

APPLICATION REFERENCE: PF/20/1904

LOCATION: Land south of Brackenwood (Old TB Annex) Cromer Road, High Kelling

PROPOSAL: Demolition of existing TB annex and erection of replacement one and a half storey dwelling and cart shed



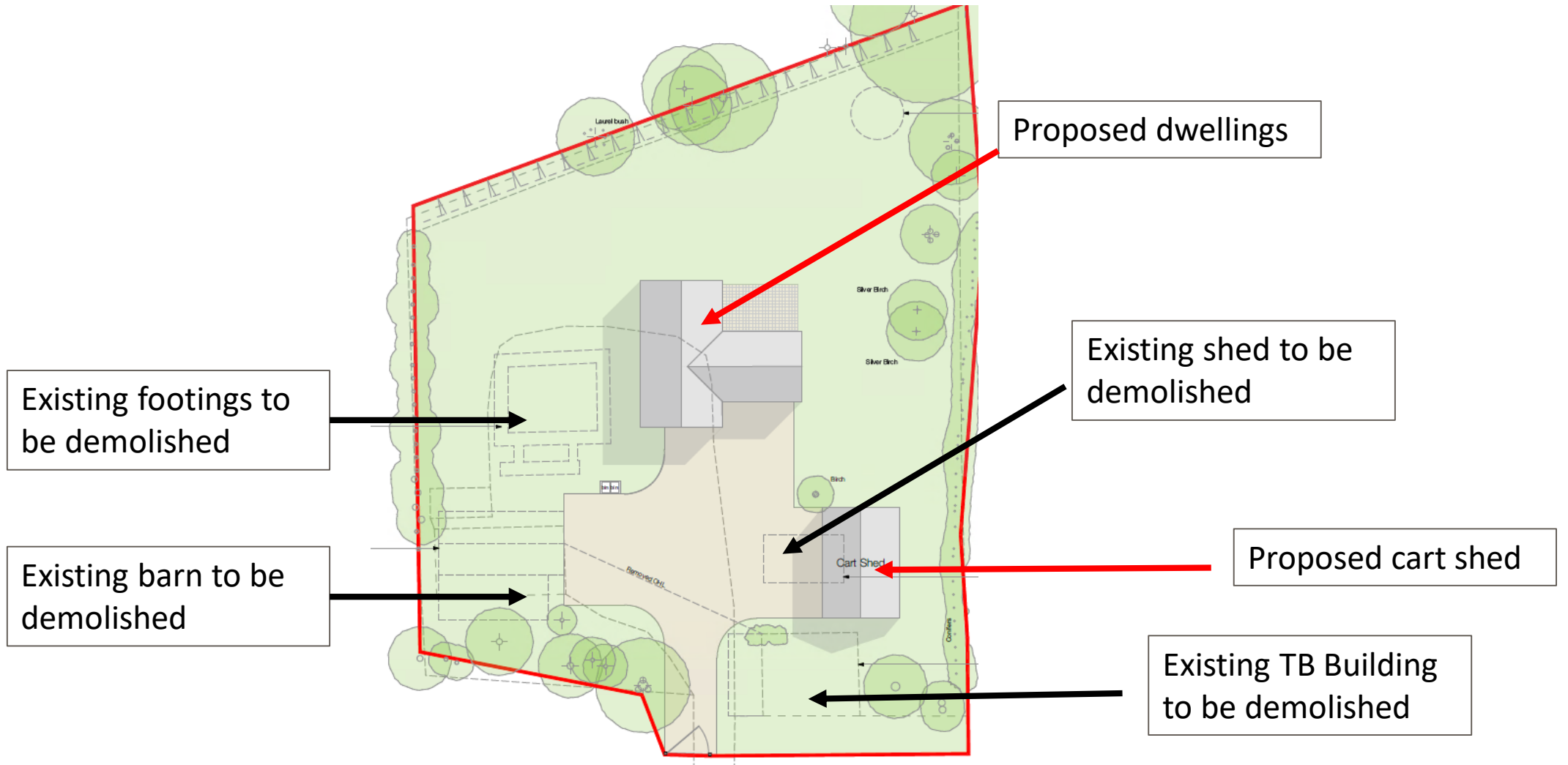
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE LOCATION PLAN

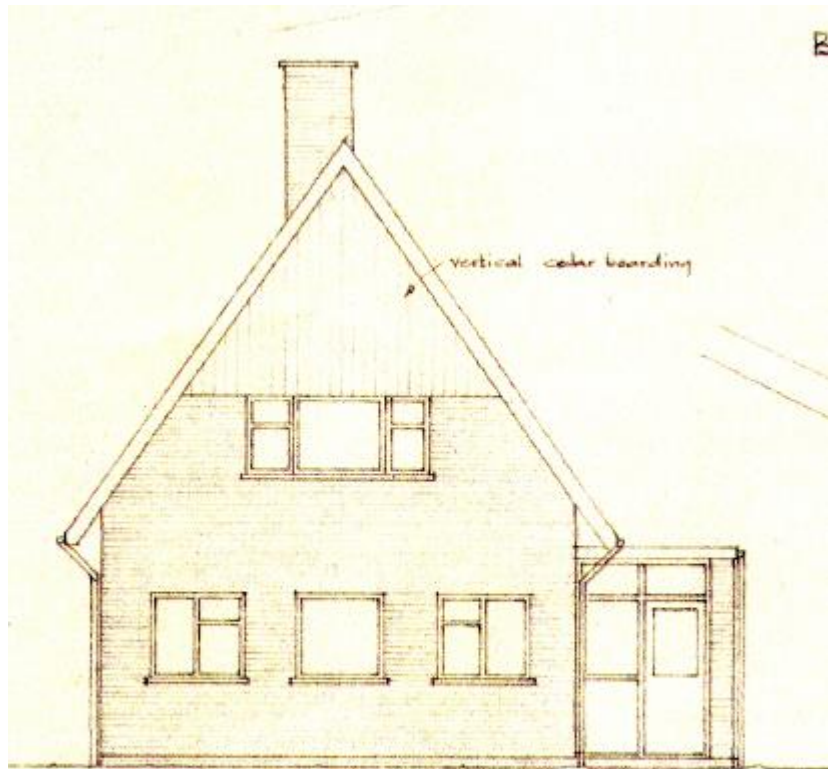


# PROPOSED SITE LAYOUT

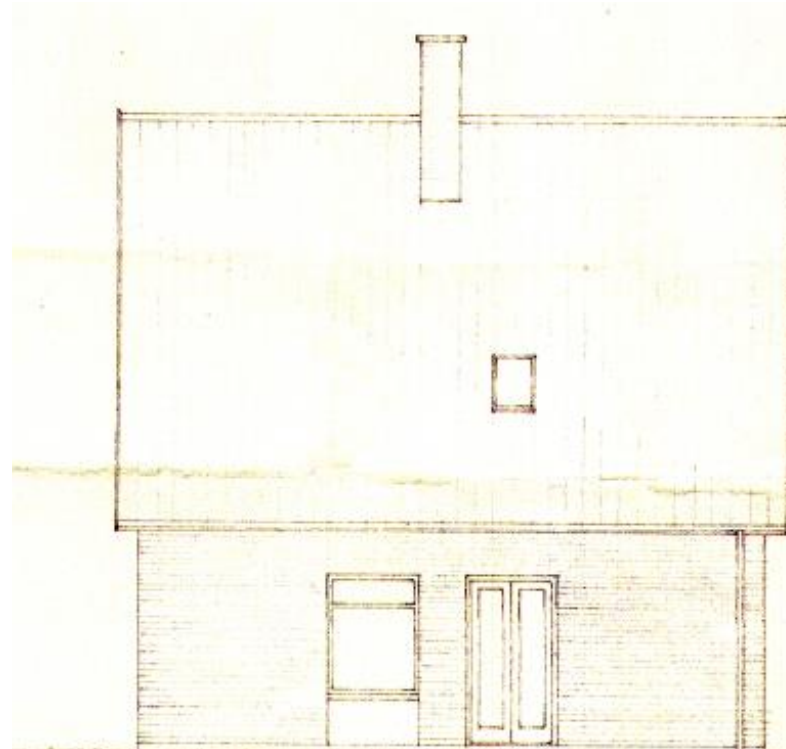




# Scheme approved in 1960 and considered lawful under EF/14/0993



North Elevation

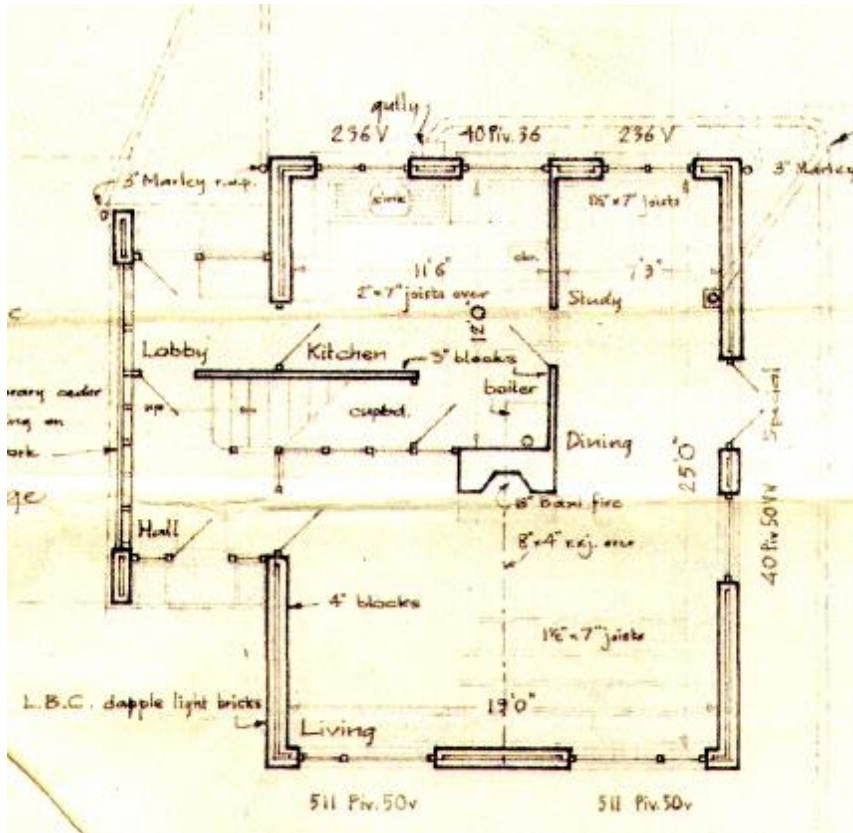


East Elevation

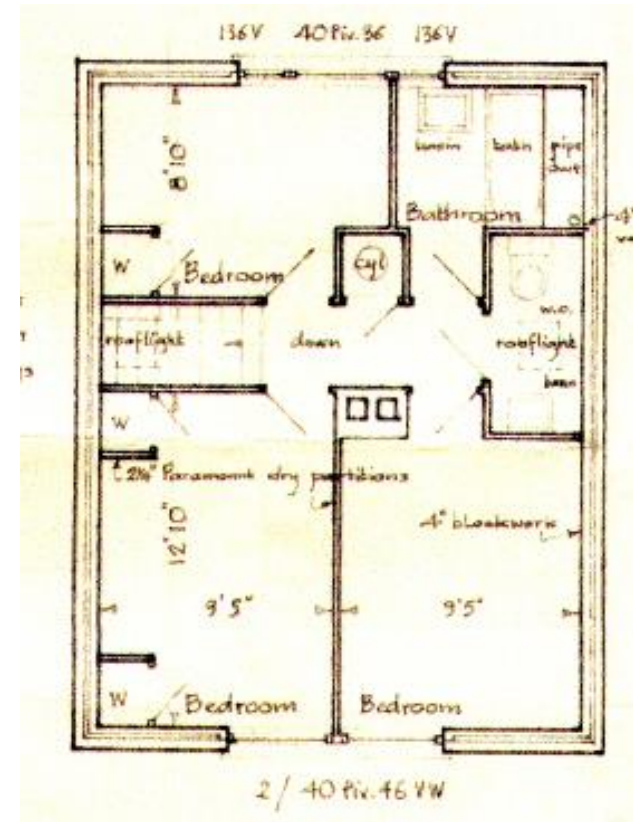


Site Plan

# Scheme approved in 1960 and considered lawful under EF/14/0993

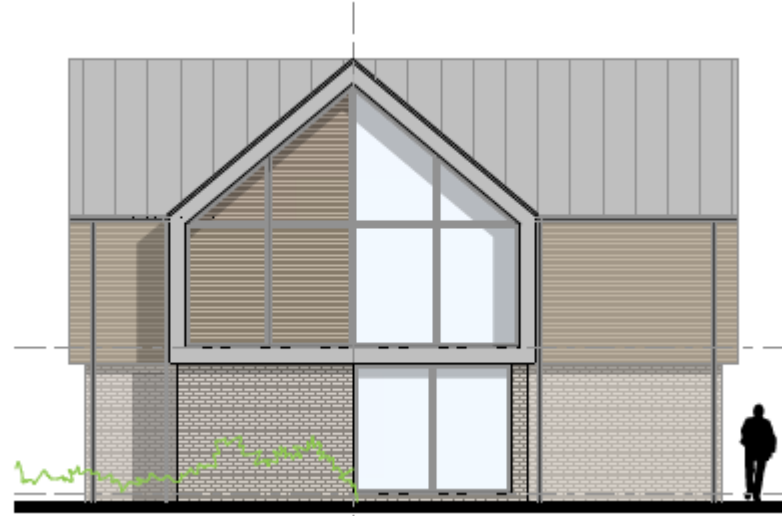


Ground Floor



First Floor

# Proposed Elevations as originally submitted



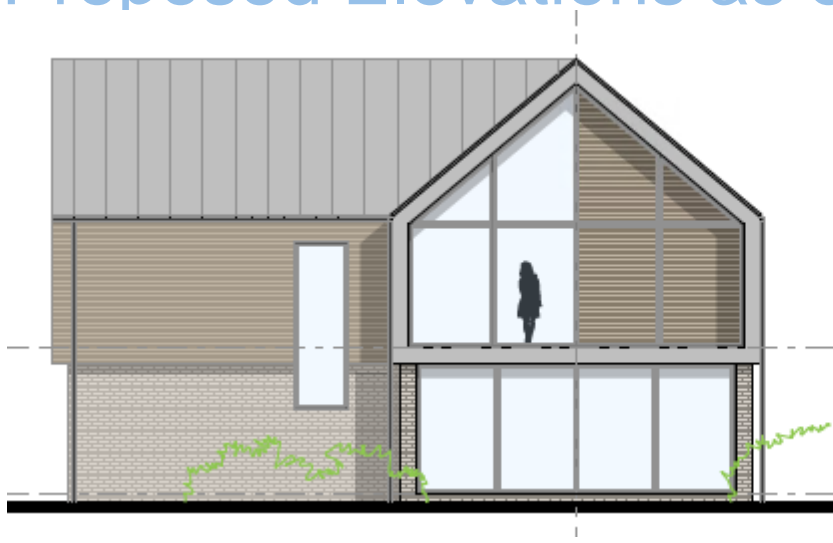
8.2 m in height

# Proposed Elevations as amended

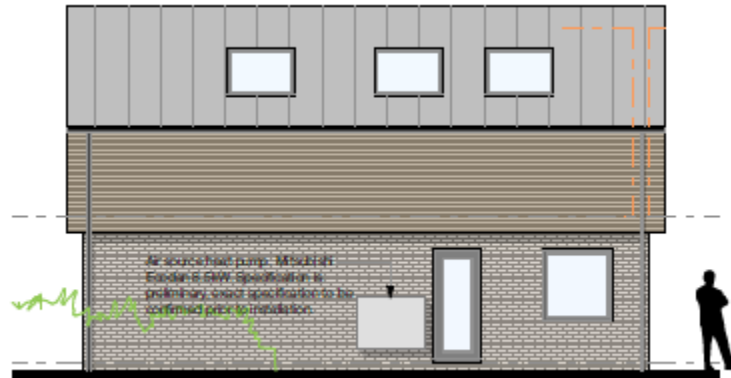


6.6 m in height

# Proposed Elevations as originally submitted

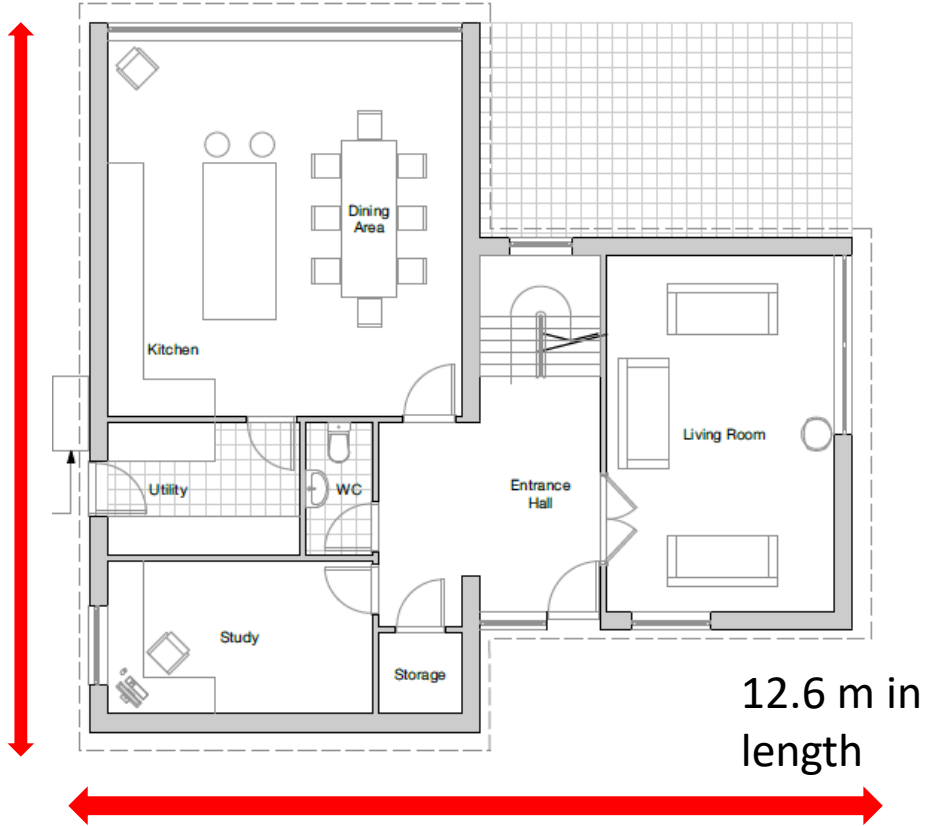


# Proposed Elevations as amended



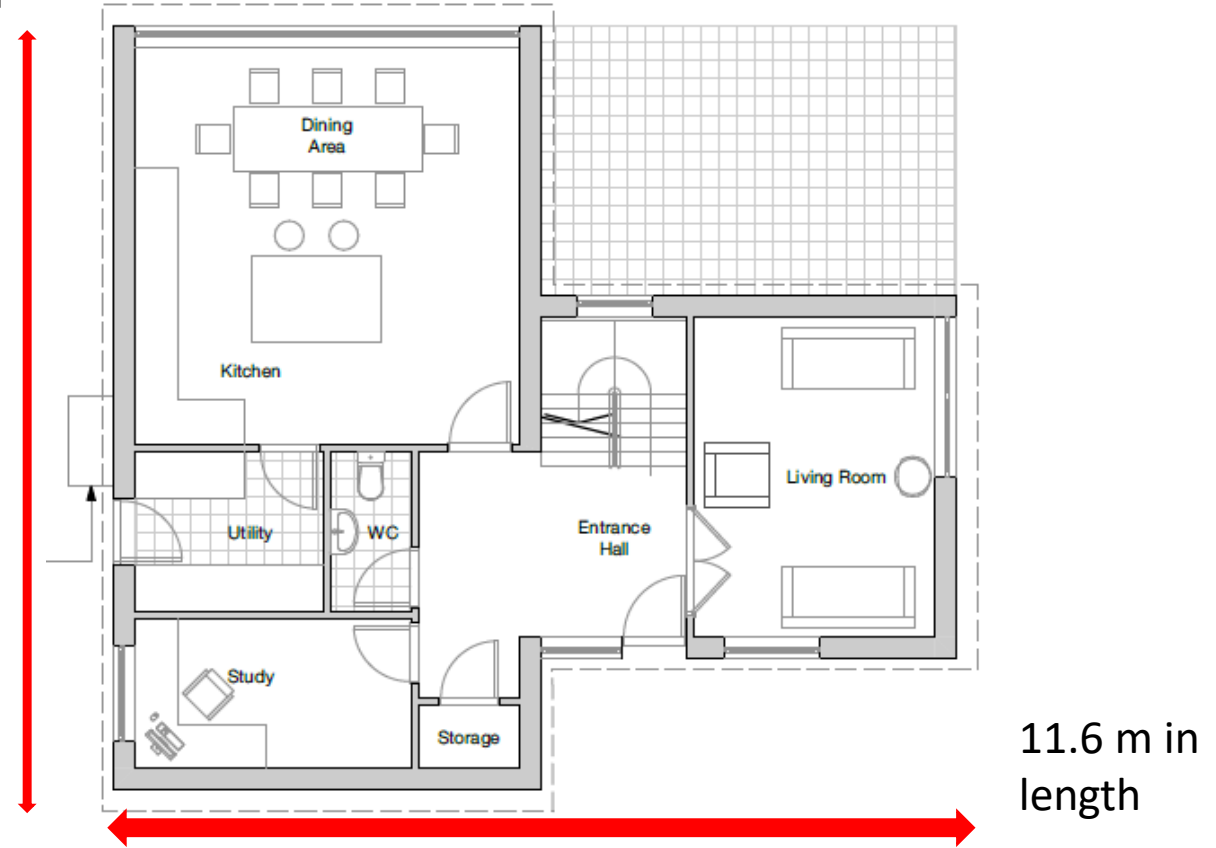
# Proposed ground floor plan as originally submitted

11.7 m in width



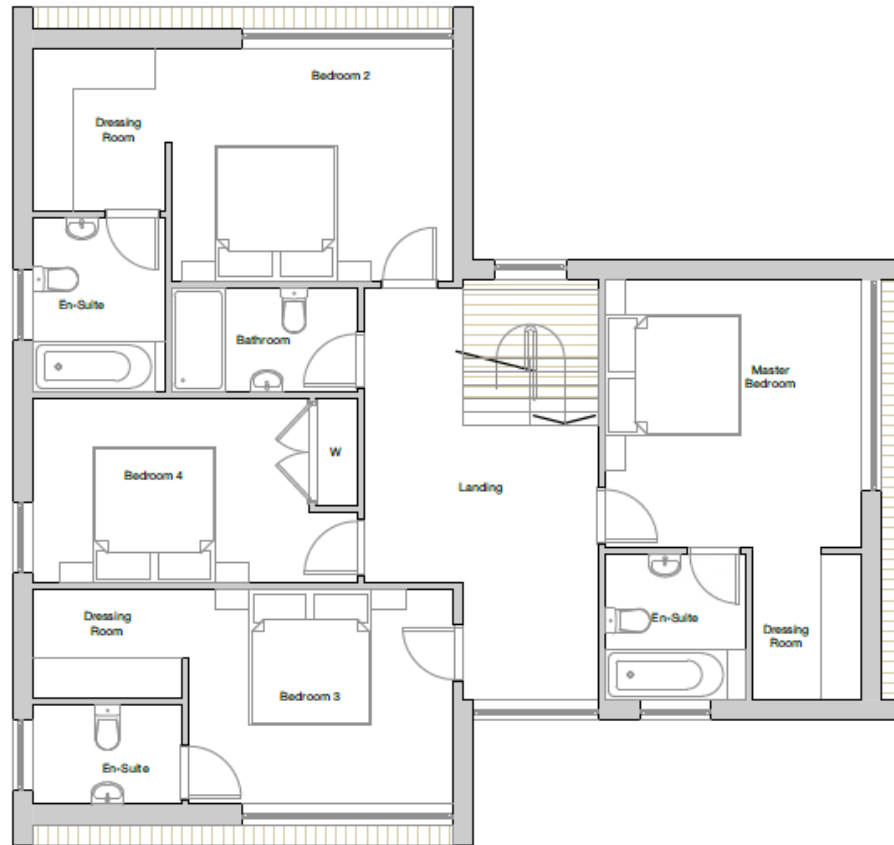
# Proposed ground floor plan as amended

10.3 m in width

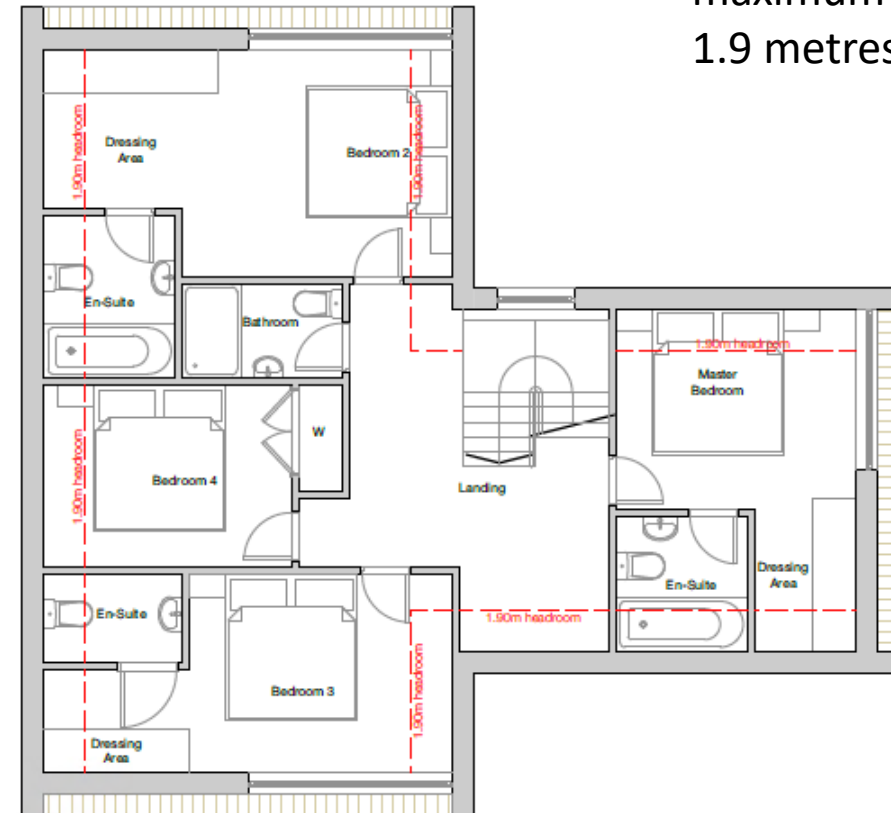




# Proposed first floor plan as originally submitted

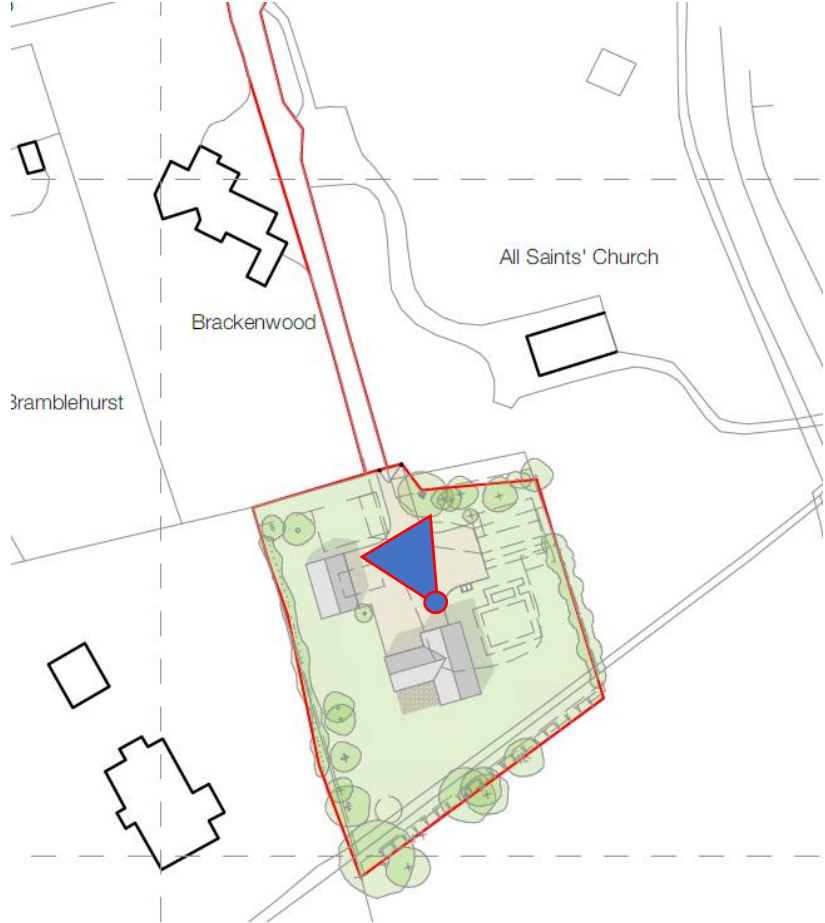


# Proposed first floor plan as amended



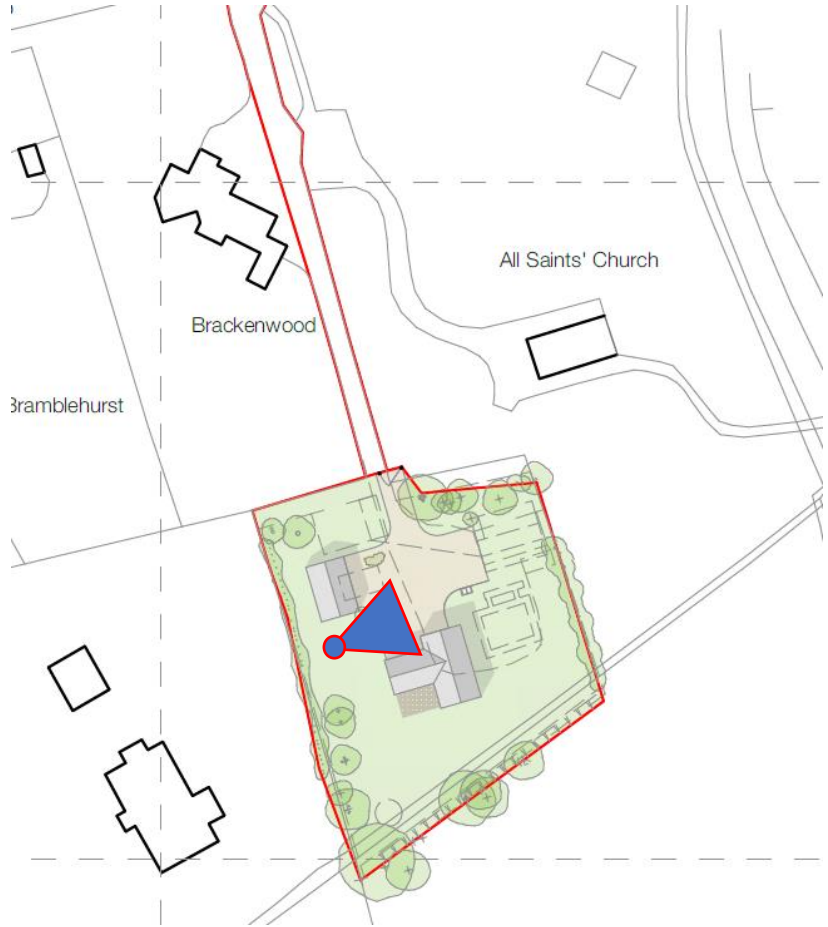
Red line annotates a maximum headroom of 1.9 metres in height.

# Photograph 1 – looking north towards the entrance gate including the TB building and shed to be removed





# Photograph 2 – looking east towards the barn to be removed



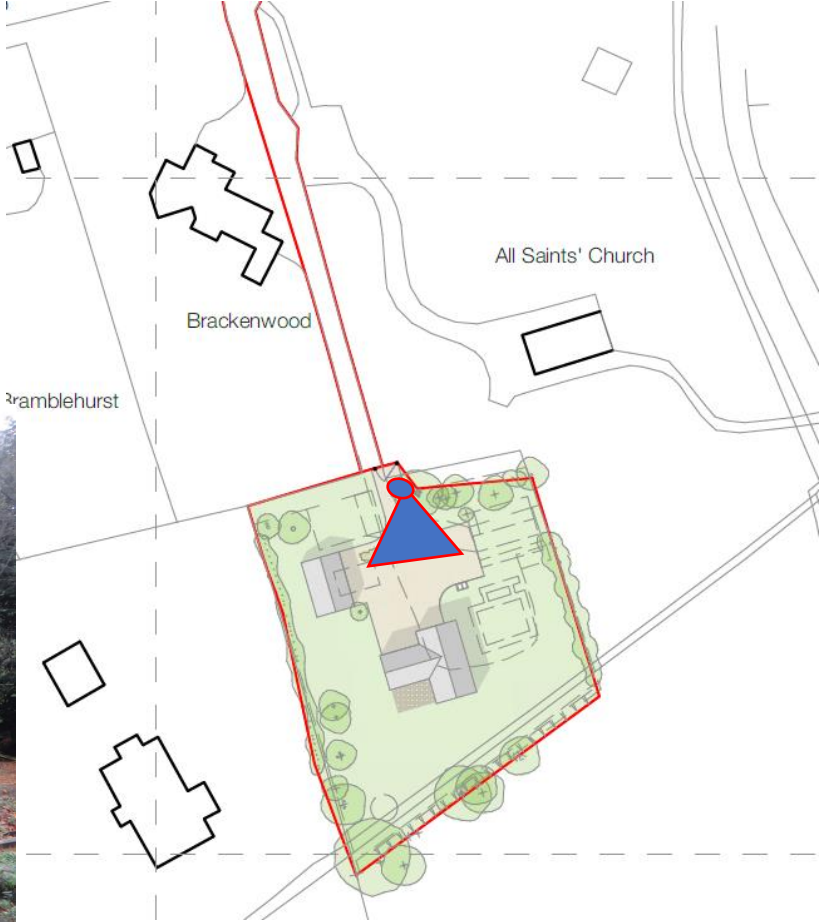


# Photograph 3 and 4 – looking west within the site





Photograph 5 and 6 – looking south and south west within the site



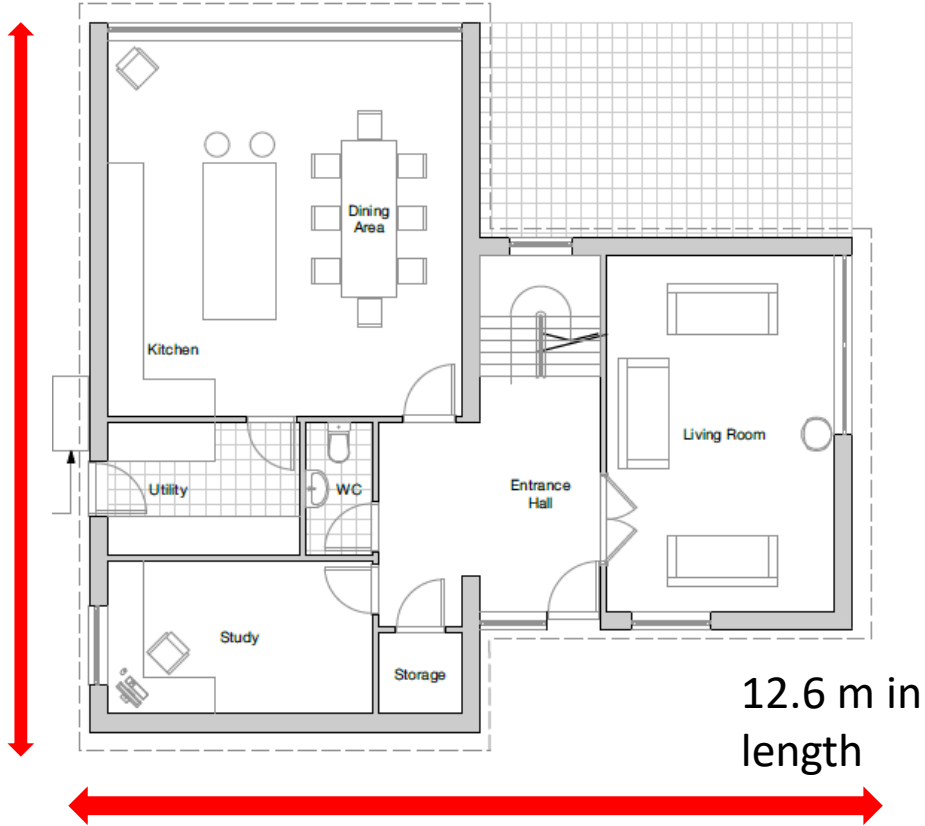
# KEY ELEMENTS OF THE APPLICATION

1. Principle of development
2. Design
3. Amenity
4. Trees
5. Biodiversity
6. Landscape
7. Highways and parking
8. Flood risk
9. Environmental considerations

# Scale and Size

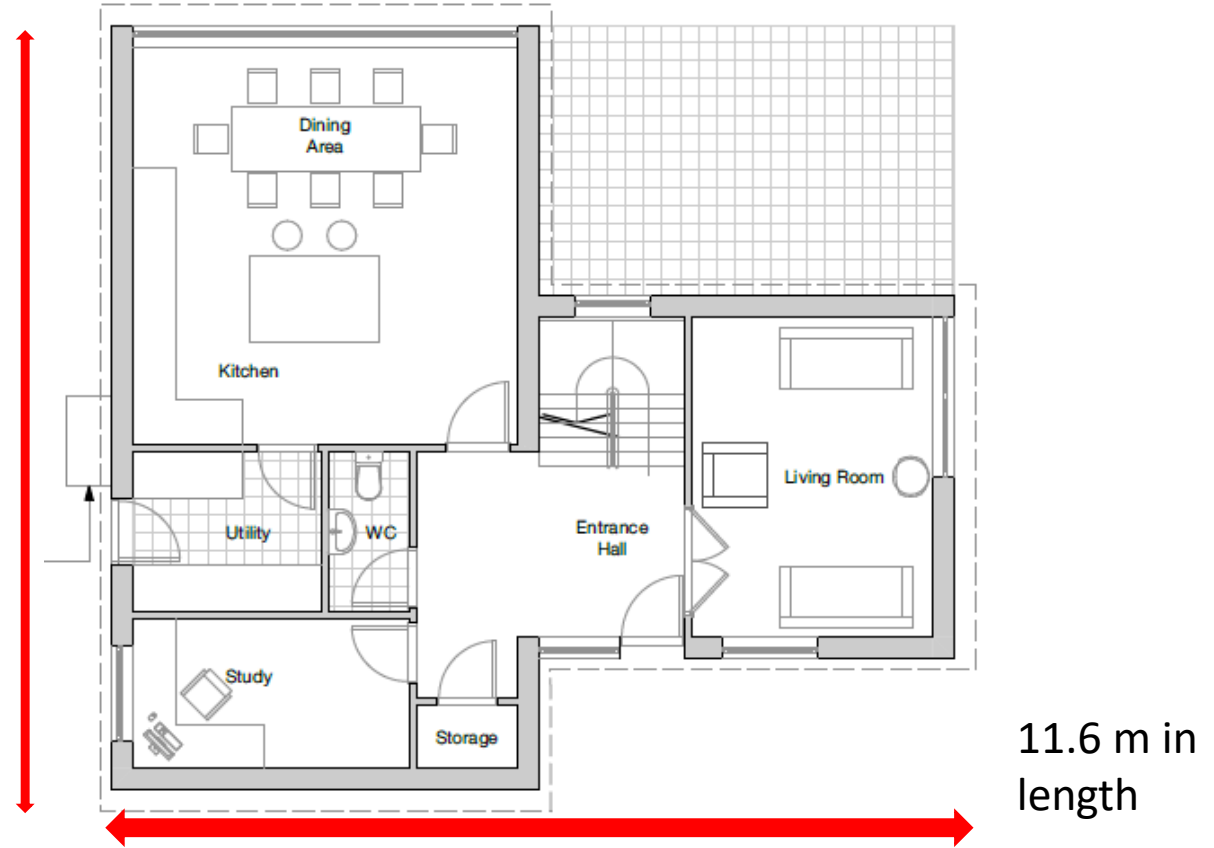
## Proposed ground floor plan as originally submitted

11.7 m in width



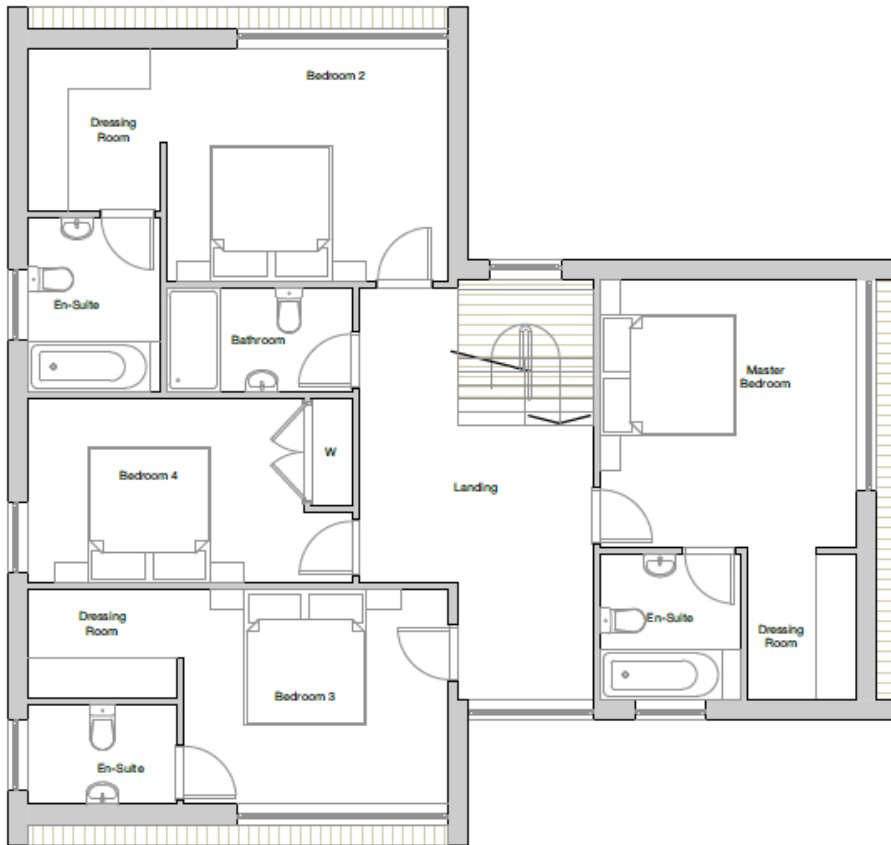
## Proposed ground floor plan as amended

10.3 m in width



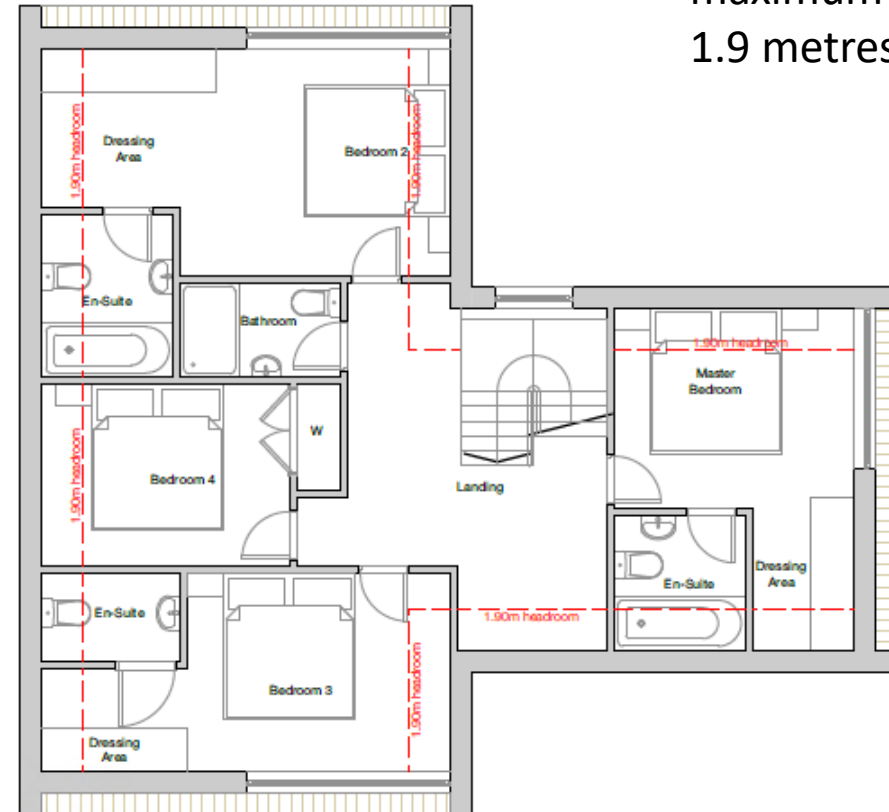
# Scale and Size

Proposed first floor plan as originally submitted



Proposed first floor plan as amended

Red line annotates a maximum headroom of 1.9 metres in height.

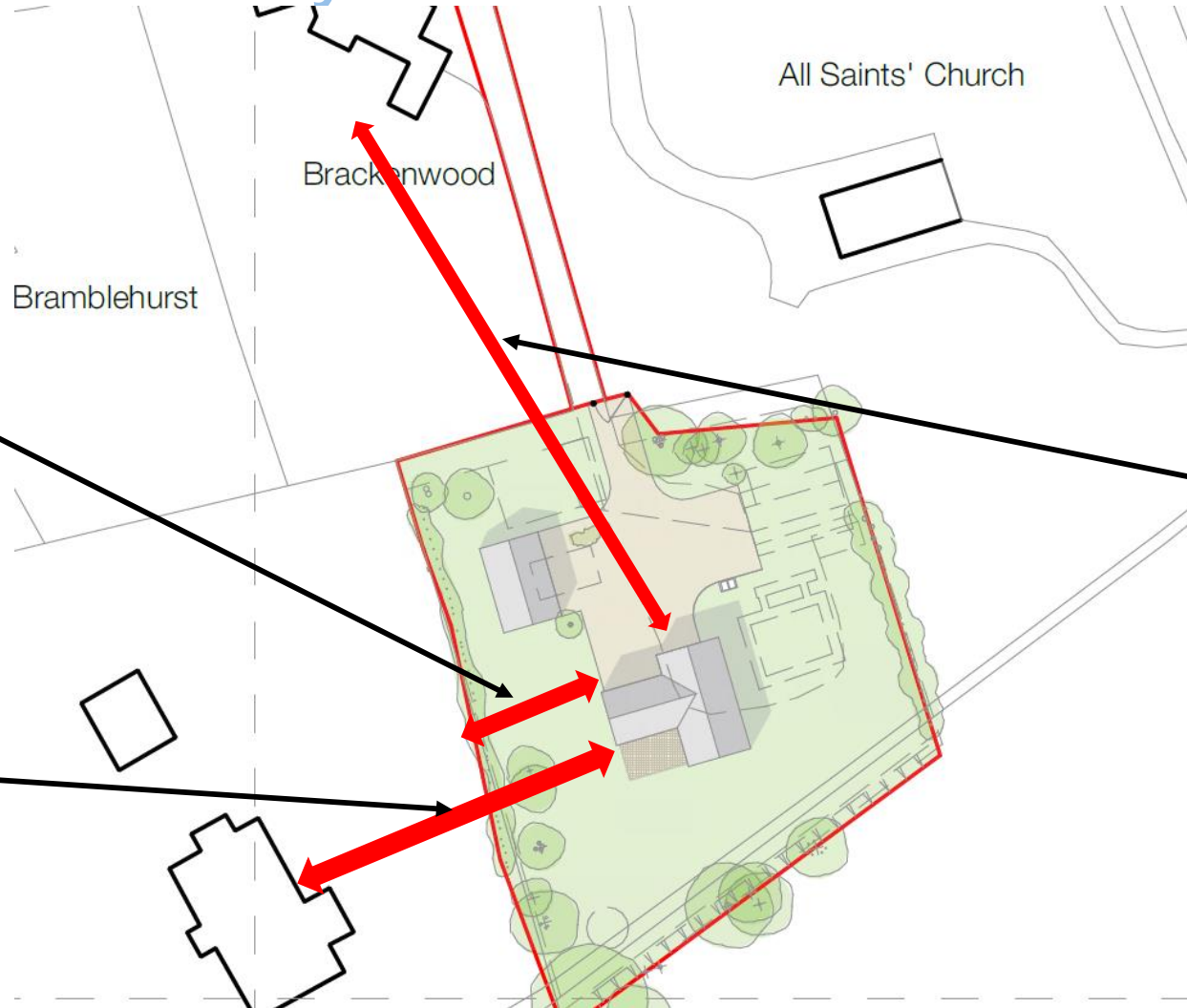




# Impacts on Amenity

Approx. 13 metres  
between the proposed  
dwelling and the  
eastern boundary

Approx. 31 metres  
between the  
proposed dwelling  
and the dwelling to  
the west



Approx. 56 metres  
between the proposed  
dwelling and the  
dwelling to the north

Delegate authority to the Head of Planning to **APPROVE** subject to the conditions set out below:

1. Time limit
2. In accordance with the submitted plans
3. Materials to be approved
4. PD Removal
5. In accordance with ecological appraisal
6. Licence by Natural England
7. In accordance with tree protection plan and method statement
8. Highways - on site parking and tuning are laid out
9. External lighting
10. Investigation of possible contaminants.
11. Foundations removed prior to the first occupation of the dwelling.