

# APPLICATION REFERENCE:

PF/20/1345

LOCATION: Land south of Wells Road, Ludham.

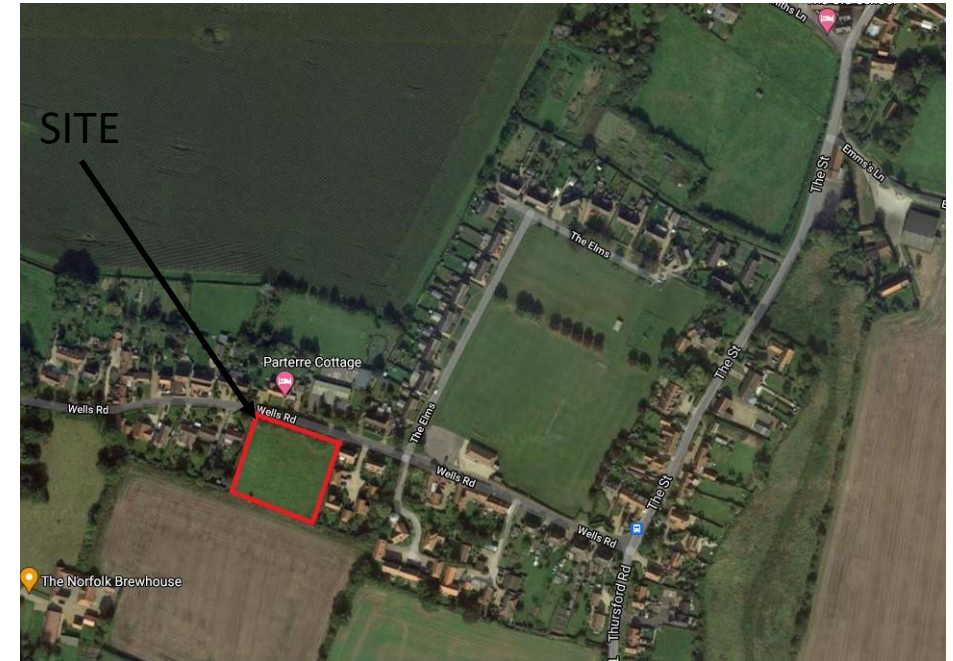
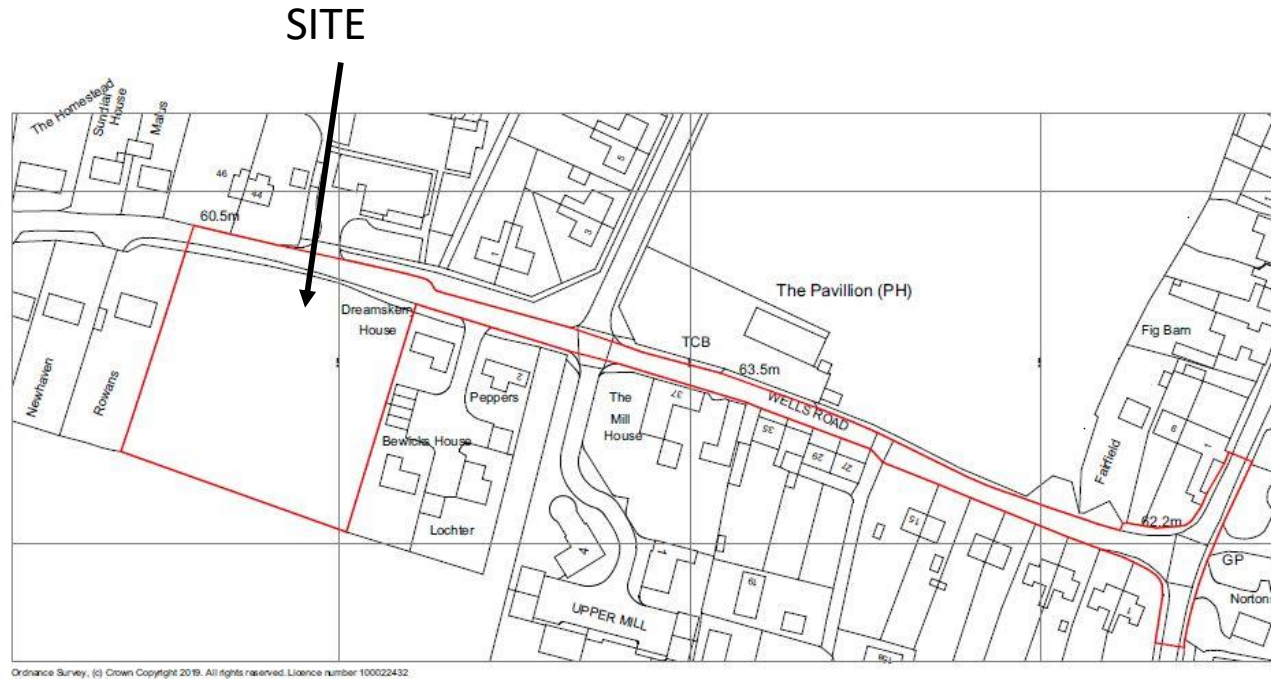
PROPOSAL: Construction of 12 no. dwellings with associated parking, landscaping and infrastructure



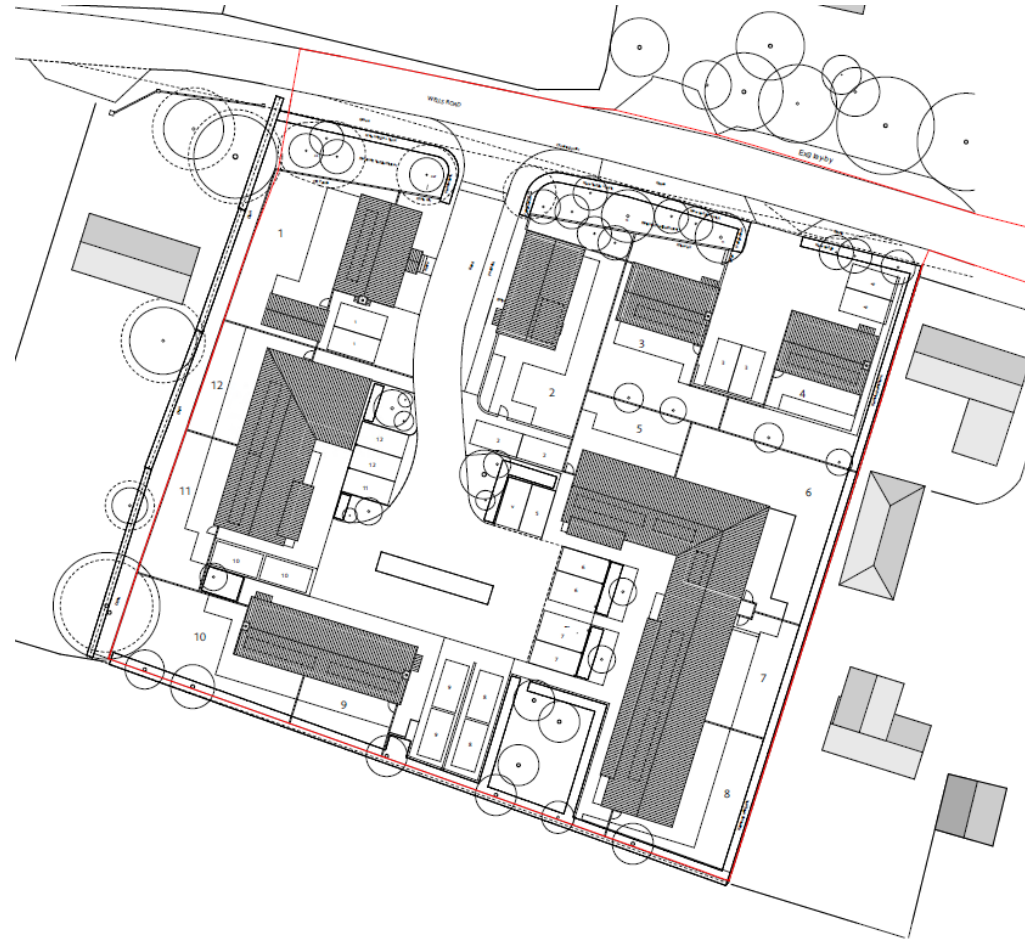
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE LOCATION PLAN



# SITE LAYOUT PLAN



# HEDGEROW LOSS



# SITE PHOTOGRAPHS

Wells Road Looking West



Wells Road Looking East



# SITE PHOTOGRAPHS

Properties adjacent to the East



Properties adjacent to the West



# SITE PHOTOGRAPHS

Hedgerow



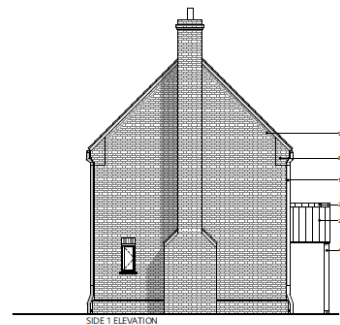
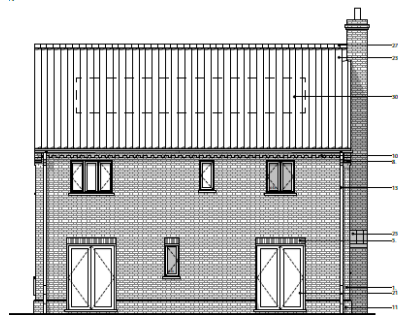
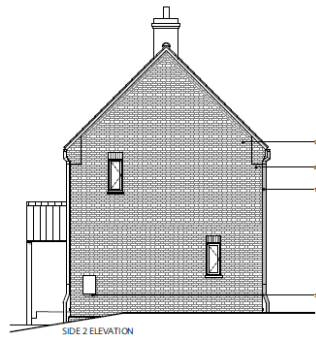
Hedgerow



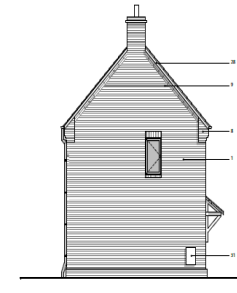
# HOUSE TYPES

## House Type Plot 1

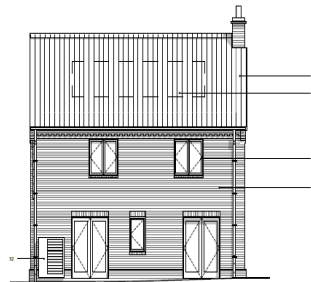
## House Type Plot 3



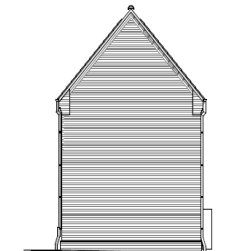
FRONT ELEVATION



SIDE 1 ELEVATION



REAR ELEVATION



SIDE 2 ELEVATION

### DETAIL MATERIAL ANNOTATIONS

1. Red brickwork
2. Random flint work
3. Horizontal timber boarding, black
4. Oak timber frame
5. Red brick soldier course
6. Red brickwork quothing
7. Red brick arch soldier course
8. Red brickwork corbel to eaves and elevations
9. Red brickwork double stretcher course to verge
10. Red brickwork dentil course
11. Red brickwork plinth
12. Curb brick sill
13. Rainwater goods, black PVC
14. Rainwater goods, black PPC aluminium
15. Rainwater goods, galvanised
16. Timber flush casement windows
17. Powder coated aluminium composite flush casement windows
18. UPVC flush casement window
19. Vertical timber door set
20. Glazed timber single door set
21. Glazed timber french door set
22. Glazed aluminium french door set
23. Clay pantile, colour red
24. Clay pantile, colour slate grey
25. Flat clay tile, colour red
26. Flat clay tile, colour slate grey
27. Ridge tile
28. Projecting mortar verge
29. Vertical timber garage door
30. Indicative location of PV panels
31. Meter, black paint finish
32. Air Source Heat Pump



# Illustrative Design of the Site



es relate mostly to Plots 1 – 4 at the front of the site on Wells Road. These have been reworked to retention of more of the existing vegetation along the street frontage. There have also been some ions to Plots 9/10, including the addition of chimneys, and to the landscape proposals on the of the site. These include the block of planting between Plots 8 and 9 which is now to be maintained nting, rather than forming part of Plot 8's garden.

al materials plan on page 15 of the original DAS has been replaced by an expanded External chedule – S.01(B) – submitted separately.

# MAIN ISSUES

- Principle of Development
- Market Housing need
- Hedgerow loss / Biodiversity
- Foul Sewer network
- Lack of Open Space

# RECOMMENDATION

**APPROVE** subject to:

1. Completion of a Section 106 agreement securing 8 (Eight) affordable units and SPA/SAC contributions totalling £2,231.64
2. The 20 conditions as set out in the Committee Report and any other conditions considered to be necessary by the Assistant Director of Planning
3. An informative note setting out that the applicant should continue to liaise with Anglian Water regarding the planning maintenance and cleaning work of the foul network

**Part 2:**

**That the application be refused if a suitable section 106 agreement is not completed within 4 months of the date of resolution to approve, and in the opinion of the Head of Planning, there is no realistic prospect of a suitable section 106 agreement being completed within a reasonable timescale.**