

APPLICATION REFERENCE: PF/21/0692

LOCATION: 8 Langham Road, Blakeney

PROPOSAL: Erection of one and a half storey detached dwelling (part retrospective)



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION AERIAL IMAGE



Queens Close

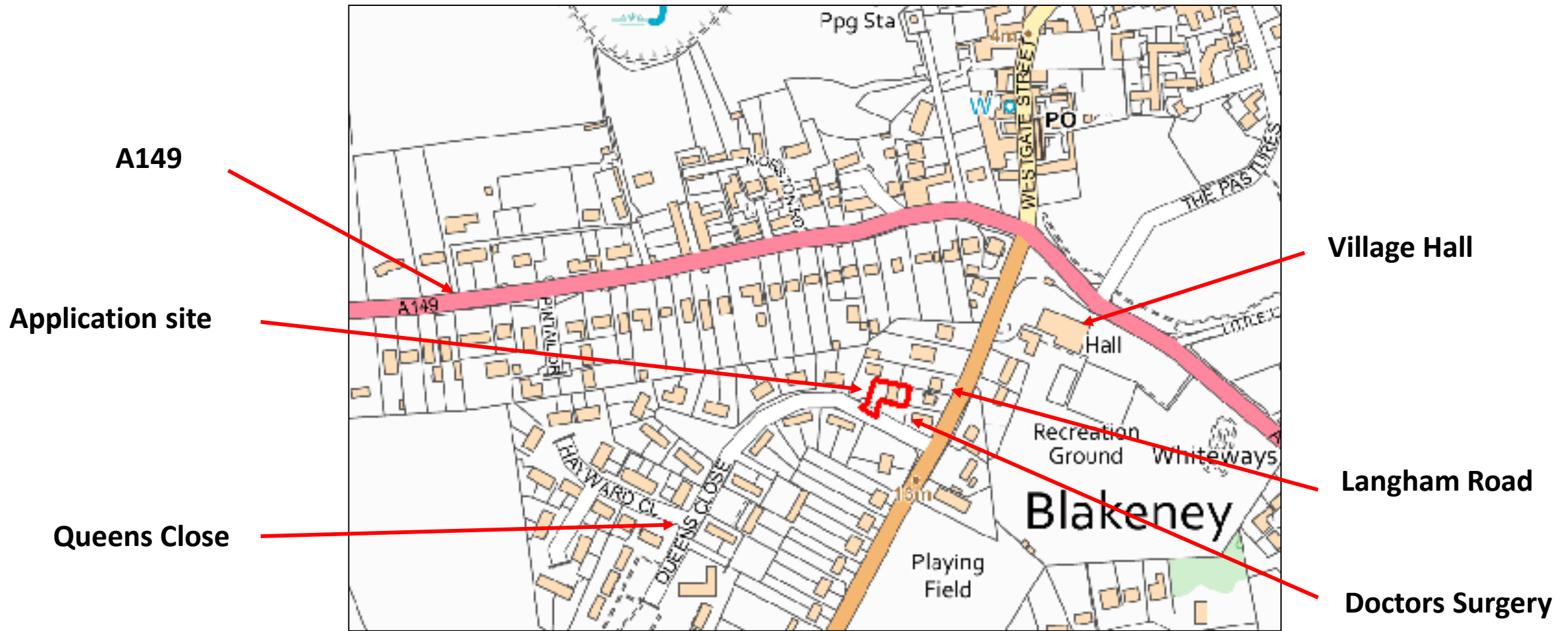
Village Hall

Application Site

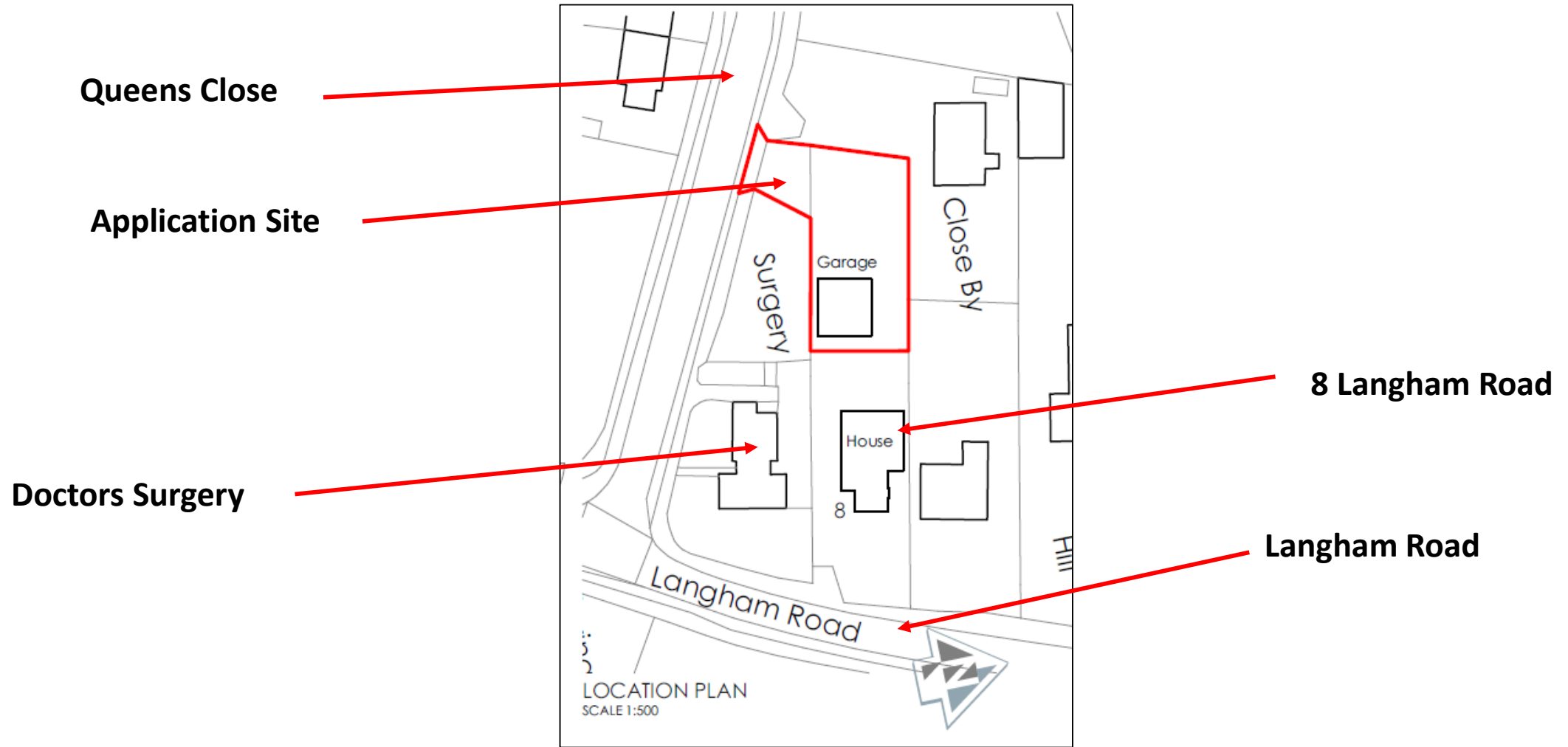
Doctors Surgery

Langham Road

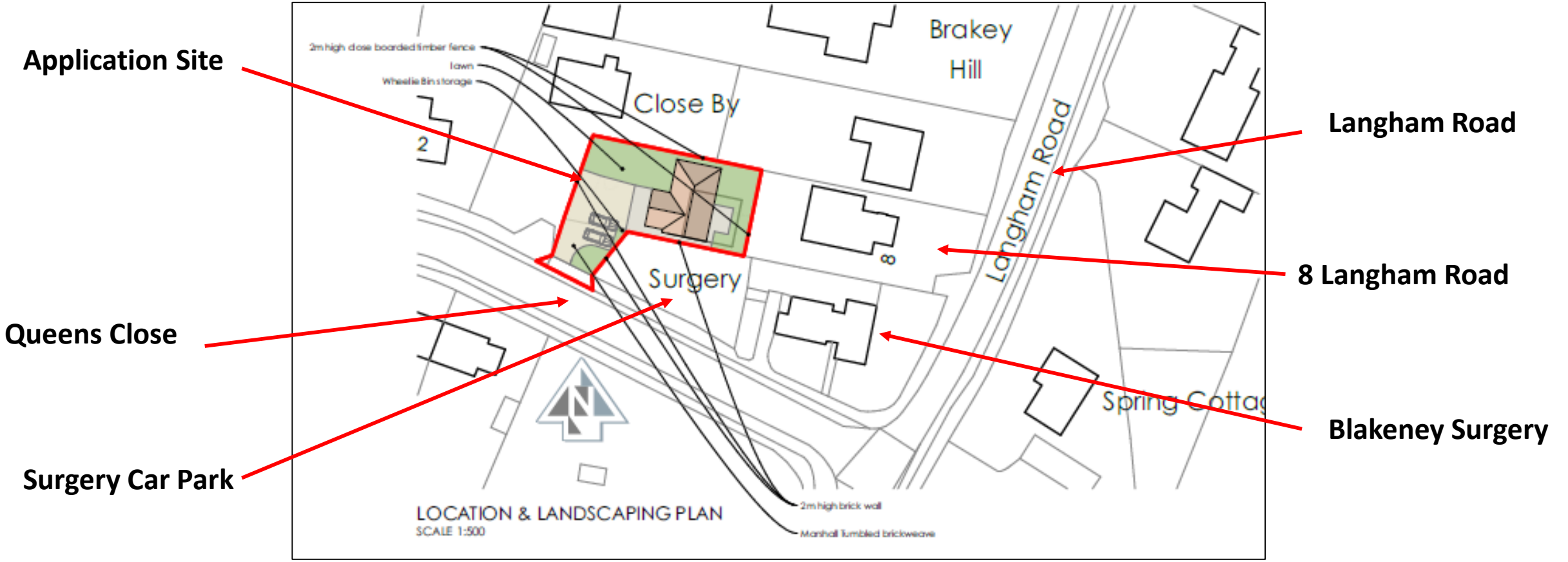
SITE LOCATION PLAN



SITE PLAN (PRIOR TO SITE BEING DEVELOPED)



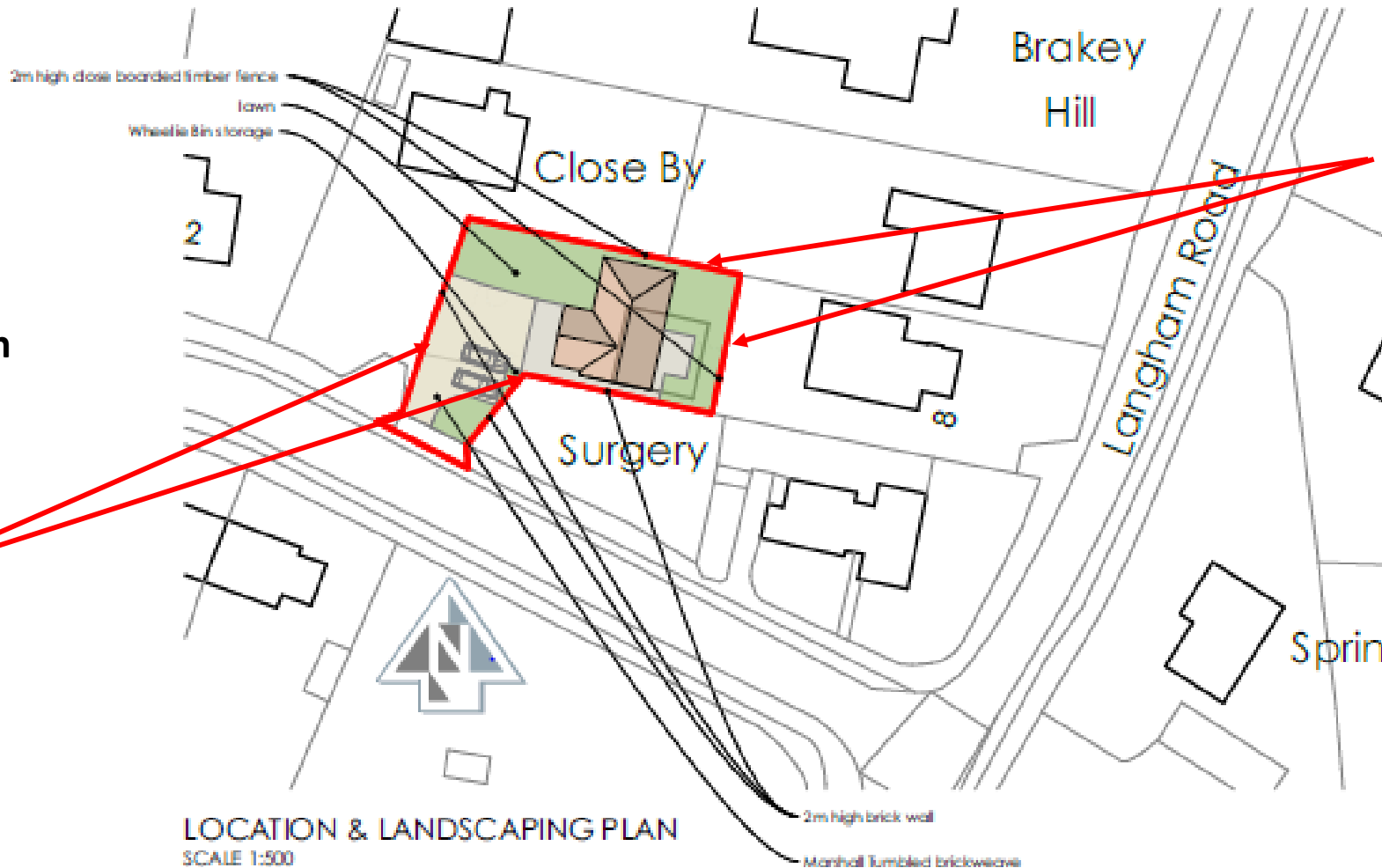
SITE LOCATION PLAN



APPROVED BLOCK & LANDSCAPING PLAN

As approved under
Planning Permission
PF/17/0581

2m high brick walls



LOCATION & LANDSCAPING PLAN
SCALE 1:500

Brakey
Hill

2m high close boarded
timber fencing

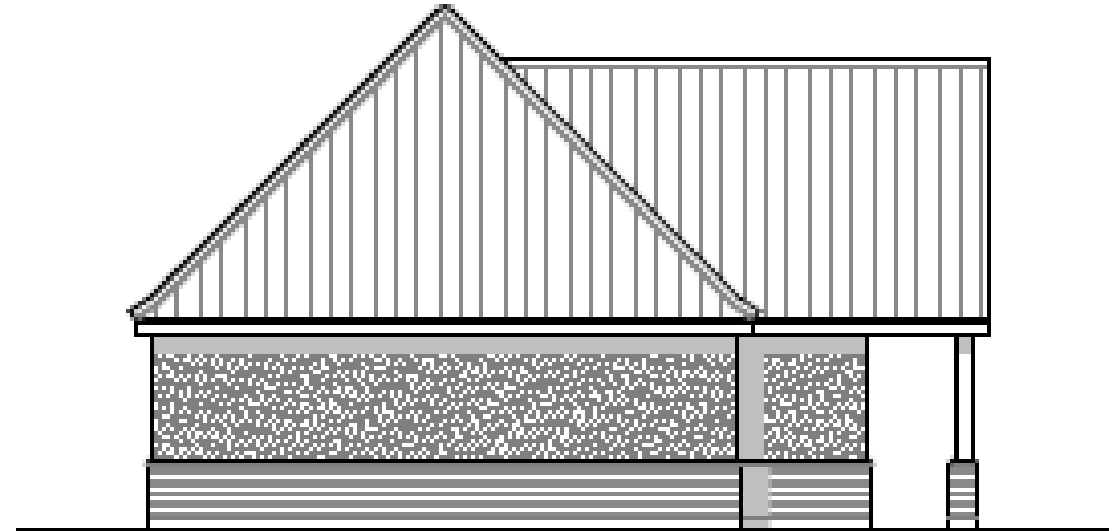
Spring

APPROVED NORTH AND SOUTH ELEVATIONS

As approved under planning permission PF/17/0581



FRONT ELEVATION - SOUTH
SCALE 1:100



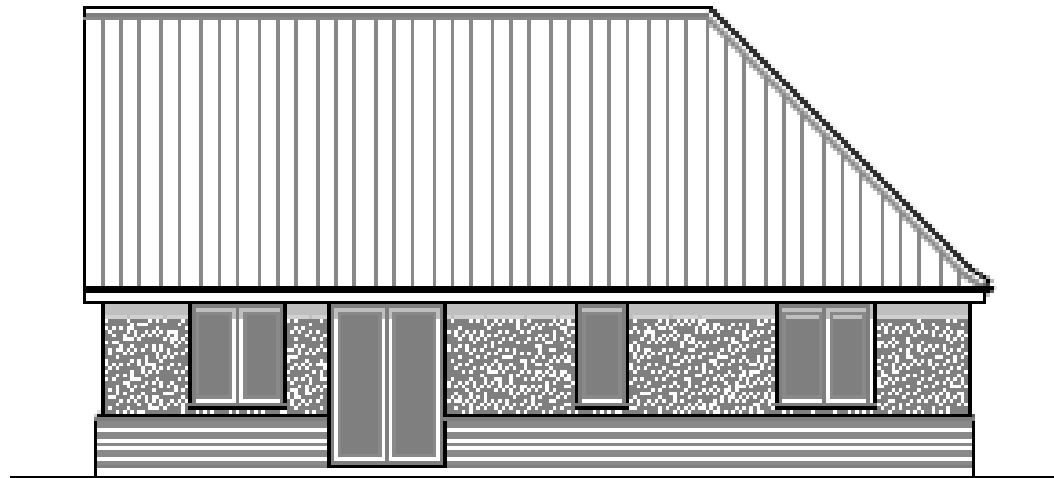
REAR ELEVATION - NORTH
SCALE 1:100

APPROVED EAST AND WEST ELEVATIONS

As approved under extant permission PF/17/0581



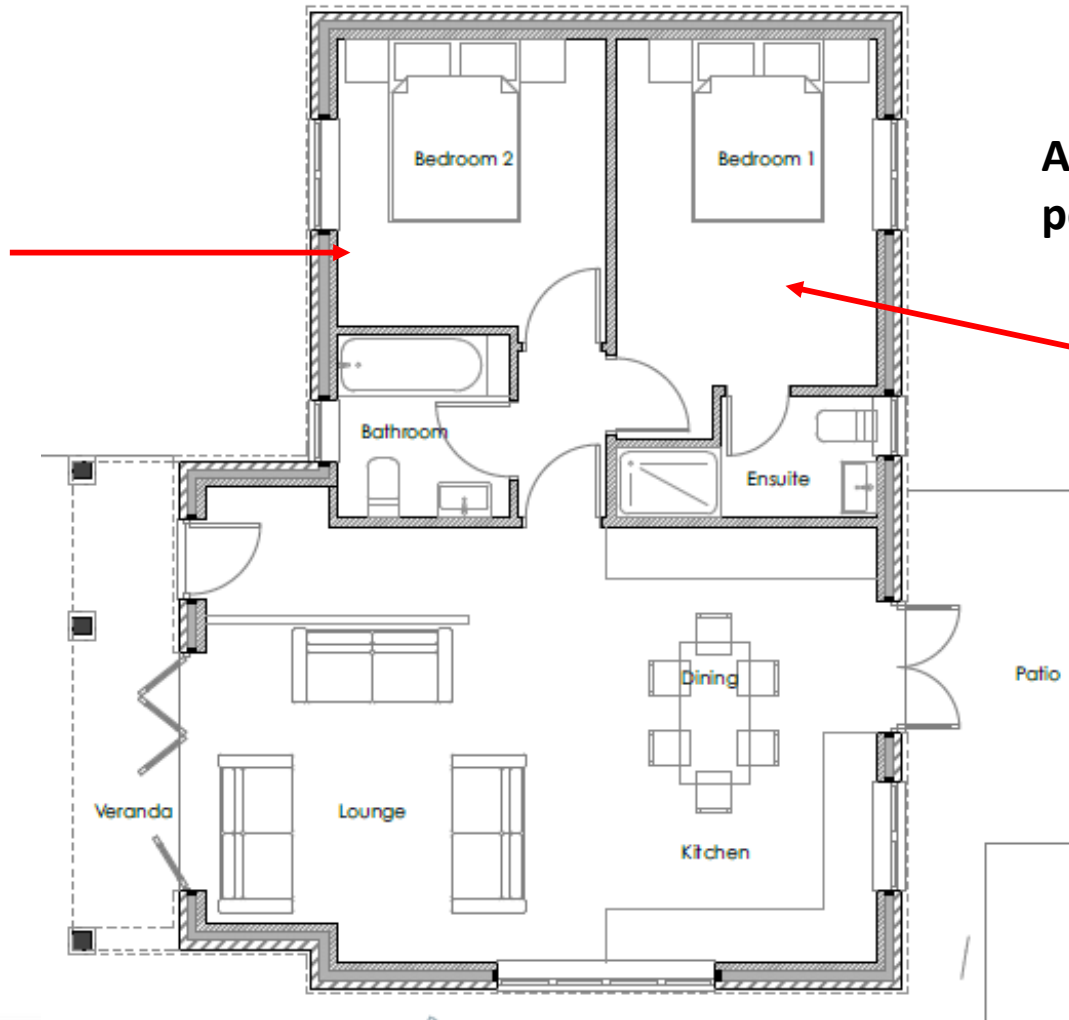
SIDE ELEVATION - WEST
SCALE 1:100



SIDE ELEVATION - EAST
SCALE 1:100

APPROVED GROUND FLOOR PLAN

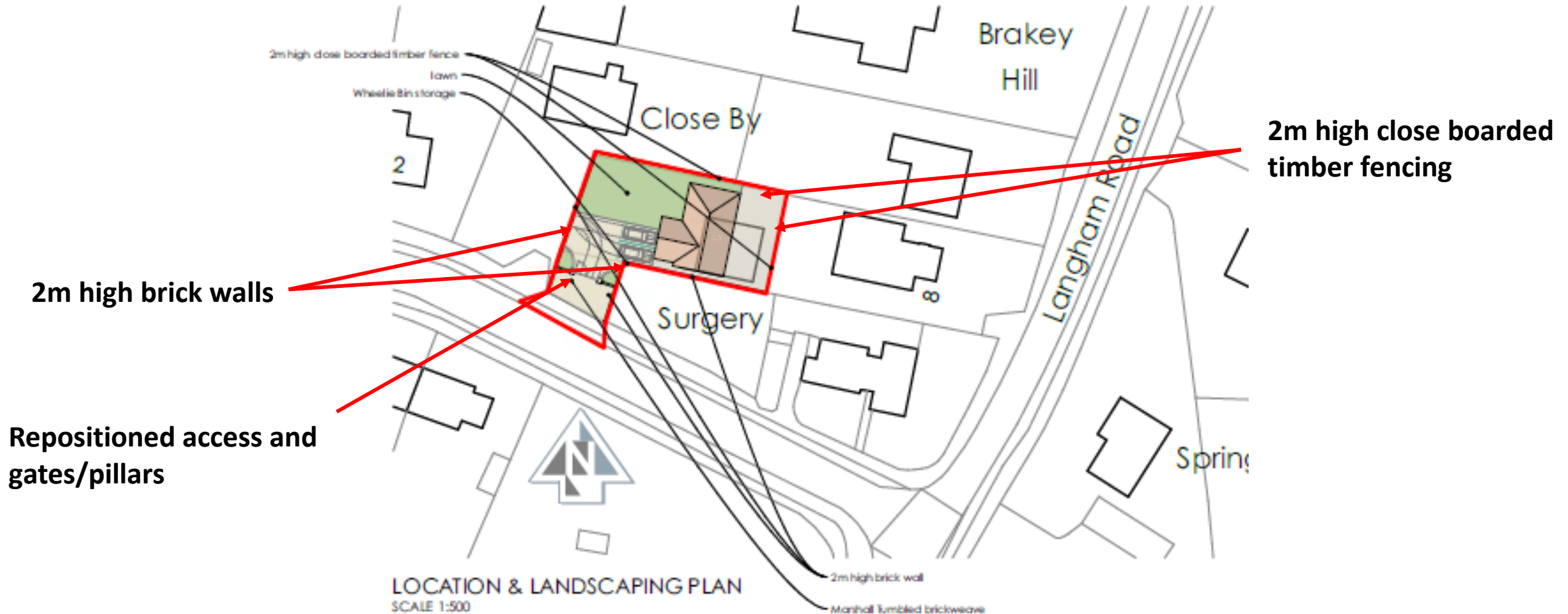
Bedroom 2



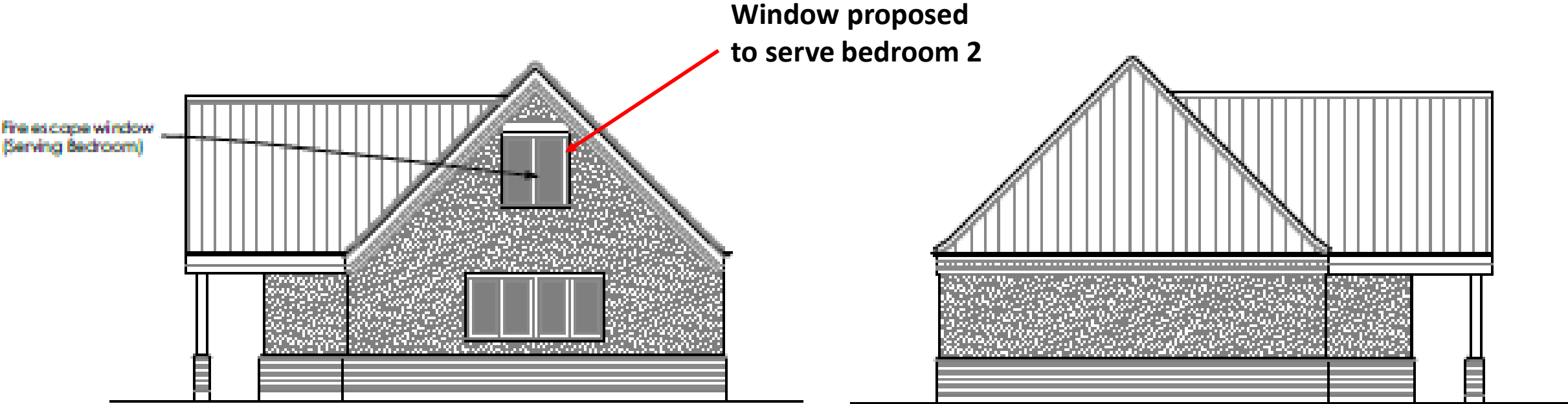
As approved under planning permission PF/17/0581

Bedroom 1

PROPOSED BLOCK & LANDSCAPING PLAN



PROPOSED NORTH AND SOUTH ELEVATIONS

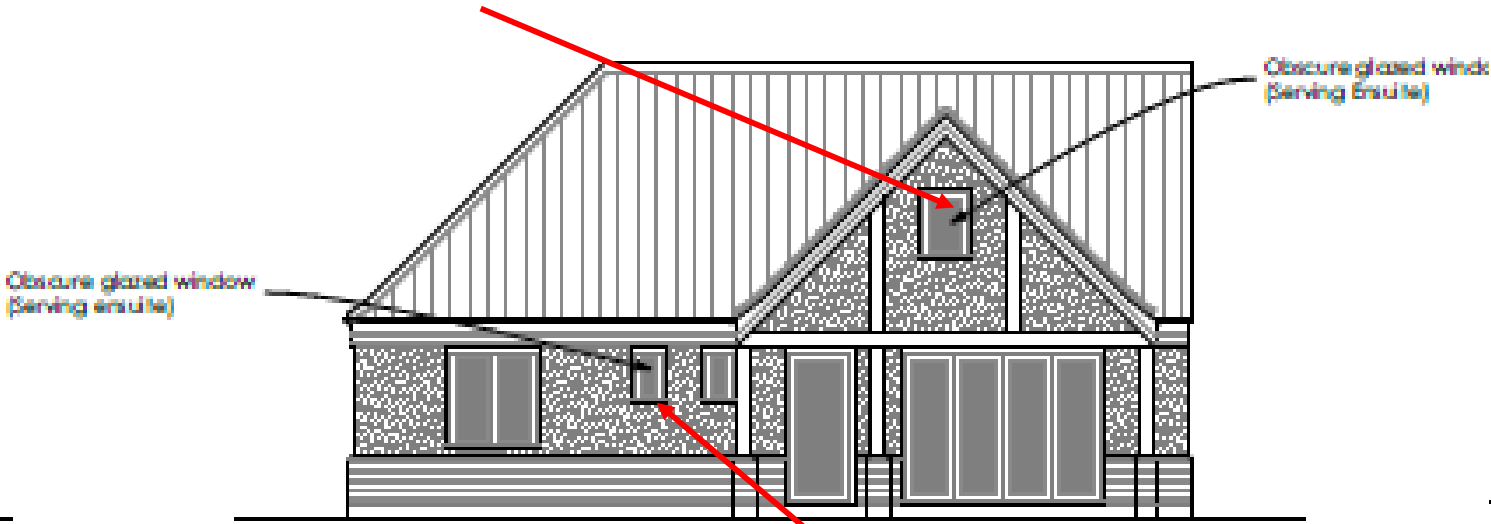


FRONT ELEVATION - SOUTH
SCALE 1:100

REAR ELEVATION - NORTH
SCALE 1:100

PROPOSED EAST AND WEST ELEVATIONS

Proposed obscured ensuite window to serve bedroom 2



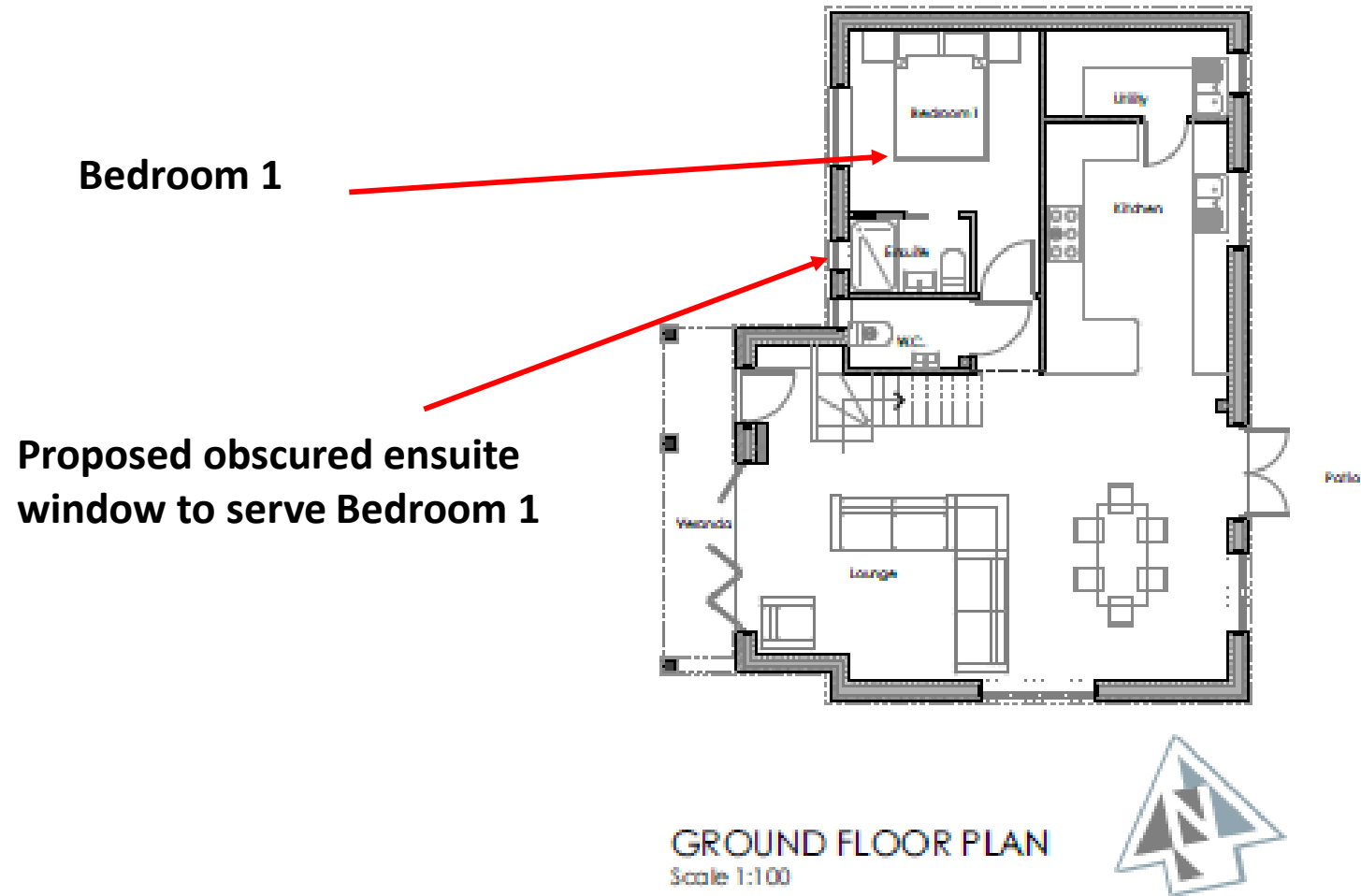
SIDE ELEVATION - WEST
SCALE 1:100

Proposed obscured ensuite window to serve bedroom 1



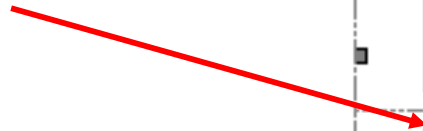
SIDE ELEVATION - EAST
SCALE 1:100

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

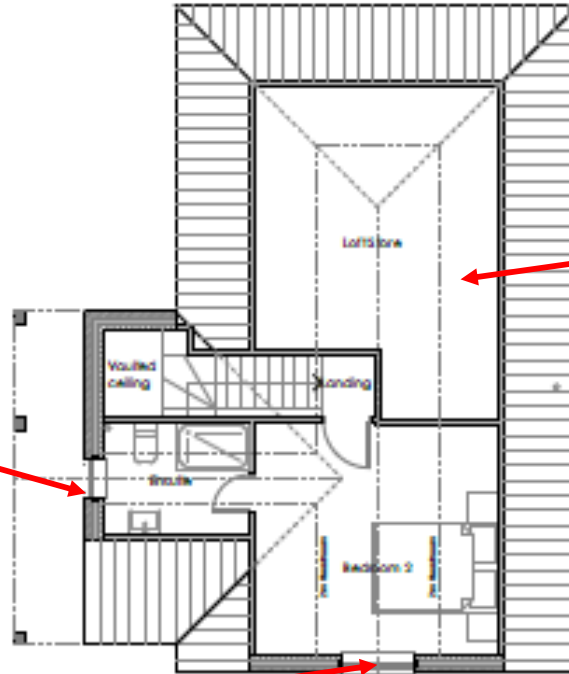
Proposed obscured
ensuite window to
serve Bedroom 2



Proposed first floor window
to serve Bedroom 2



Proposed Loft Storage



FIRST FLOOR PLAN
Scale 1:100



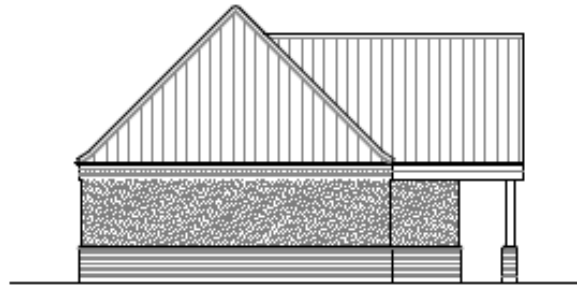
FLOOR ELEVATION (AS PROPOSED IN REFUSED APPLICATION PF/20/0564)



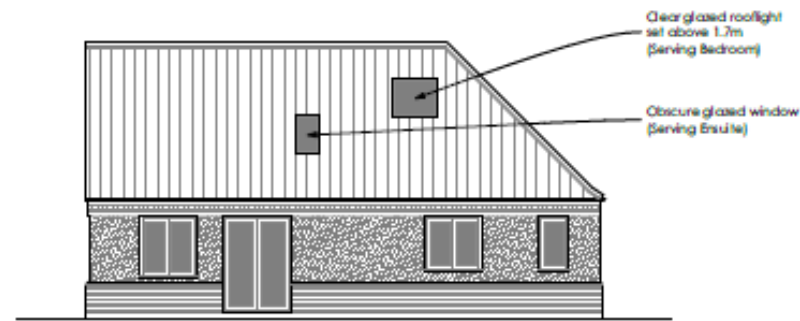
FRONT ELEVATION - SOUTH
SCALE 1:100



SIDE ELEVATION - WEST
SCALE 1:100



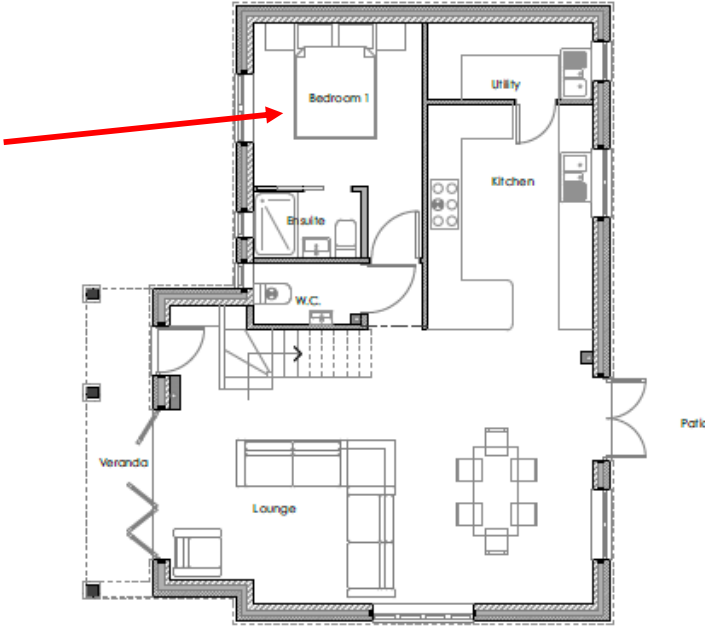
REAR ELEVATION - NORTH
SCALE 1:100



SIDE ELEVATION - EAST
SCALE 1:100

FLOOR PLAN (AS PROPOSED IN REFUSED APPLICATION PF/20/0564)

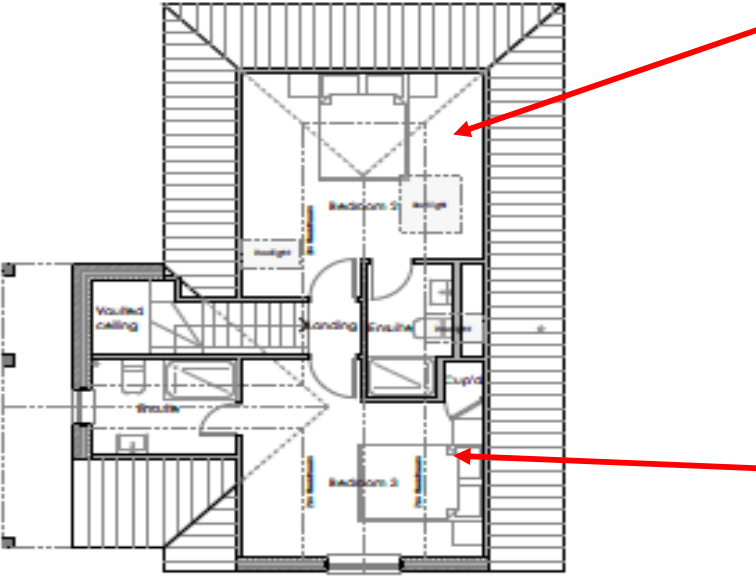
Bedroom 1



GROUND FLOOR PLAN
Scale 1:100



Bedroom 2



FIRST FLOOR PLAN
Scale 1:100



Bedroom 3

VIEW ACROSS FRONT OF SITE (ALONG QUEENS CLOSE)



Site Entrance

**New Wall,
Gates/Pillars**

Queens Close

Doctors Car Park

VIEW OF DWELLING (SOUTH ELEVATION) FROM DOCTORS CAR PARK



Surgery Car Park

**Proposed windows
(to be enlarged) to
serve Bedroom 2**

VIEW OF DWELLING FROM DOCTORS CAR PARK

Dwelling



8 Langham Road

Doctors Car Park

VIEW OF DWELLING & SITE ENTRANCE

Repositioned access
with gates and Pillars



Dwelling

QUEENS CLOSE

VIEW OF DWELLING & SITE ENTRANCE



Dwelling

VIEW OF DWELLING & SITE ENTRANCE

Dwelling

Car Park



Doctors Surgery

VIEW OF SITE (2017) PRIOR TO BEING DEVELOPED

Double garage
(since demolished)



8 Langham Road

DOCTORS CAR PARK

VIEW OF 8 LANGHAM ROAD (SITE TO REAR) PRIOR TO BEING DEVELOPED



VIEW OF SITE (2017) PRIOR TO BEING DEVELOPED



MAIN ISSUES

- **Principle of development**
- **Site history, design, residential amenity and impact upon the Area of Outstanding Natural Beauty**
- **Highway safety**

RECOMMENDATION

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

- Development to be carried out in accordance with submitted details and specifications (given part retrospective)
- Conditions as appropriate from 2017 permission including the removal of permitted development rights for additional windows and alterations.
- Highway conditions deemed necessary by NCC Highways.

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