

# APPLICATION REFERENCE: PF/21/0797

LOCATION: Land north of Palling Road, Ingham

PROPOSAL: Two storey detached dwelling;  
driveway and access to Palling Road; tree and  
hedgerow planting and formation of pond



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE LOCATION - GENERAL

Site



# SITE LOCATION PLAN

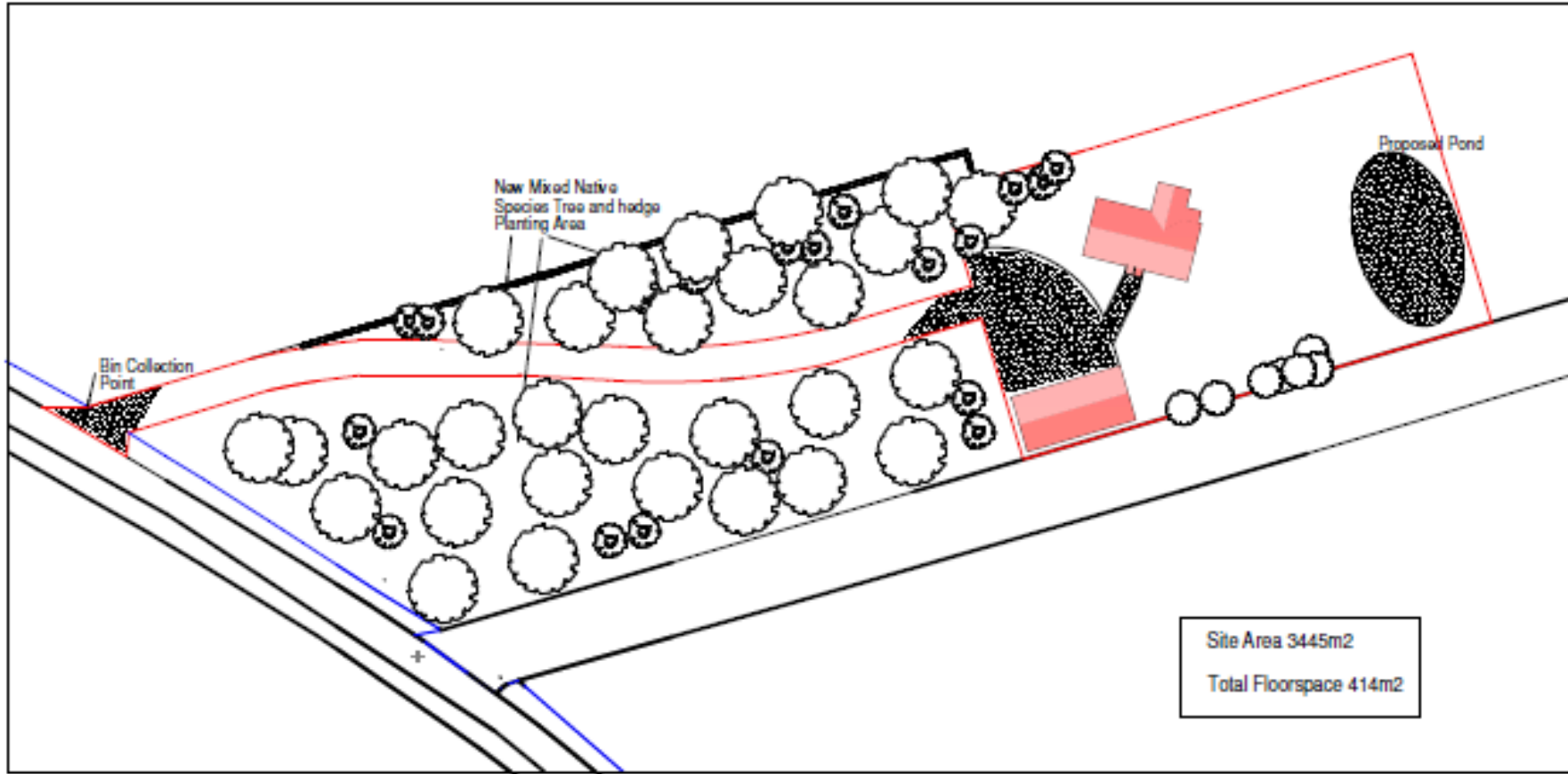


# SITE LOCATION AERIAL IMAGE

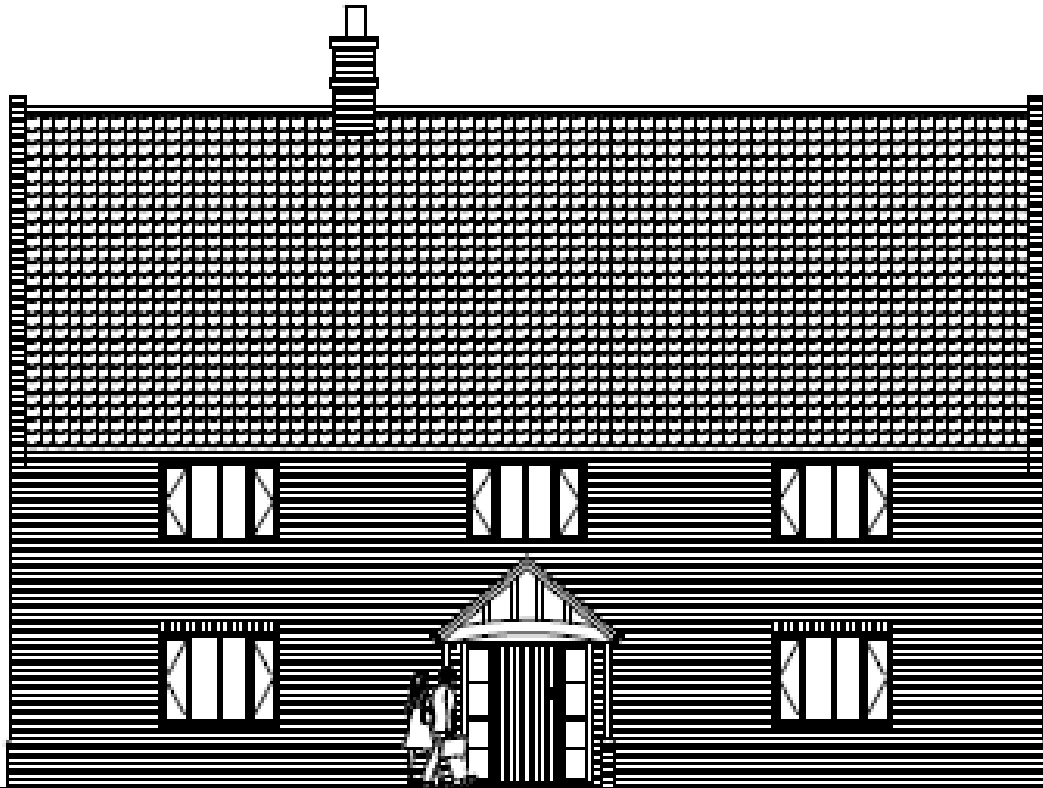
● = Site Location



# PROPOSED BLOCK/SITE PLAN



# PROPOSED ELEVATIONS



Front Elevation



Rear Elevation

# PROPOSED ELEVATIONS

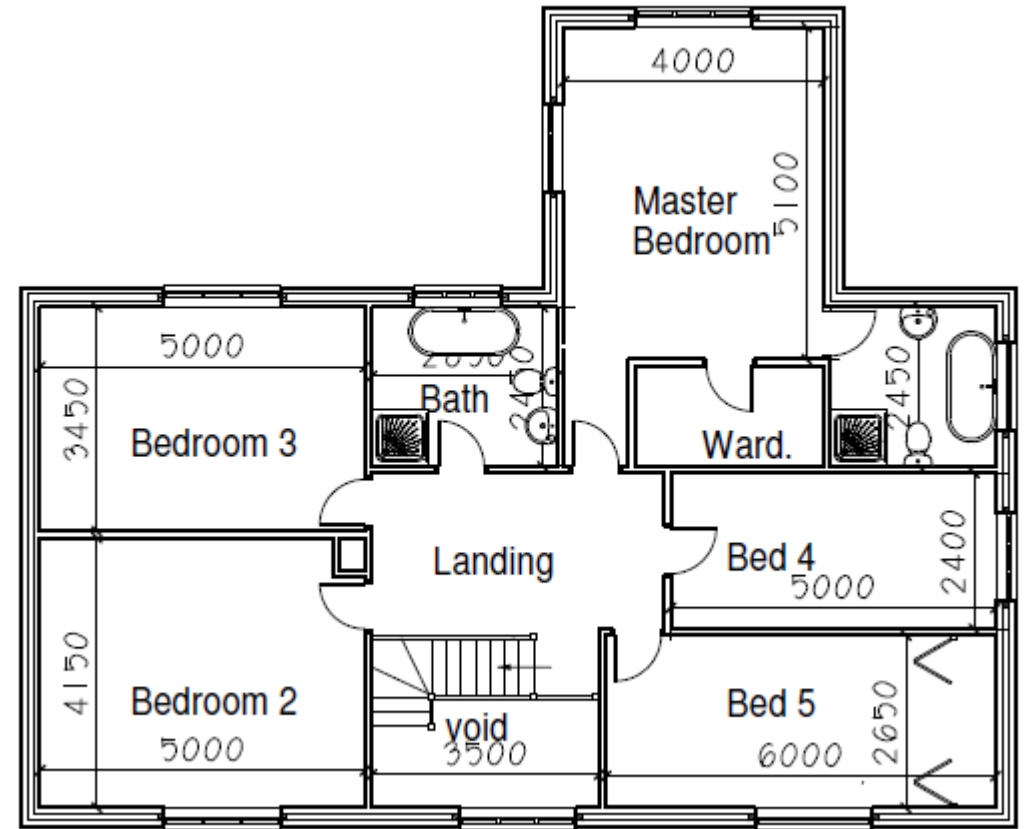
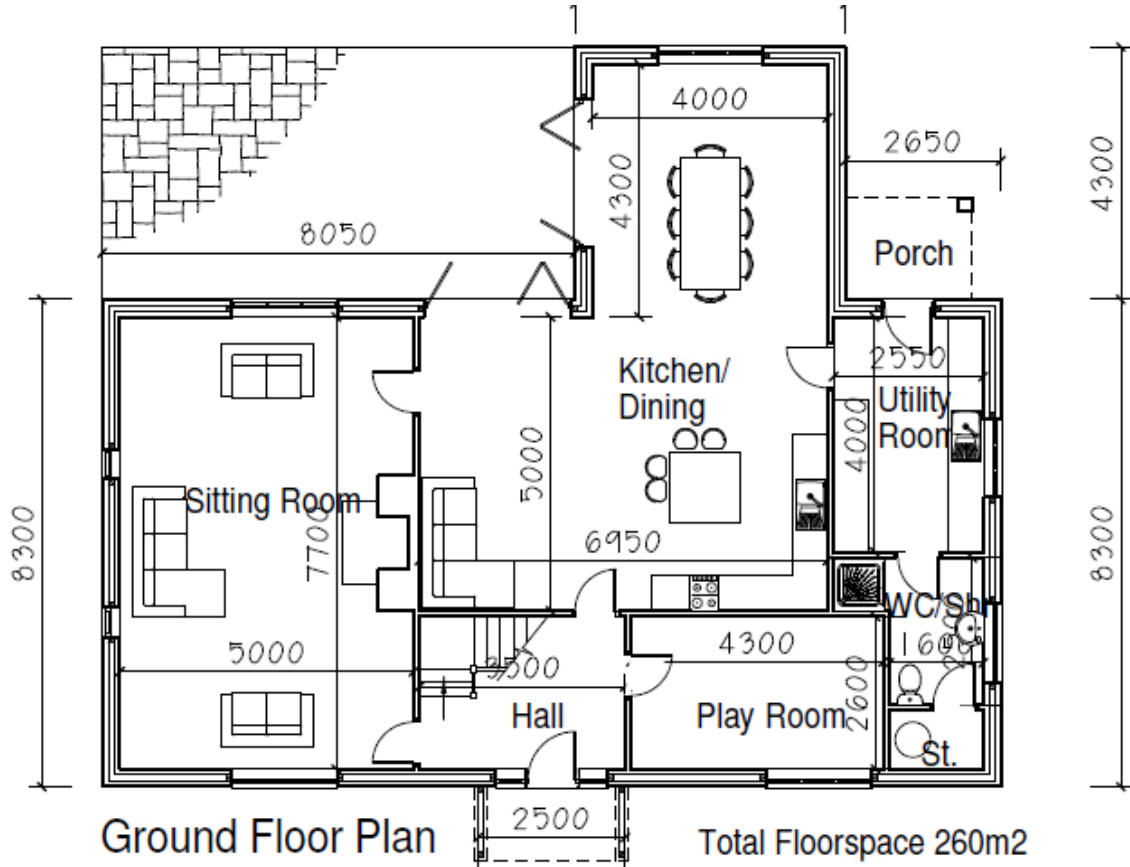


Side Elevation



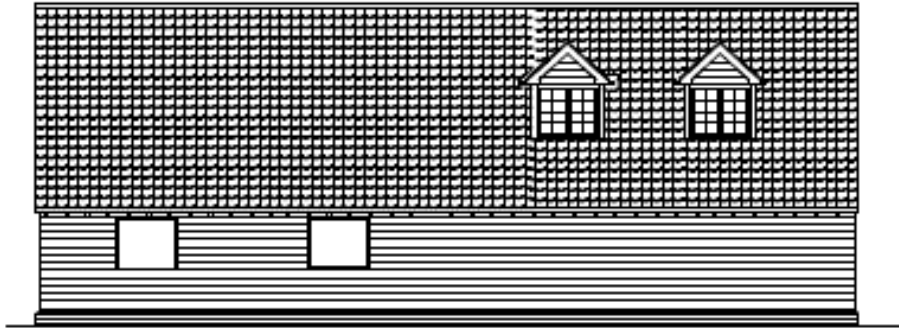
Side Elevation

# PROPOSED FLOOR PLANS

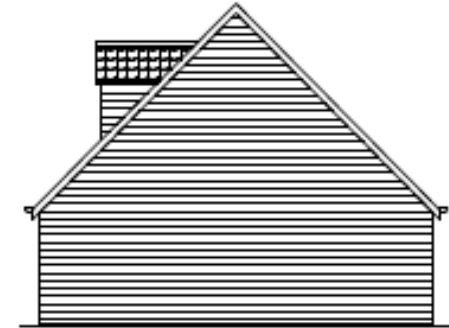




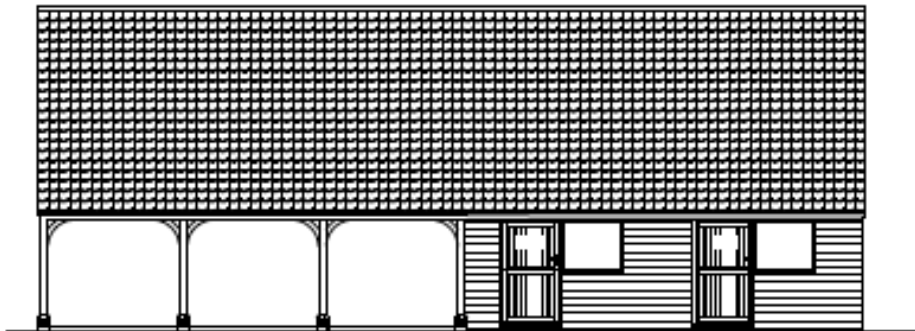
# PROPOSED GARAGE/STABLES BUILDING



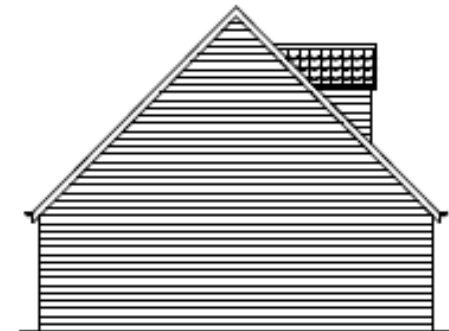
Rear Elevation



Side Elevation

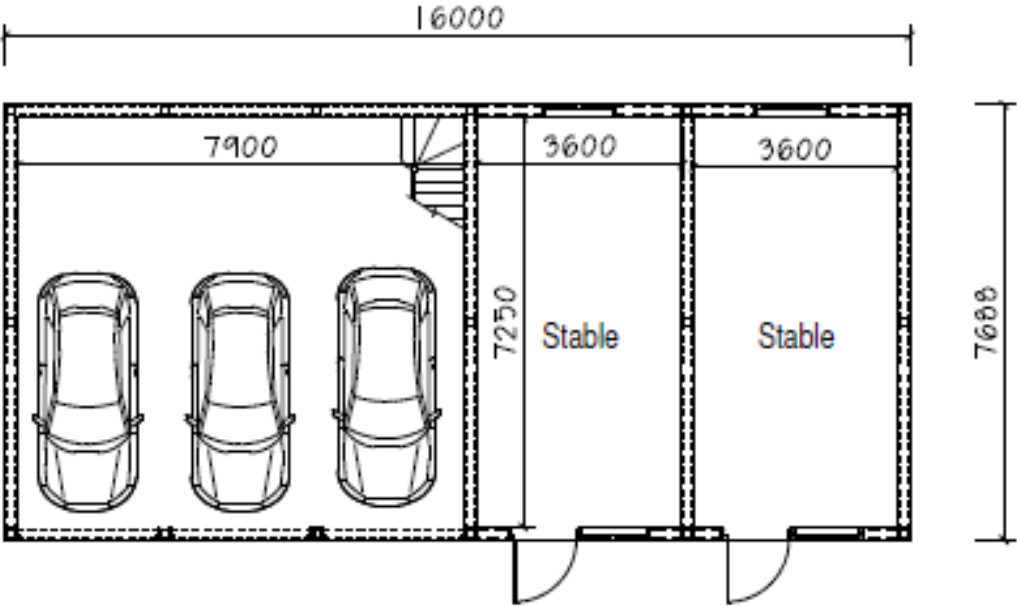


Front Elevation

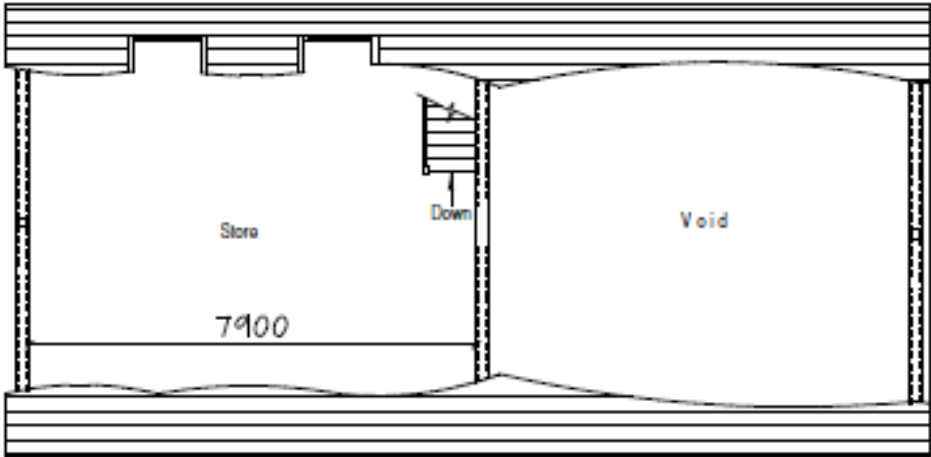


Side Elevation

# PROPOSED GARAGE/STABLES PLANS



Ground Floor Plan



First Floor Plan

# VIEWS OF SITE FROM PALLING ROAD



Looking north

# VIEWS OF SITE FROM PALLING ROAD



Looking north

# VIEWS OF SITE FROM PALLING ROAD



Looking north



Looking west

# VIEWS OF SITE FROM PALLING ROAD



Looking west

# VIEWS OF SITE FROM LONG LANE



Looking east (RH photo is zoomed in)

# LOCATION OF SITES





# MAIN ISSUES

- Whether the proposed development is acceptable in principle and the site is an appropriate location for the development having regard to the development plan
- Flood risk
- The effect of the development on the character and appearance of the area
- The effect on the surrounding road network and whether there would be adequate parking provision
- The weight to be attached to the suggested ‘fall-back’ position as a material consideration, in the overall planning balance

# RECOMMENDATION

Refuse for reasons relating to the following:

- The proposed development would not be a suitable location for a dwelling, having regard to the spatial strategy for the area and the accessibility of services and facilities conflicting with Policies SS 1 and SS 2 of the Core Strategy.
- The failure to pass the flood risk Sequential Test contrary to Policy SS 10
- The effect on the character and appearance of the area contrary to Policy EN 2

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