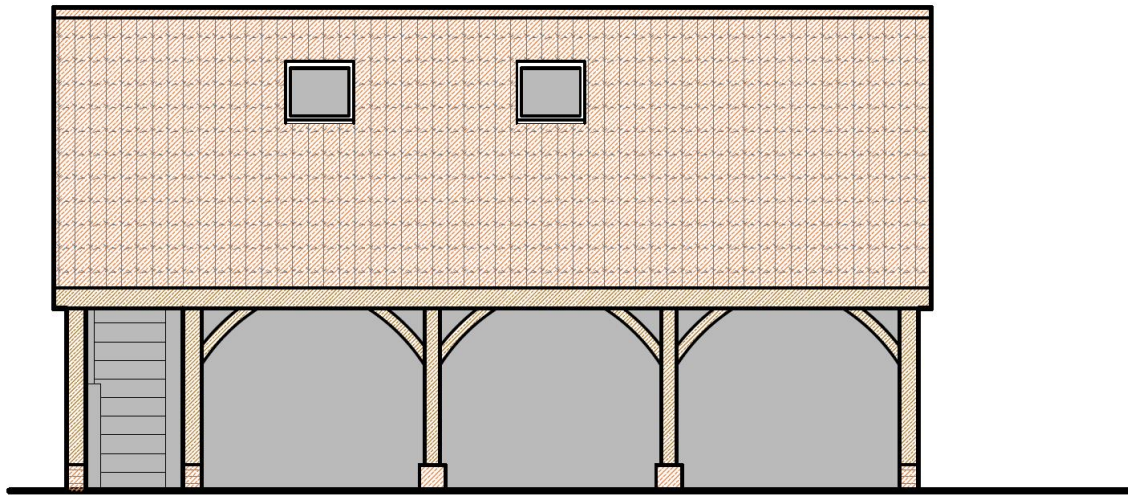
Floor Plan



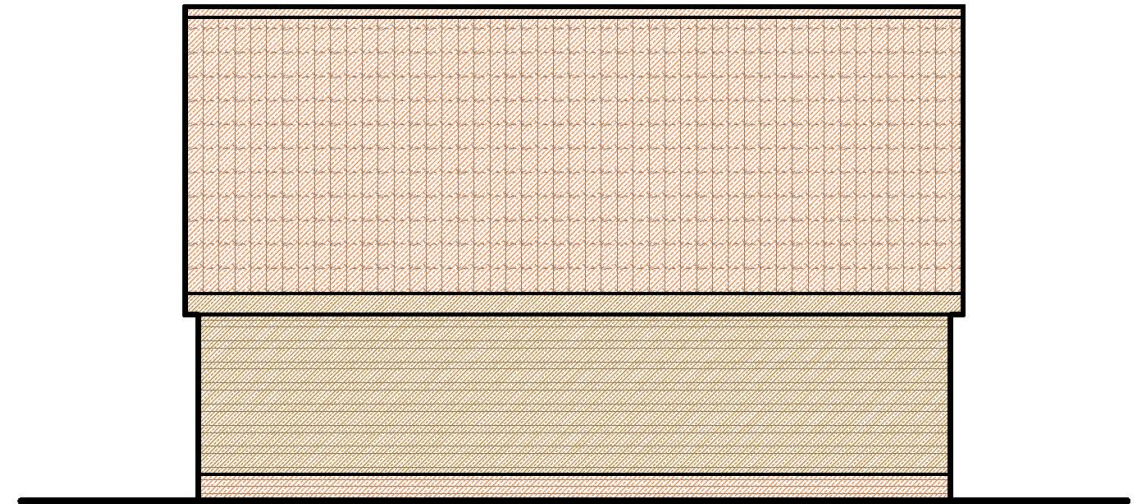
# PROPOSED SITE PLAN



# PROPOSED FRONT AND REAR ELEVATIONS



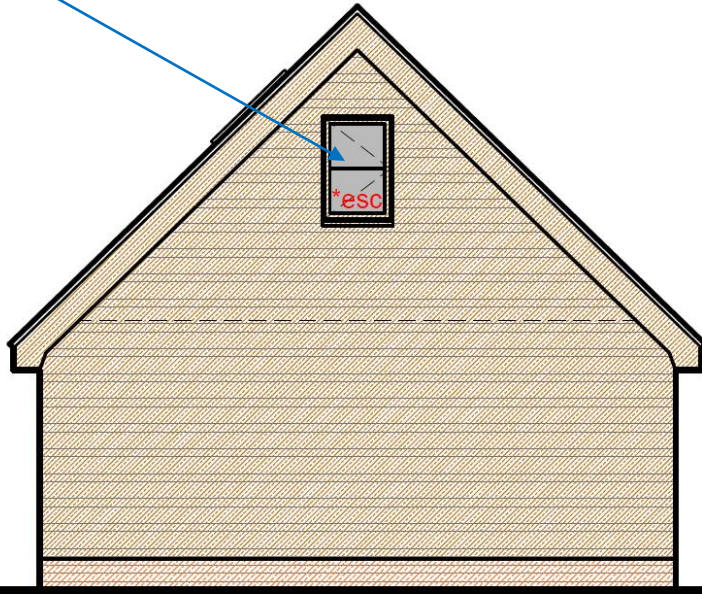
PROPOSED GARAGE - FRONT (NE) ELEVATION



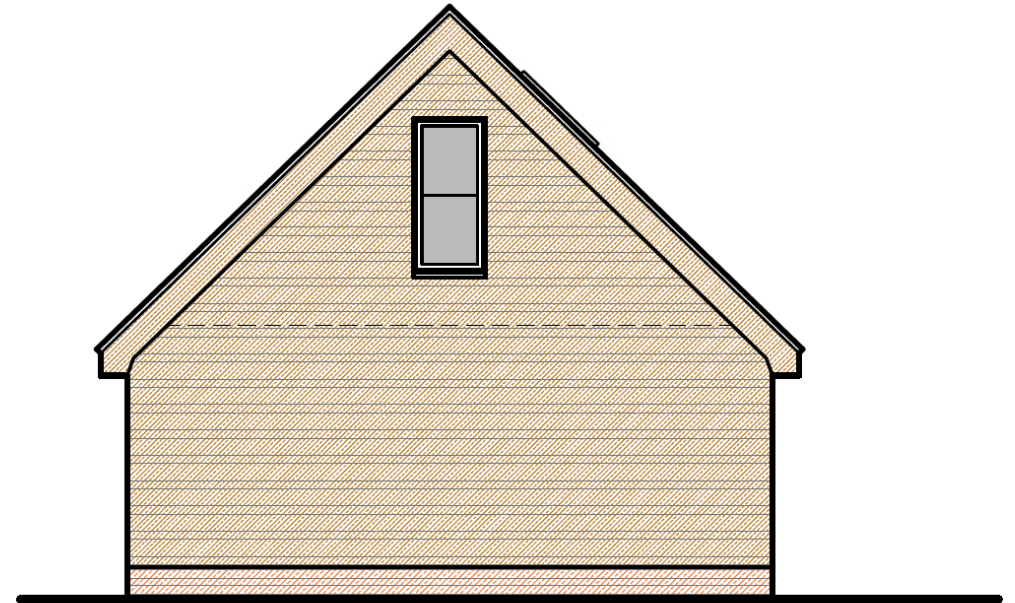
PROPOSED GARAGE - REAR (SW) ELEVATION

# PROPOSED SIDE ELEVATIONS

Obscure Glazed Window

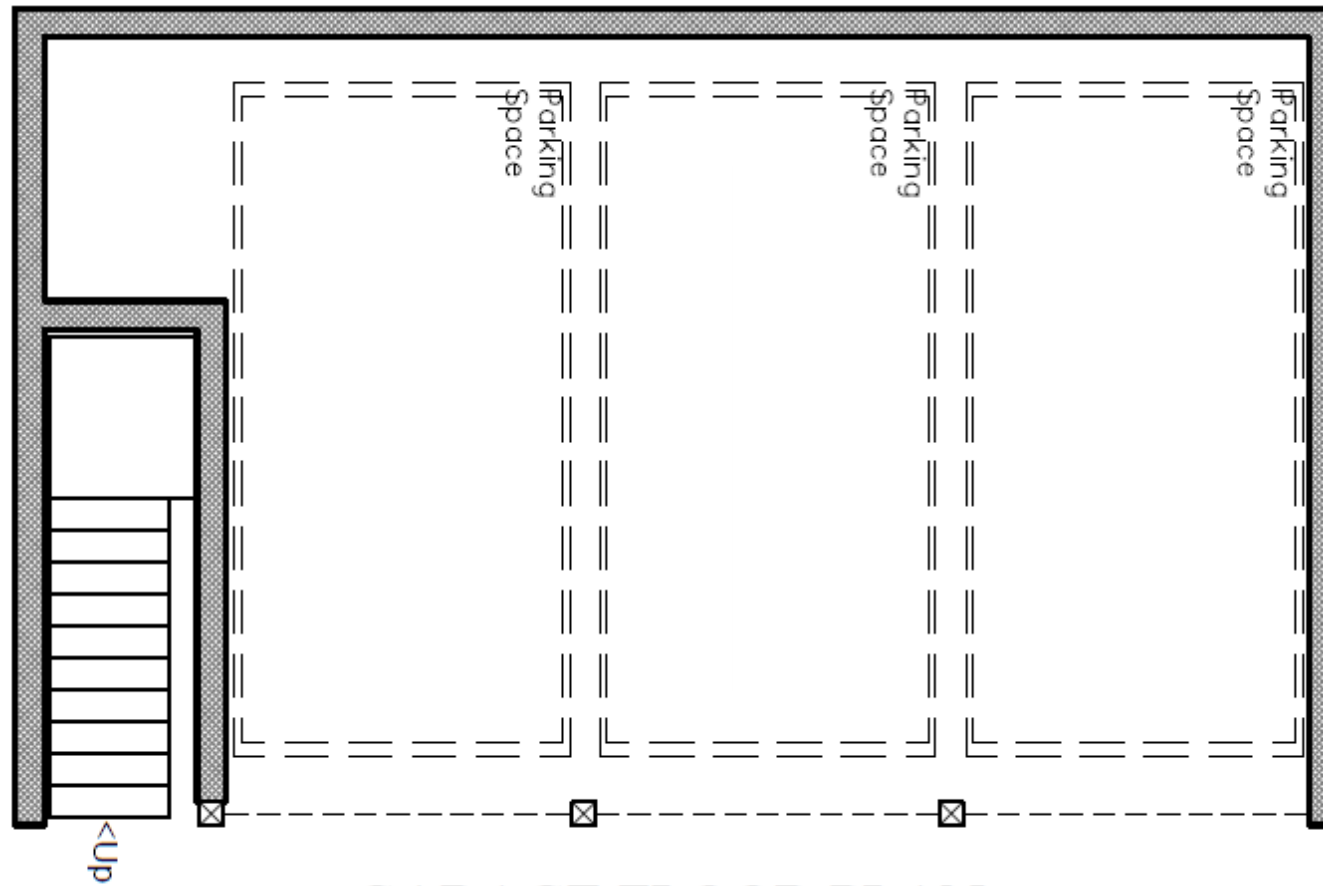


PROPOSED GARAGE - SIDE (NW) ELEVATION



PROPOSED GARAGE - SIDE (SE) ELEVATION

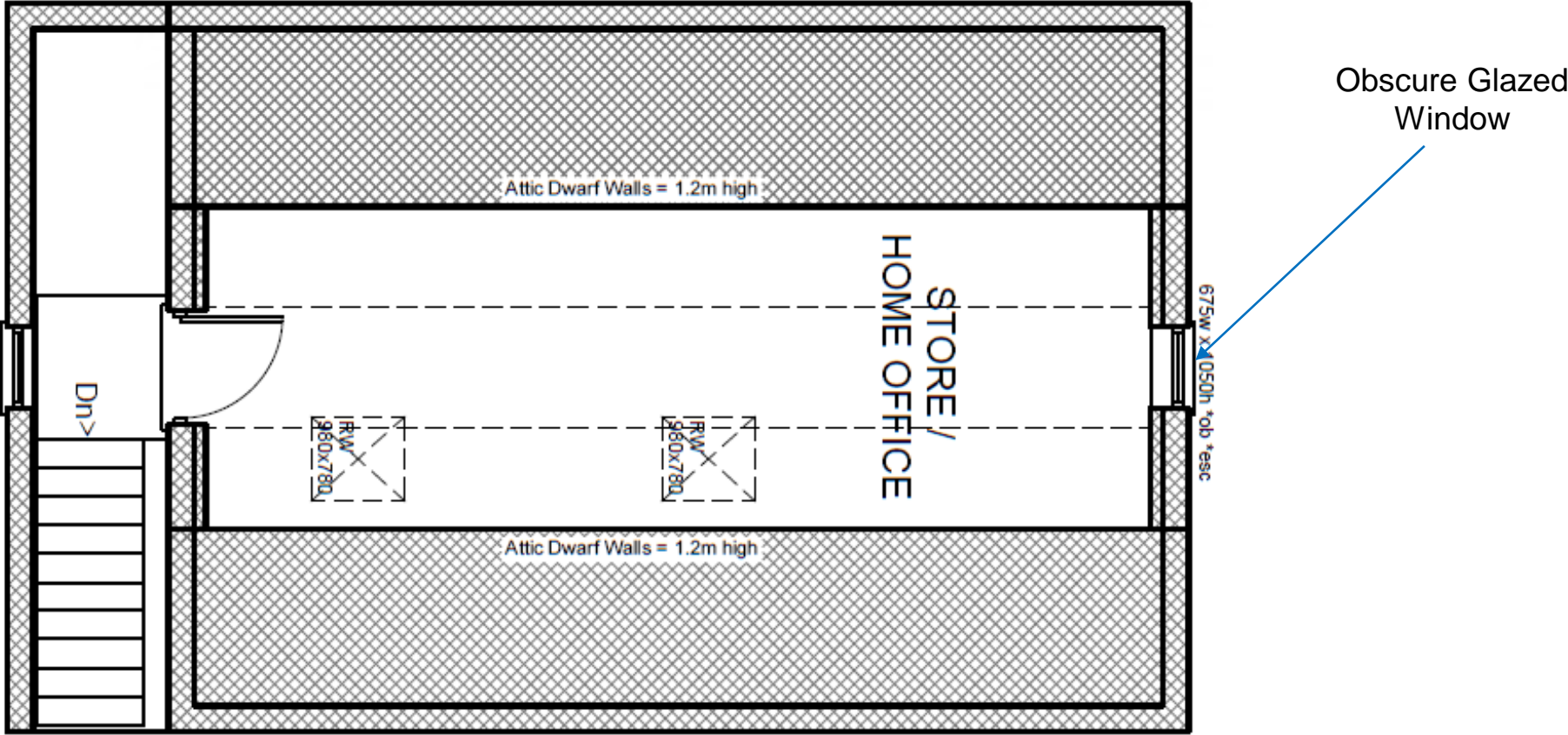
# PROPOSED GROUND FLOOR PLAN



GARAGE FLOOR PLAN

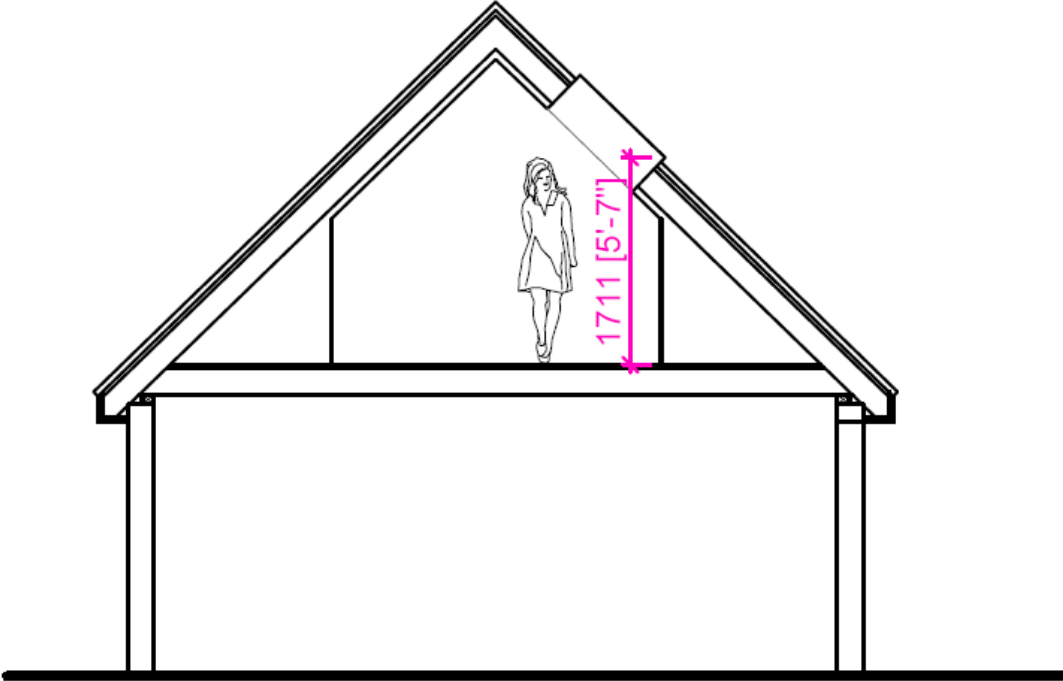


# PROPOSED FIRST FLOOR PLAN



GARAGE ATTIC FLOOR PLAN

# PROPOSED SECTION

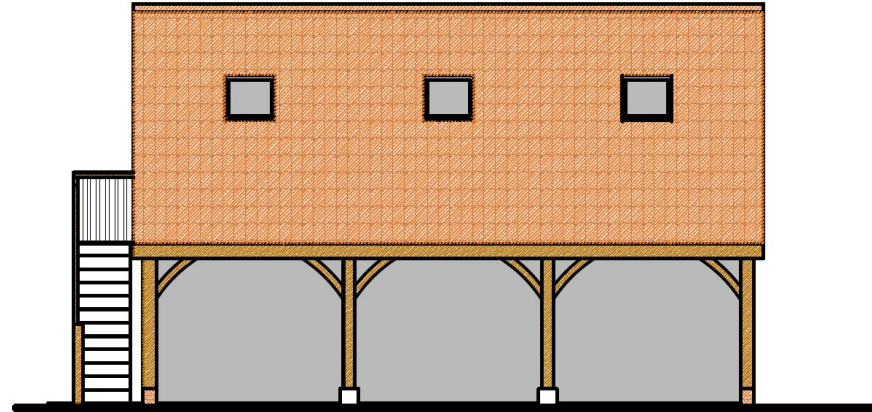


TYPICAL SECTION THRO' GARAGE

# PREVIOUS PLANS: PF/20/1171 (Refusal)

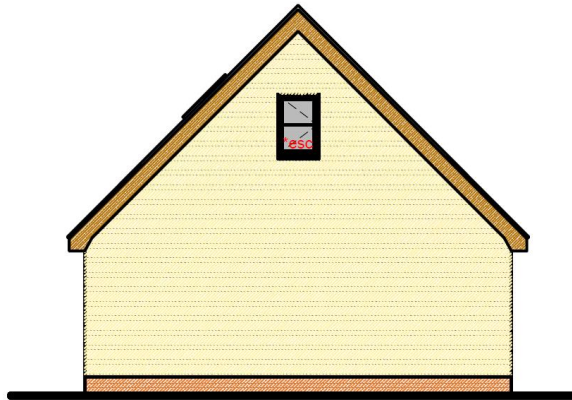


PROPOSED GARAGE - SIDE (SE) ELEVATION



PROPOSED GARAGE - FRONT (NE) ELEVATION

Footprint: 72.4m<sup>2</sup>  
Height: 6.3m  
Volume: 295m<sup>3</sup>



PROPOSED GARAGE - SIDE (NW) ELEVATION



PROPOSED GARAGE - REAR (SW) ELEVATION

# FRONT OF SITE (Tunstead Road)

Oak Tree 2



Oak Tree 1

03/09/2021

# FRONT OF SITE (Tunstead Road)



Oak Tree 1

# FRONT OF SITE (Tunstead Road)

New Shrub  
Screen



# NORTH VIEW (The Acorns)



# SOUTH VIEW (The Acorns)





# SOUTH VIEW (Halfacre)



# NORTH VIEW (Half Acre)



# SOUTH VIEW (Boundary with Half Acre)



# SOUTH VIEW (Towards Tunstead Road)



# MAIN ISSUES

- Principle of development
- Design
- Amenity
- Trees
- Landscape
- Highways and parking

# RECOMMENDATION

APPROVAL subject to conditions to cover the matters listed below, and any others deemed necessary by Assistant Director - Planning:

- Time limit for implementation
- Approved plans
- Materials to be as submitted on the approved plan
- Development not to commence until the tree protection measures are in place and maintained during construction.
- Restricting the use of the building

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