

APPLICATION REFERENCE: PF/20/1228

LOCATION: Parva Cottage, The Street, Wiveton

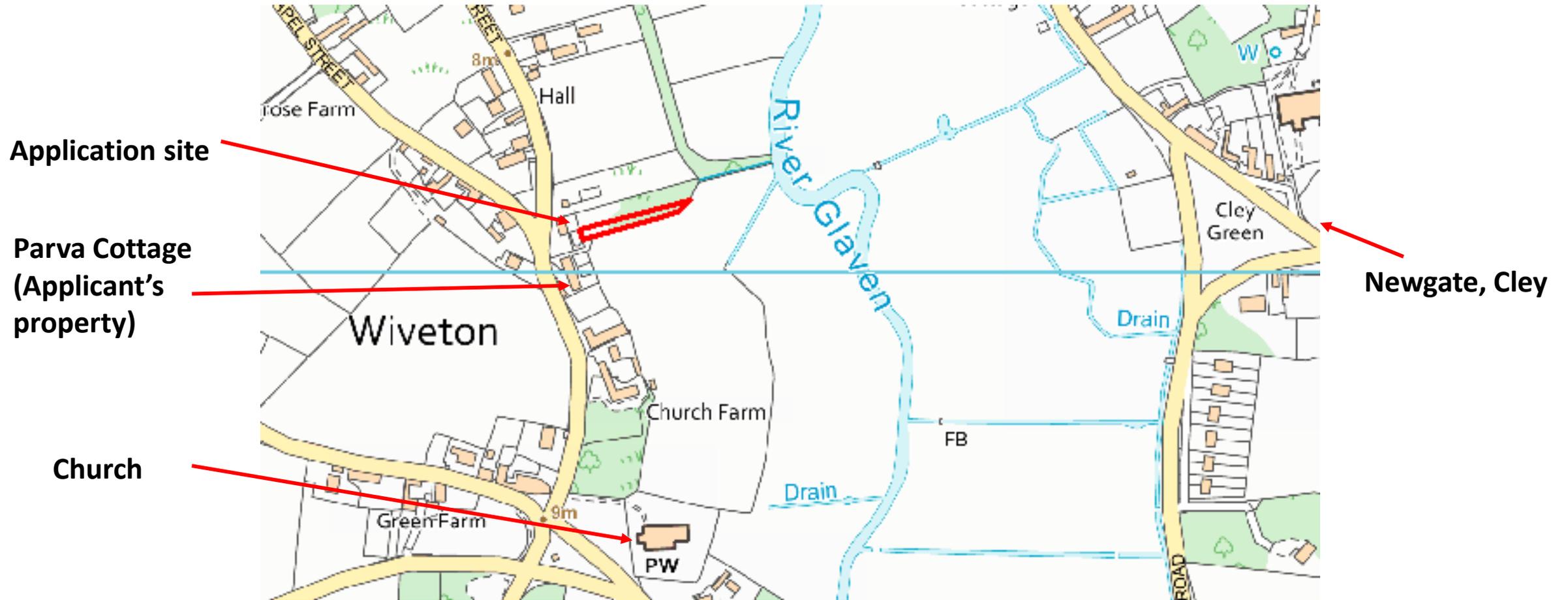
PROPOSAL: Retention of garden building and decking on land associated with Parva Cottage



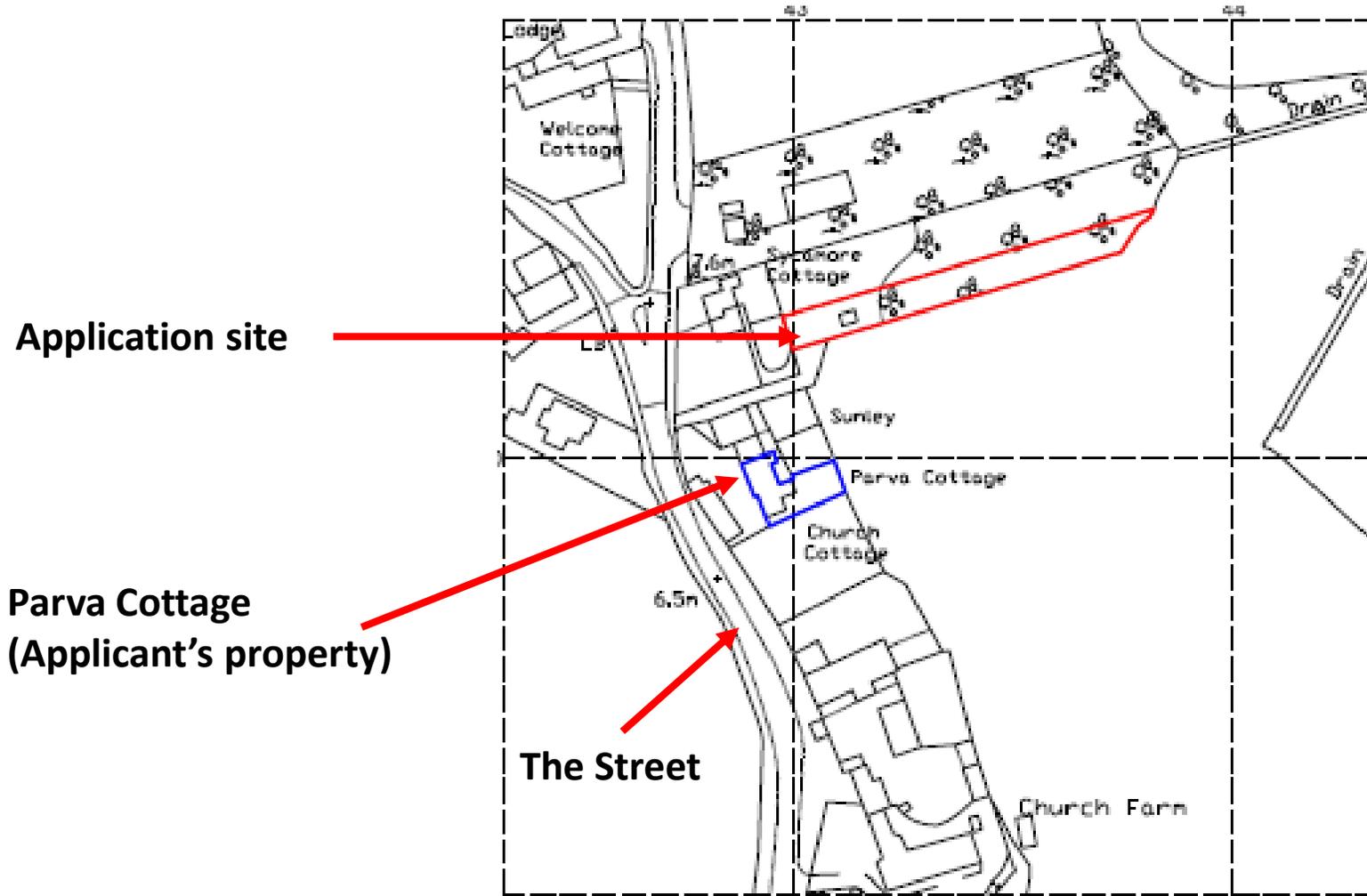
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN



SITE LOCATION PLAN



SITE LOCATION AERIAL IMAGE

Application Site

The Street

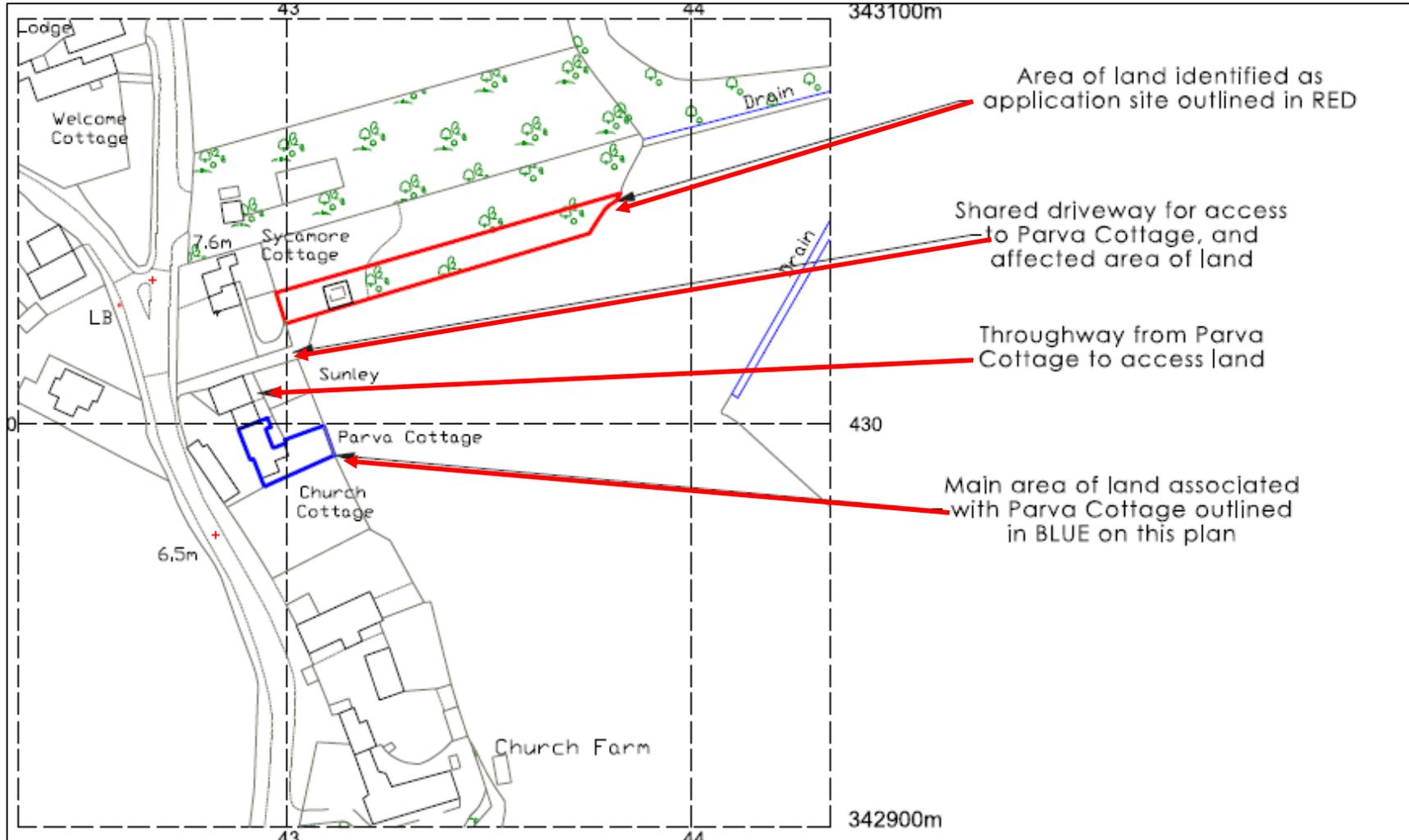
Church



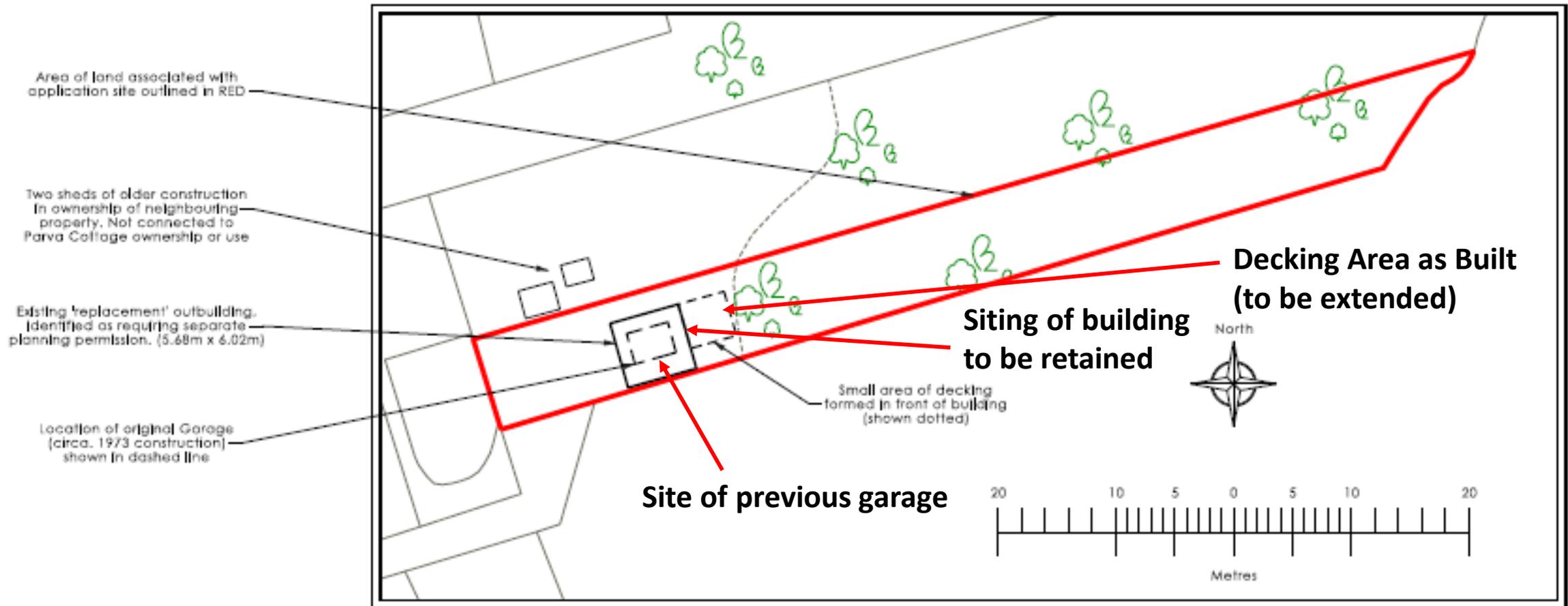
Newgate,
Cley

River Glaven

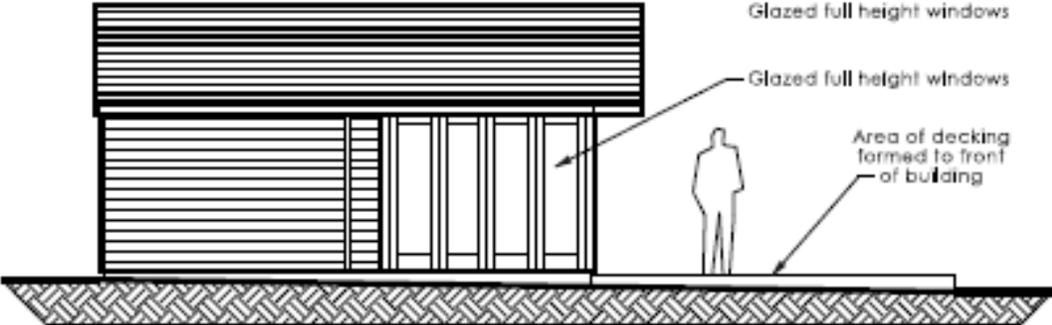
EXISTING SITE PLAN



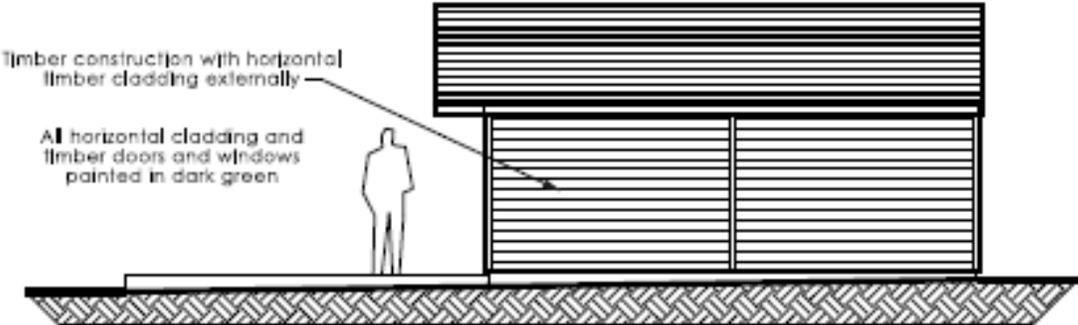
EXISTING & PROPOSED BLOCK PLAN



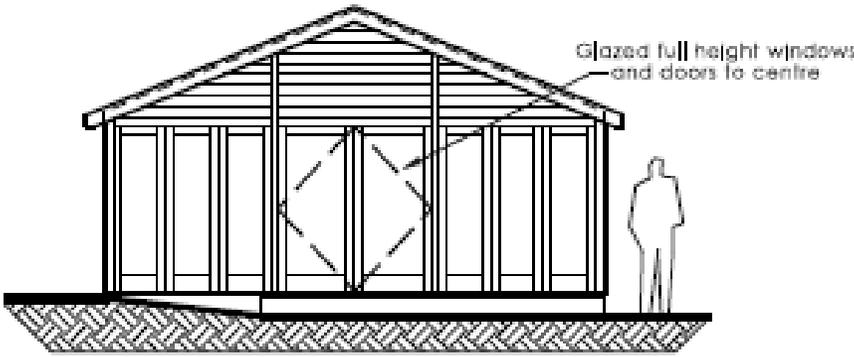
EXISTING ELEVATIONS (AS BUILT)



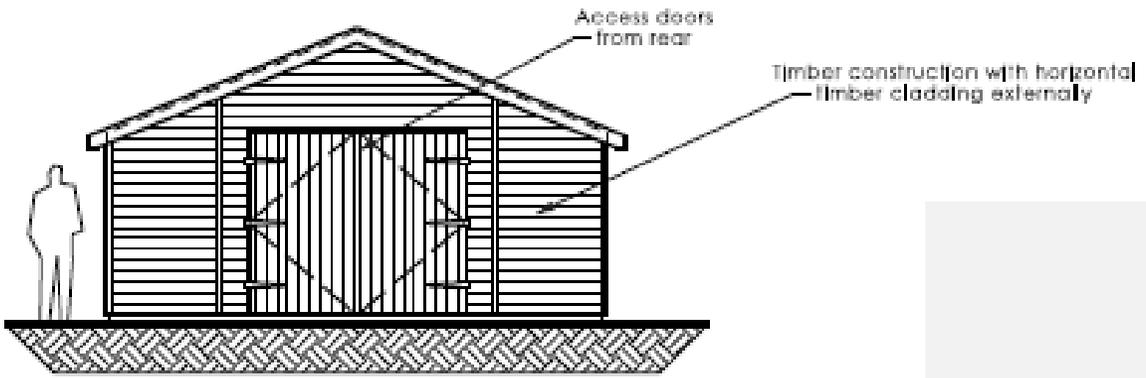
South Elevation



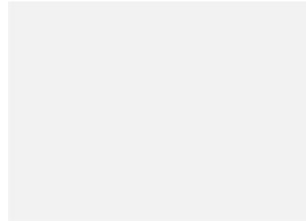
North Elevation



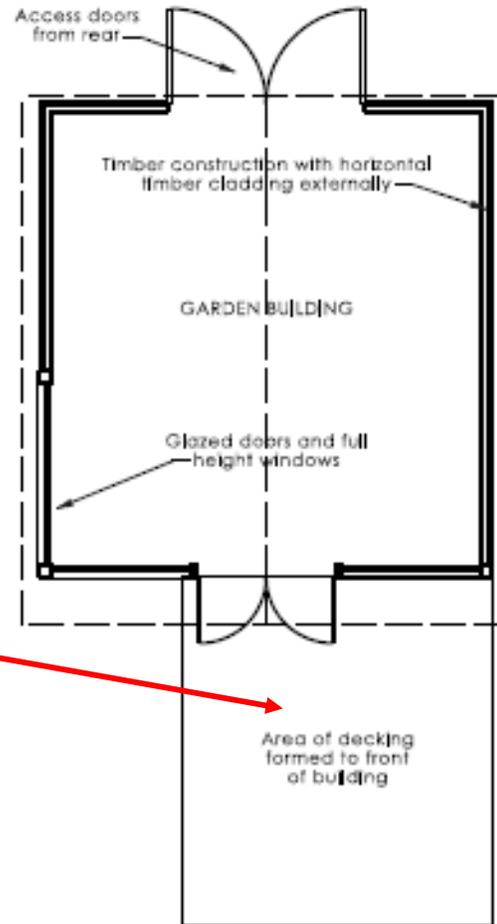
East Elevation



West Elevation

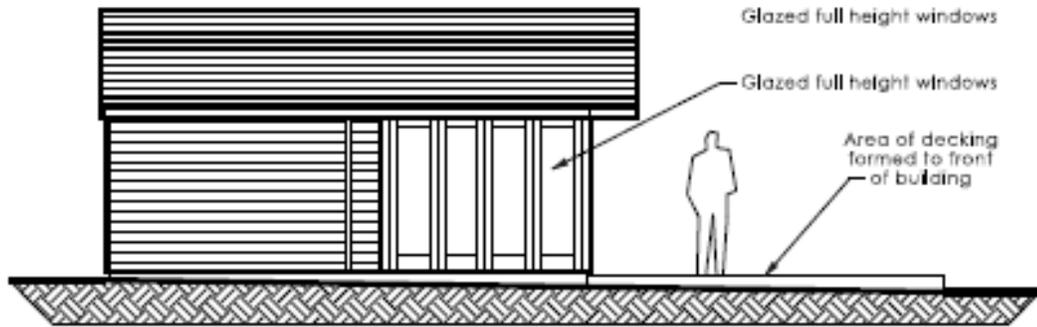


EXISTING GROUND FLOOR PLAN

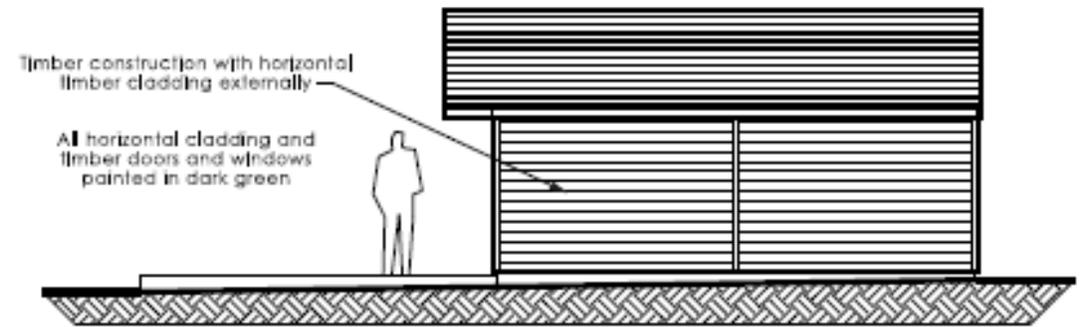


Decking Area (as built)

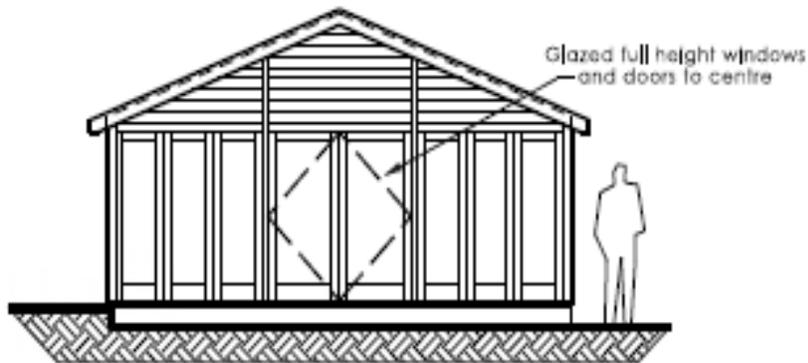
PROPOSED ELEVATIONS



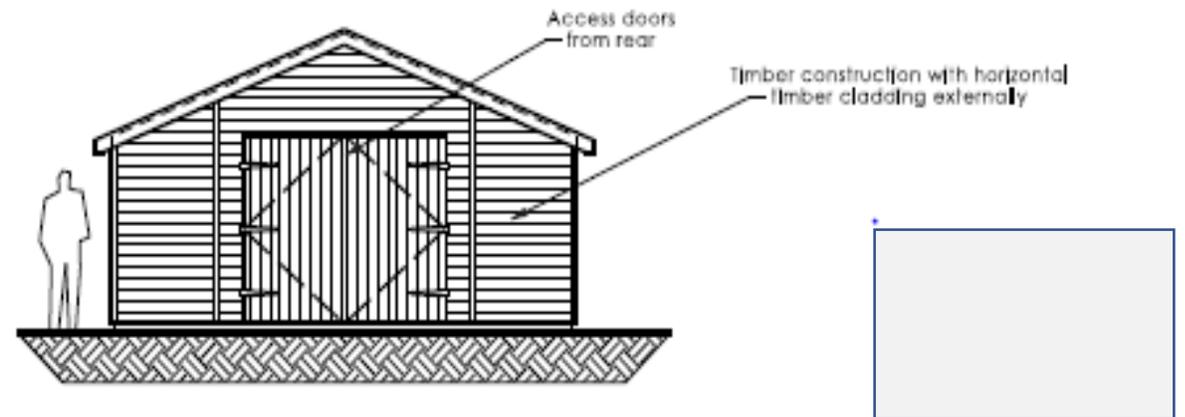
South Elevation



North Elevation



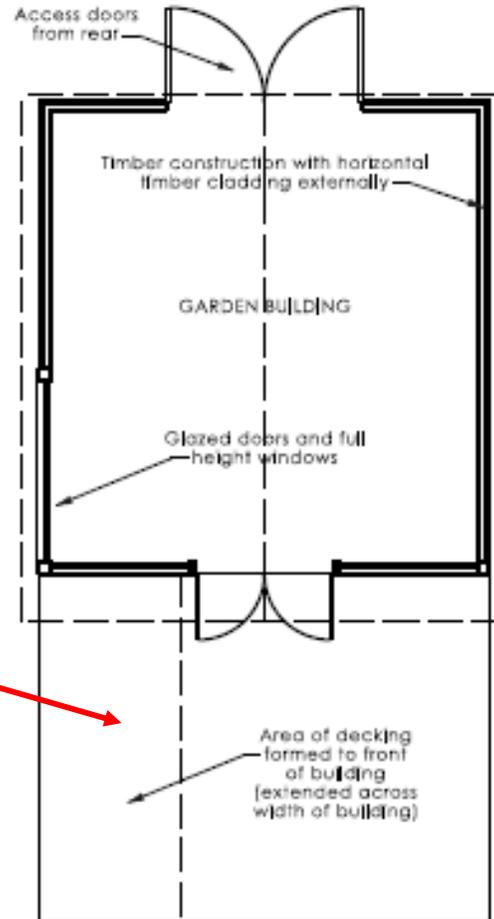
East Elevation



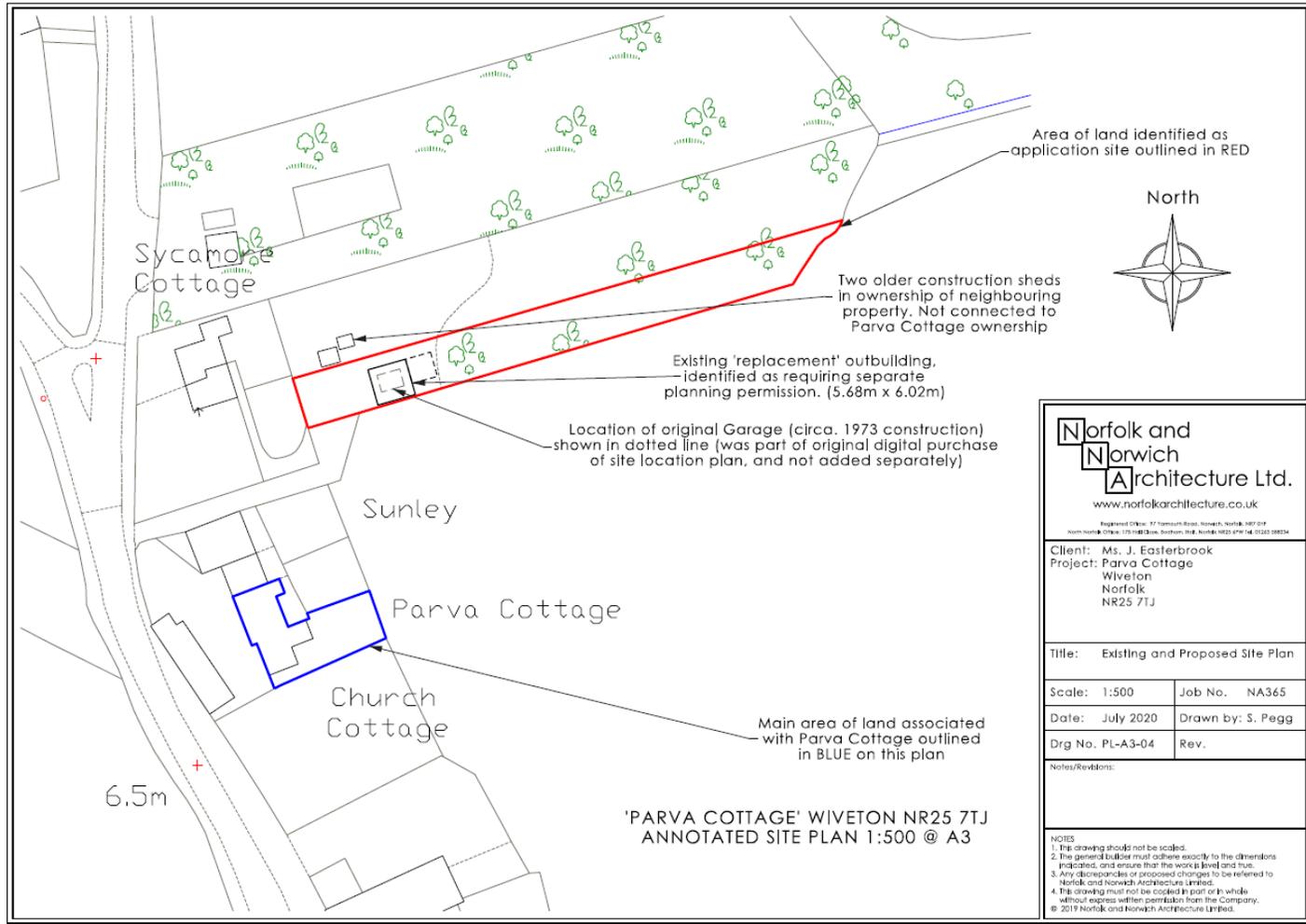
West Elevation

PROPOSED GROUND FLOOR PLAN

Decking Area (with extended area as proposed)



EXISTING AND PROPOSED SITE PLAN



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Registered Office: 87 Tanswell Road, Norwich, Norfolk, NR2 0JF
North Norfolk Office: 121 High Street, Norwich, Norfolk, NR2 1JH Tel: 01603 288324

Client: Ms. J. Easterbrook
Project: Parva Cottage
Wiveton
Norfolk
NR25 7TJ

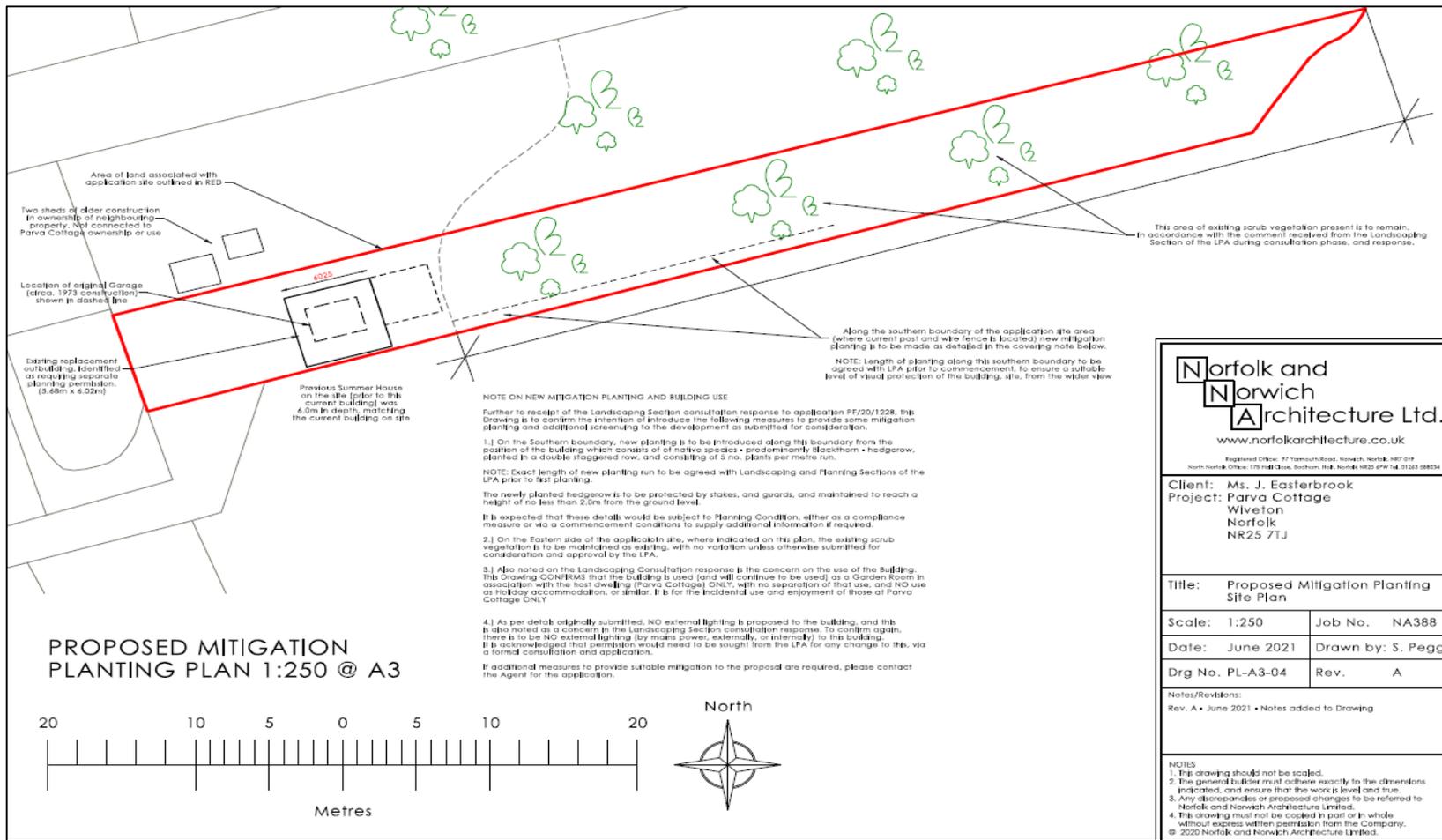
Title: Existing and Proposed Site Plan

Scale: 1:500	Job No. NA365
Date: July 2020	Drawn by: S. Pegg
Dwg No. PL-A3-04	Rev.

Notes/Revisions:

NOTES
1. This drawing should not be scaled.
2. The general builder must adhere exactly to the dimensions indicated, and ensure that the work is level and true.
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PROPOSED MITIGATION PLANTING PLAN



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Registered Office: 17 Yarmouth Road, Norwich, Norfolk, NR5 0YF
North Norfolk Office: 175 Rye Hill, Southwold, Norfolk, NR25 6PW Tel: 01263 288254

Client: Ms. J. Easterbrook
Project: Parva Cottage
Wiveton
Norfolk
NR25 7TJ

Title: Proposed Mitigation Planting Site Plan

Scale: 1:250	Job No. NA388
Date: June 2021	Drawn by: S. Pegg
Drg No. PL-A3-04	Rev. A

Notes/Revisions:
Rev. A • June 2021 • Notes added to Drawing

NOTES
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VIEW OF BUILDING (EAST ELAVATION)



VIEW OF BUILDING (EAST ELEVATION)



Decking Area (as built)

VIEW OF BUILDING (SOUTH ELEVATION) FROM ACCESS TRACK LOOKING TOWARDS NEWGATE

Application site



VIEW FROM SITE LOOKING WEST



Application building

Mixture of outbuildings on adjoining land

VIEW OF SITE ACCESS FROM THE STREET



The Street

Site Access

VIEW OF PARVA COTTAGE AND GARDEN FROM THE STREET

Parva Cottage



VIEW OF EXISTING OUTBUILDINGS TO WEST



VIEW LOOKING TOWARDS SITE FROM NEWGATE



MAIN ISSUES

- Principle and site history
- Design, landscape and heritage impacts including the AONB/Undeveloped Coast
- Residential amenity
- Highway safety

RECOMMENDATION

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

- **Development to accord with plans**
- **Use to remain incidental to use of Parva Cottage**
- **Restriction on external lighting**
- **Landscaping conditions as requested**

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