

# APPLICATION REFERENCE: PF/19/1966

LOCATION: Church Farm Barn and East Barn,  
Kettlestone, Norfolk, NR21 0JH

PROPOSAL: Demolition of light industrial  
buildings (B1) and erection of 8 dwellings and  
associated works (C3)



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE LOCATION



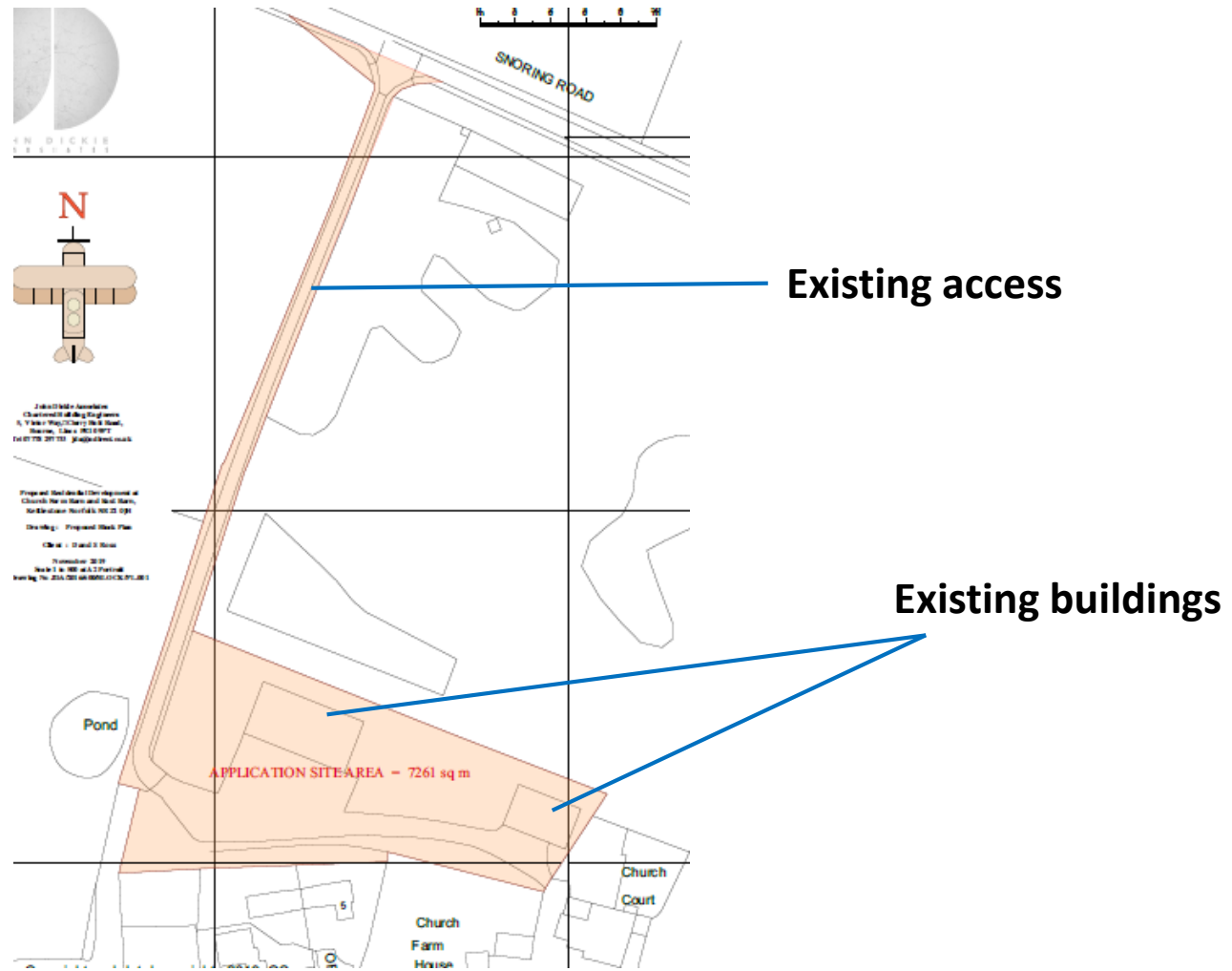
# SITE LOCATION AERIAL



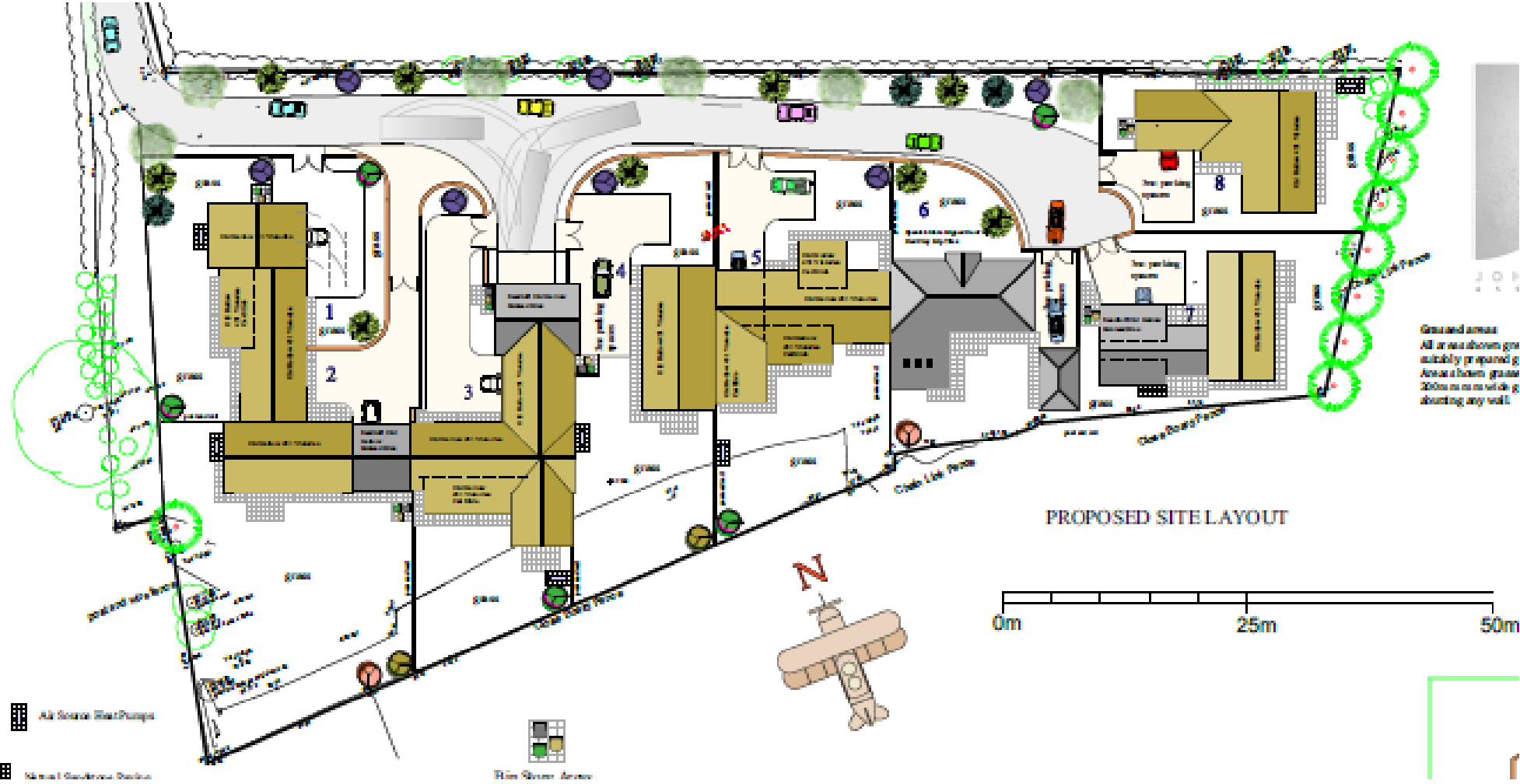
Snoring Road

The Street

# EXISTING SITE PLAN



# PROPOSED SITE LAYOUT

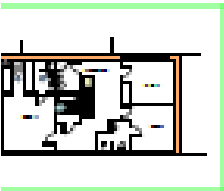


# PROPOSED SITE LAYOUT (WITH FLOOR LAYOUTS)

reference: north-norfolk planning  
450 x 500mm (Terrain and  
paving)

Wheelie Bins

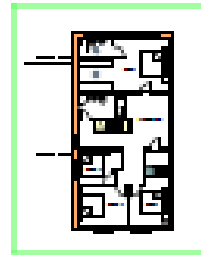
Lawned area



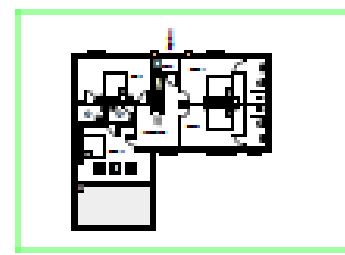
FIRST FLOOR  
PLOT TWO

PLANNING APPLICATION DRAWING

PROPOSED SITE  
WITH FLOOR LAYOUTS



FIRST FLOOR  
PLOT FOUR



FIRST FLOOR  
PLOT SIX

- MATERIALS**
- Roofs - Standard Kosmic ON Rollers 450 Vitrains and 1 verges.
  - Spanish Slates to large pitched roof
  - Paving Bricks - In Flower bed area - Traditional Brick and mortar - Brick on lawns over windows and doors as shown - 150mm top of plinth
  - Windows and doors - Fenwick and Hill painted (Green Grey colour) Aluminium B&B doors to main elevations as shown Horizontal cladding where shown - Finish edge oak from B&B Group
  - Rooflights - Cast Iron Style Release System by Best Max Garage doors. Up and over where shown on drawing.
  - Driveways - all in stabilised gravel
  - Footpaths - 150mm CR20 (200mm x 75mm)

# PROPOSED NORTH ELEVATIONS



(Note: the complete northern elevation is on the next slide – it is shown in two sections here)

# PROPOSED STREETSCENE





# PROPOSED SOUTH ELEVATIONS



2

3



4

5

6

(Note: this elevation is shown in 2 sections – the complete elevation follows on the next slide)

# PROPOSED SOUTH (REAR) ELEVATION



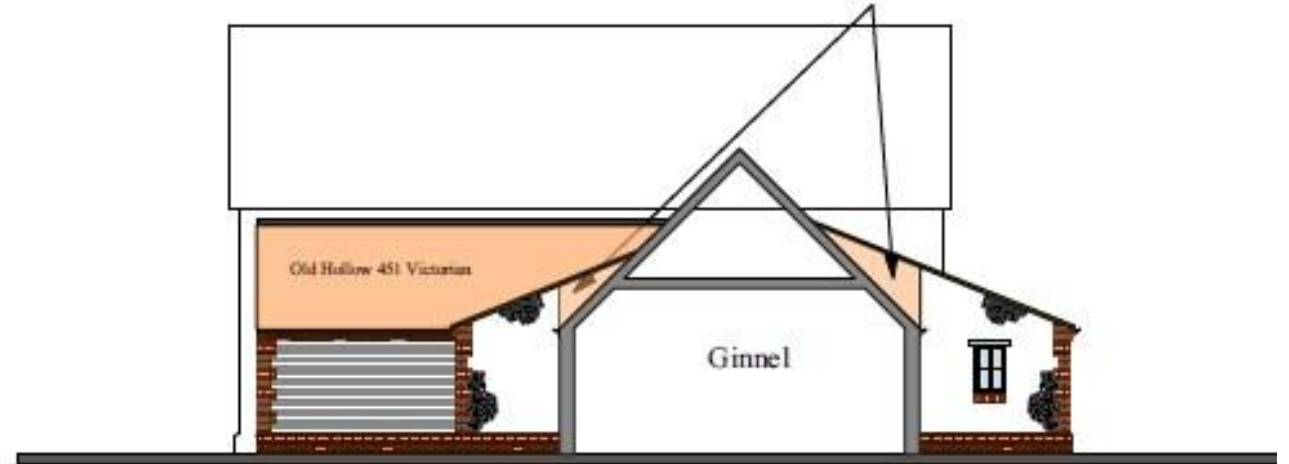
# FURTHER ELEVATIONS

Spanish Slate Hipped Roof



PLOT 6 SIDE ELEVATION

clay tile hanging to match pantiles



PLOT 5 SIDE ELEVATION/SECTION

# PLOT 7 ELEVATIONS



PLOT 7 FRONT ELEVATION



PLOT 7 REAR ELEVATION



PLOT 7 SIDE ELEVATION



PLOT 7 SIDE ELEVATION

# PLOT 7 FLOOR PLANS



PLOT 7 GROUND FLOOR LAYOUT



PLOT 7 FIRST FLOOR LAYOUT

# PLOT 8 ELEVATIONS



# PLOT 8 FLOOR PLANS



PLOT 8 GROUND FLOOR LAYOUT



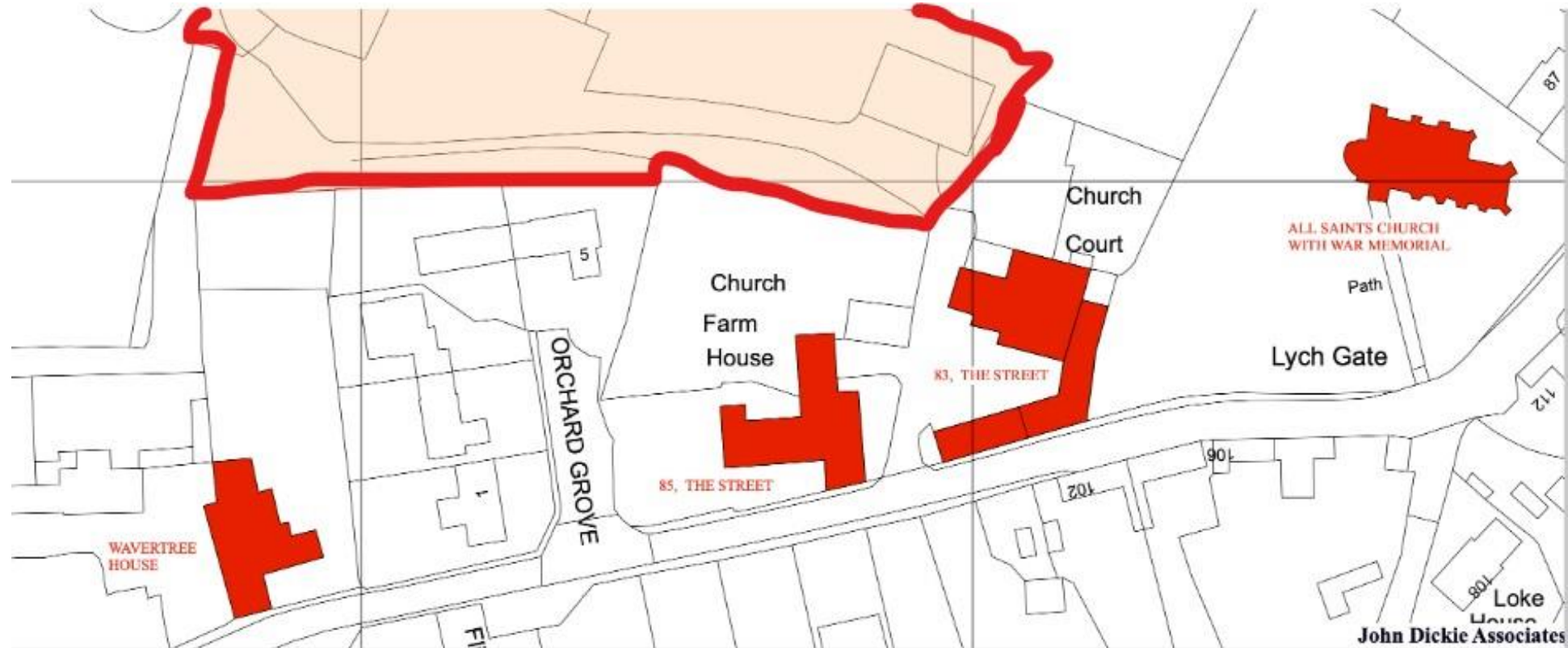
Excluded rear facing  
bathroom windows

high level rooflight



PLOT 8 FIRST FLOOR LAYOUT

# PROXIMITY TO LISTED BUILDINGS





# VIEWS ALONG SNORING ROAD



# ACCESS



# EXISTING BUILDINGS



# RELATIONSHIP TO ADJACENT BUILDINGS



# RELATIONSHIP TO ADJACENT BUILDINGS



# 3D ANIMATION OF PROPOSAL

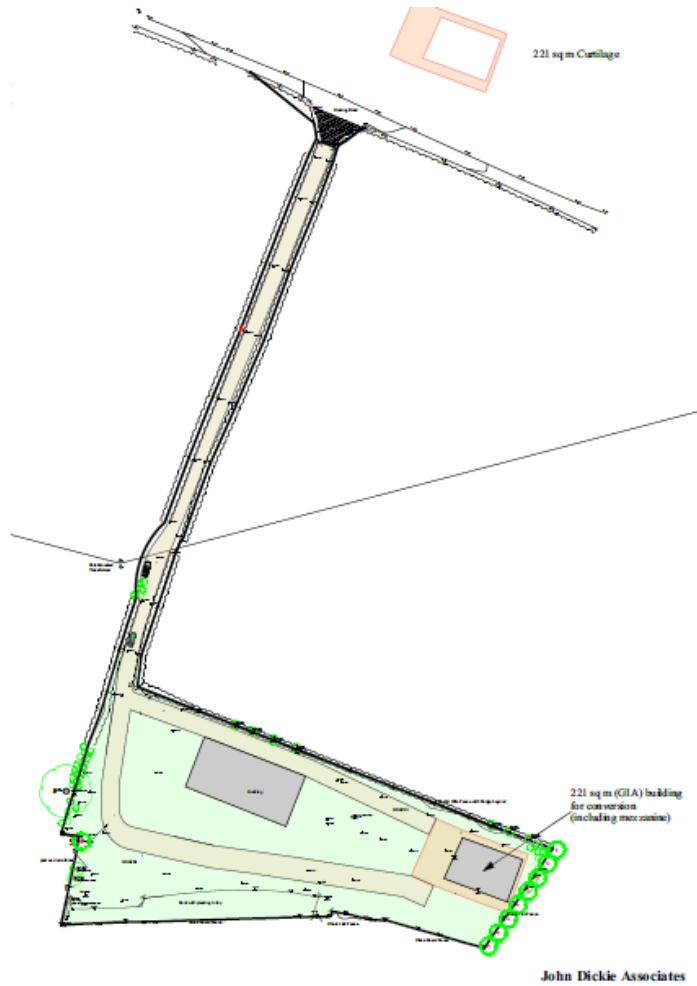


The Applicant has submitted a 3D Animation showing the proposed development. The Video can be watched here:

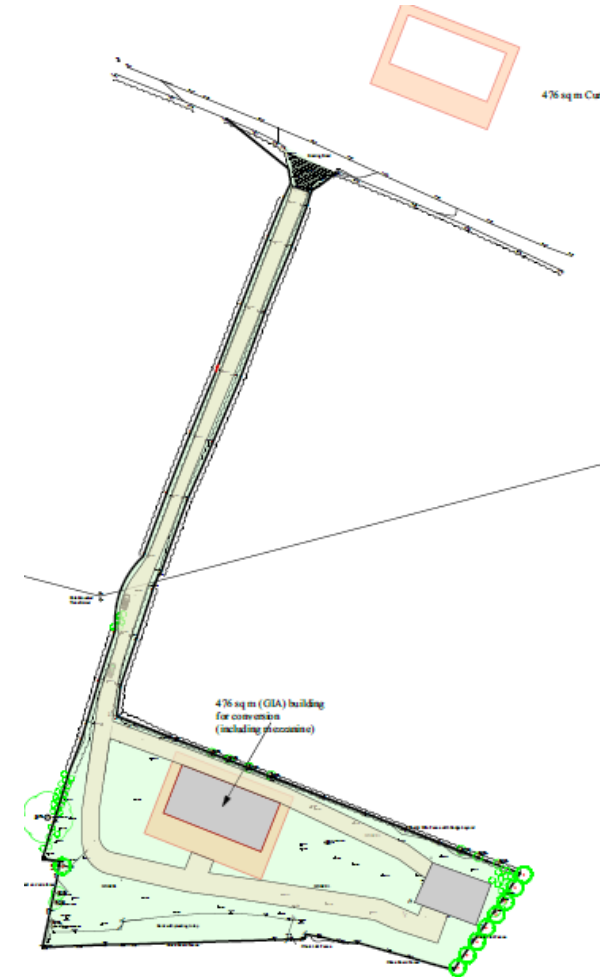
<https://www.youtube.com/watch?v=GBwuQtGqglQ>

# PREVIOUSLY APPROVED PLANS

**PU/18/2070**  
**3 dwellings**



**PU/18/2071**  
**5 dwellings**



# MAIN ISSUES

- Principle
- Design
- Amenity
- Highways
- Landscape & Biodiversity
- Heritage & Historic Environment



# RECOMMENDATION

APPROVE subject to conditions relating to the matters listed below and any other considered necessary by the Head of Planning:

- Materials to be Approved
- Contaminated land Assessment
- Hard and soft landscaping Details to be approved
- Wheel Cleaning during Construction
- Details of Sewage Disposal to be Approved
- Details of Surface Water Drainage to be Approved
- Removal of Permitted Development Rights for enlargements to the Dwellings
- Archaeological Investigation
- Soft Landscaping
- Compliance with Measures within Ecological Assessment
- Small Mammal Access
- Retention and replacement of Planting
- Highways Visibility Splays
- Parking and hard surfaces to be laid out
- Submission of details of noise levels and positioning of heat pumps.
- Final wording of conditions to be delegated to the Head of Planning