

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



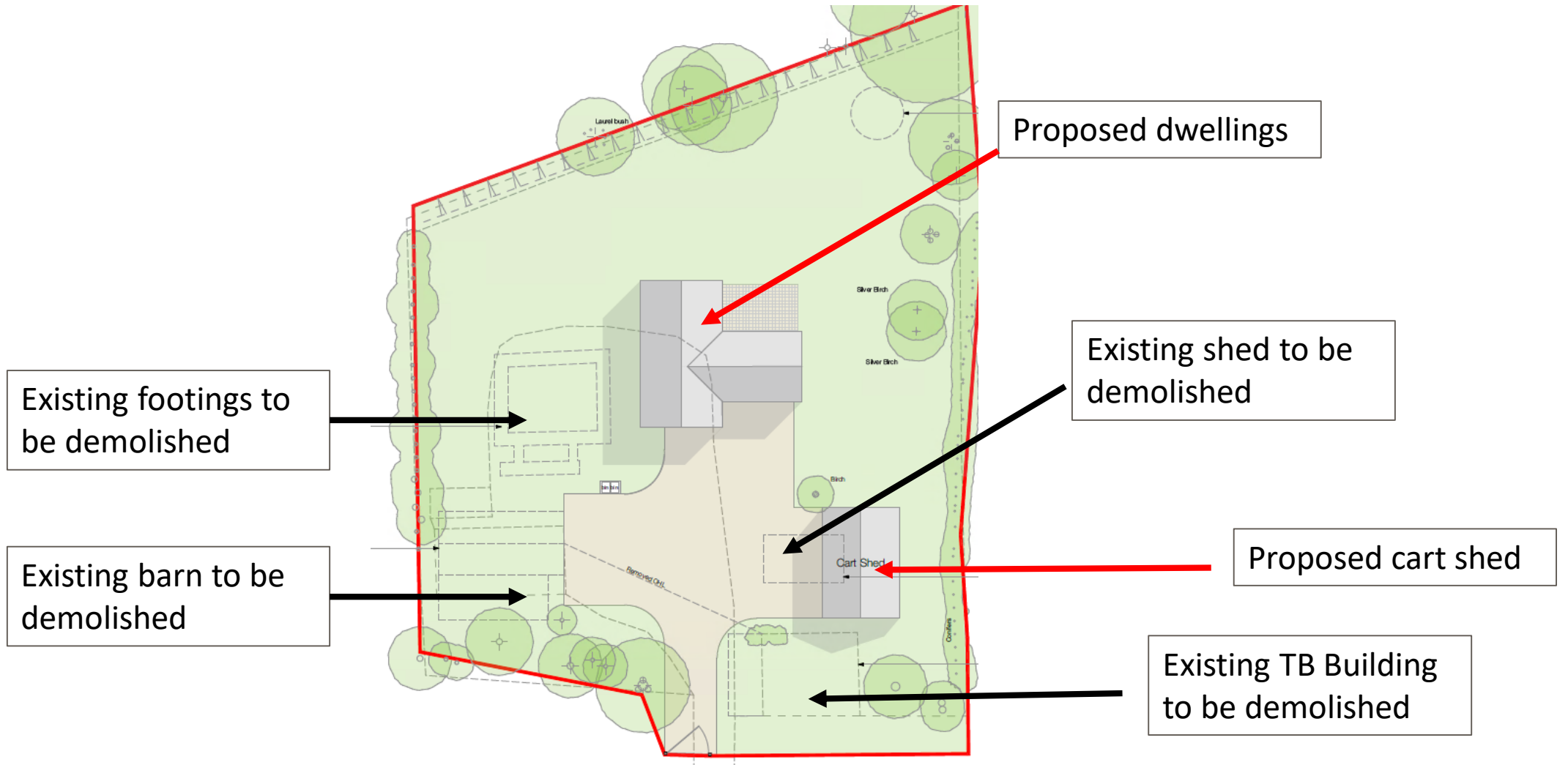
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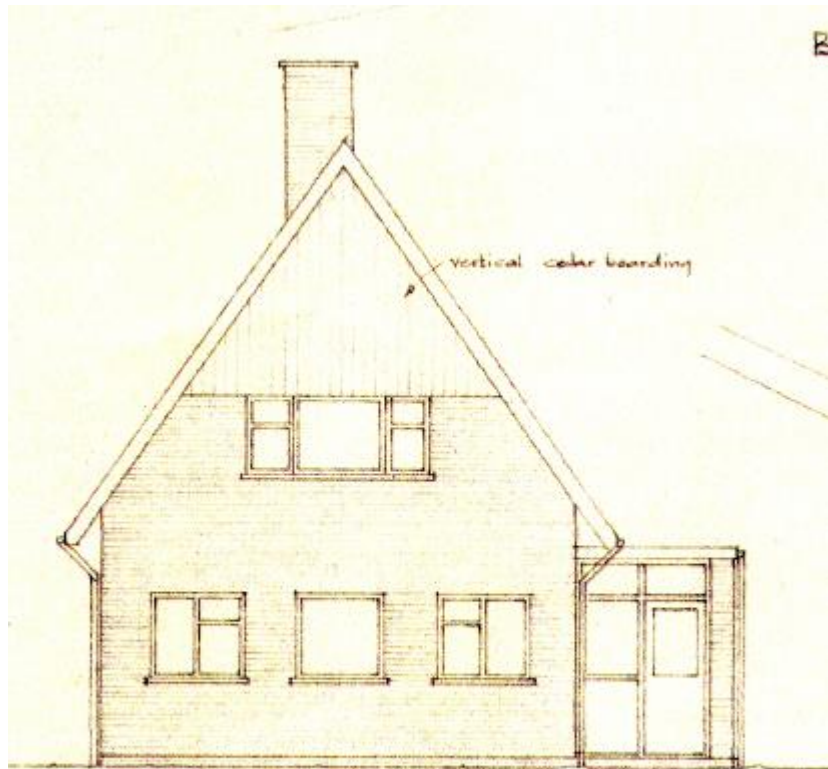
SITE LOCATION PLAN



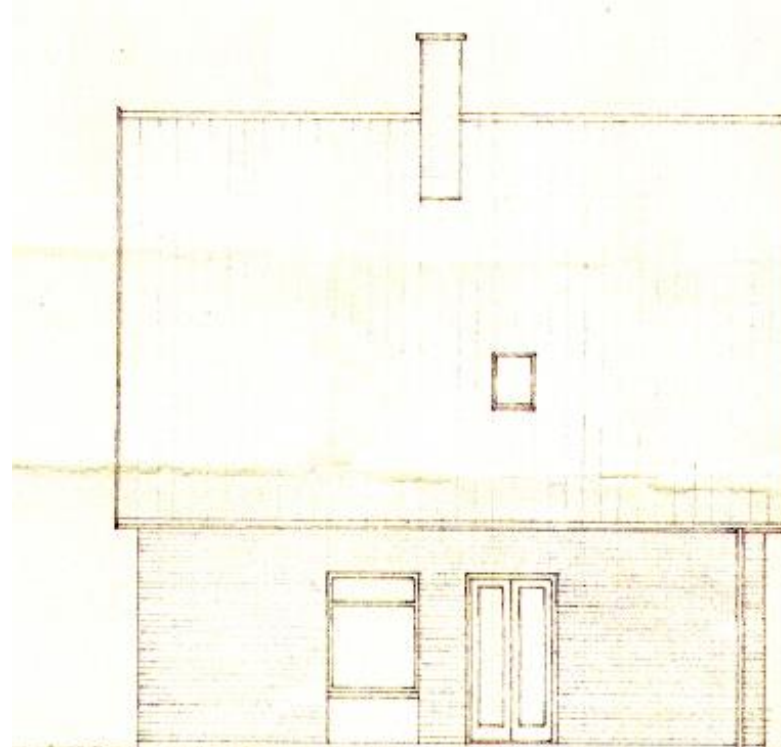
PROPOSED SITE LAYOUT



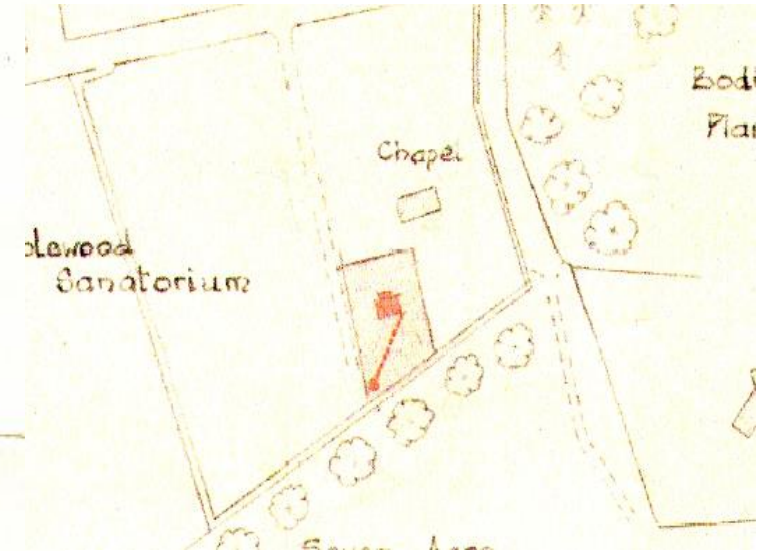
Scheme approved in 1960 and considered lawful under application reference EF/14/0993



North Elevation

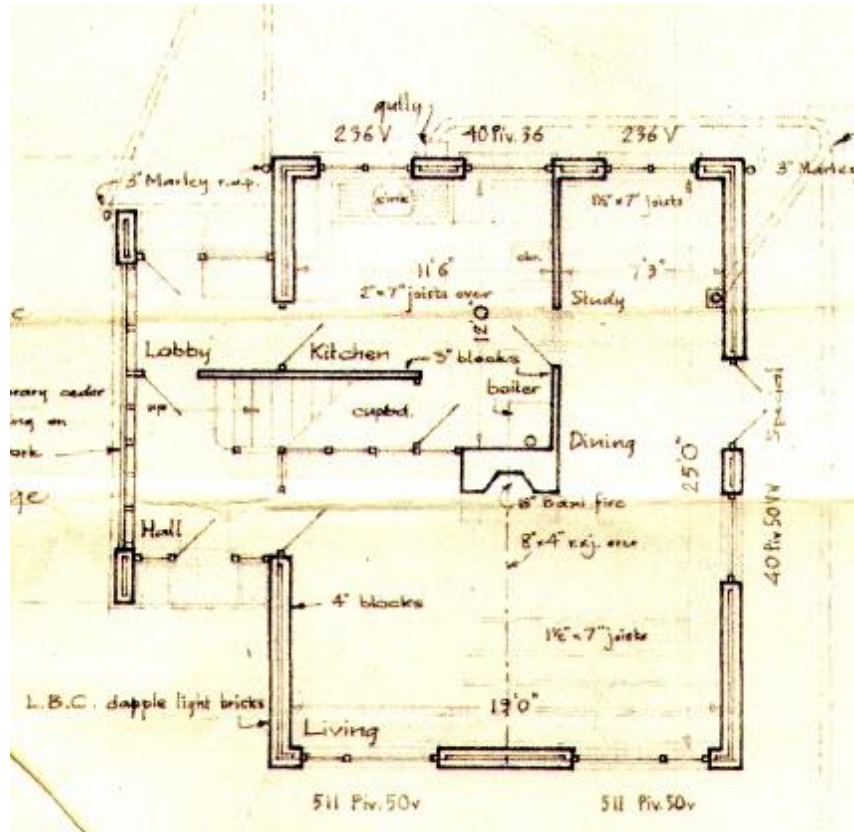


East Elevation

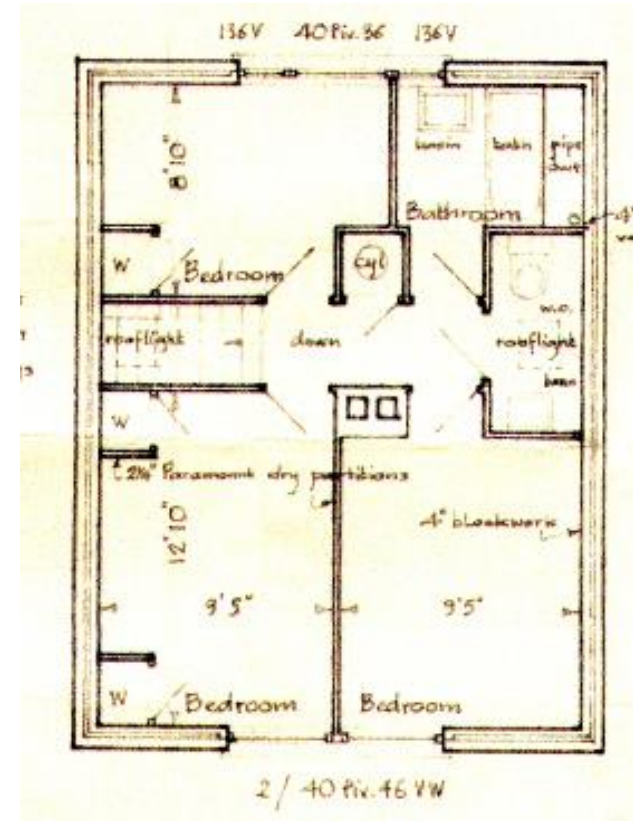


Site Plan

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



Ground Floor



First Floor

Proposed Elevations as originally submitted



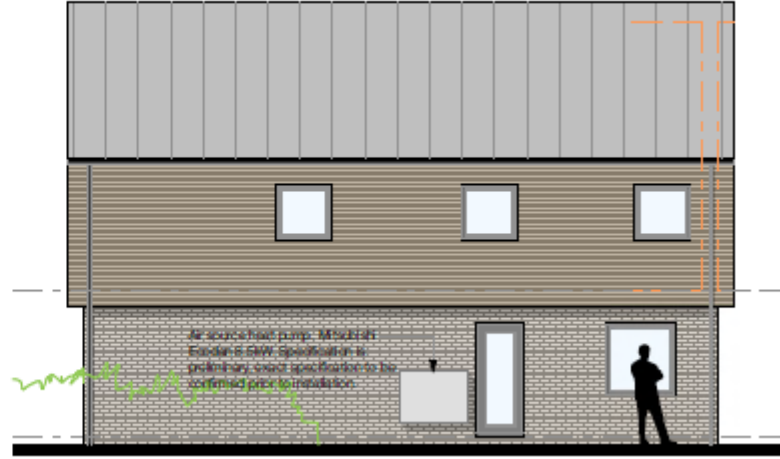
8.2 m in height

Proposed Elevations as amended



6.6 m in height

Proposed Elevations as originally submitted

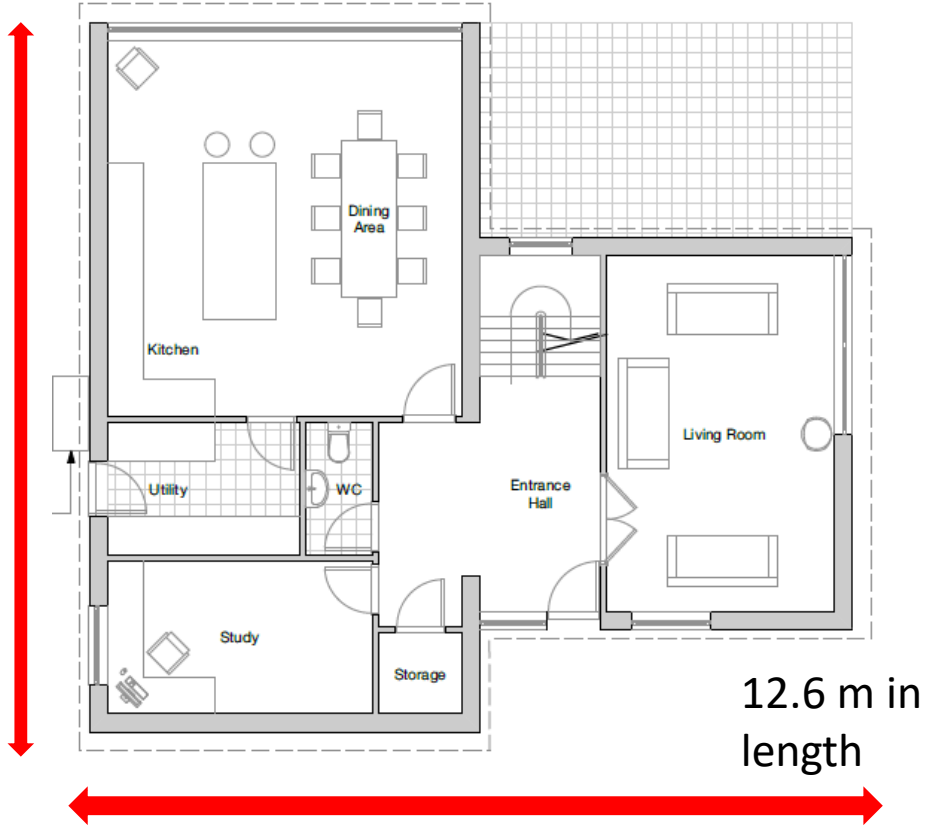


Proposed Elevations as amended



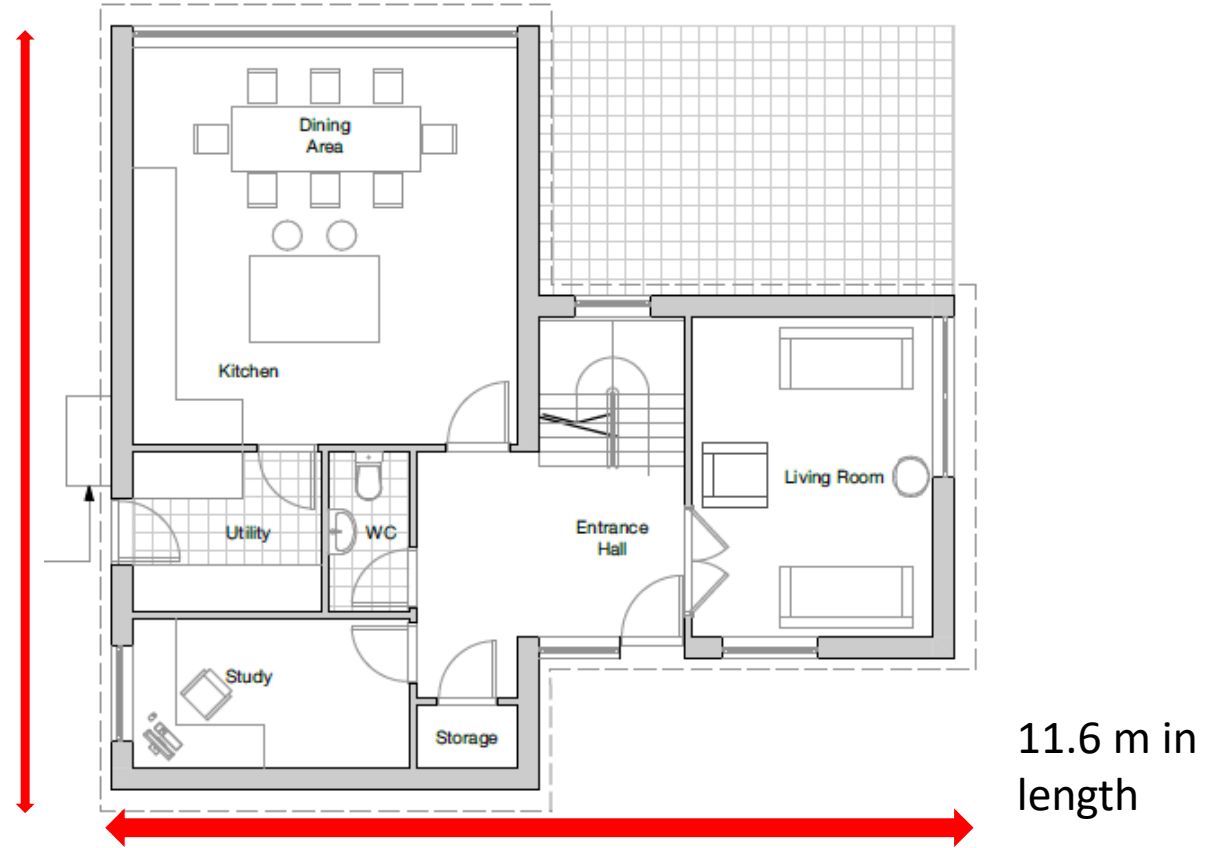
Proposed ground floor plan as originally submitted

11.7 m in width

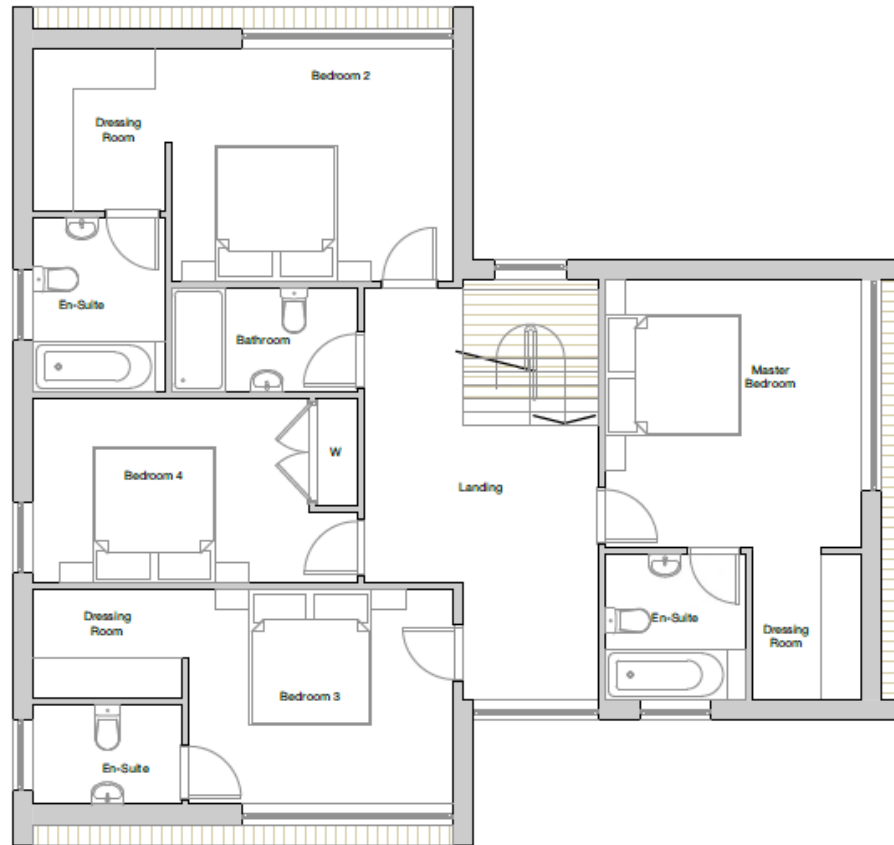


Proposed ground floor plan as amended

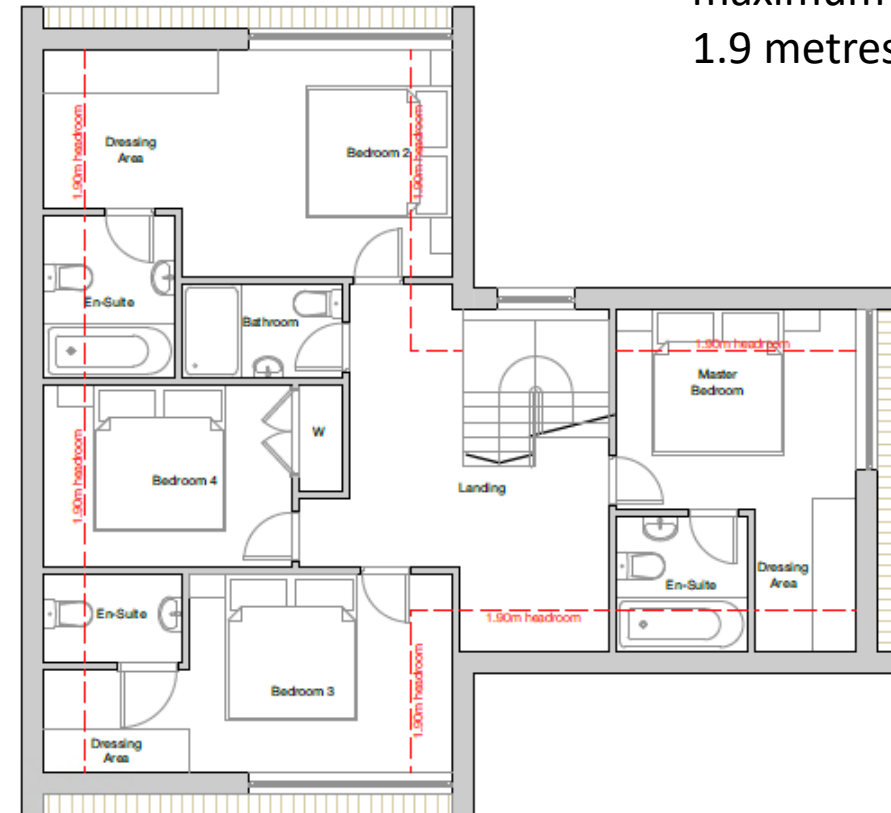
10.3 m in width



Proposed first floor plan as originally submitted

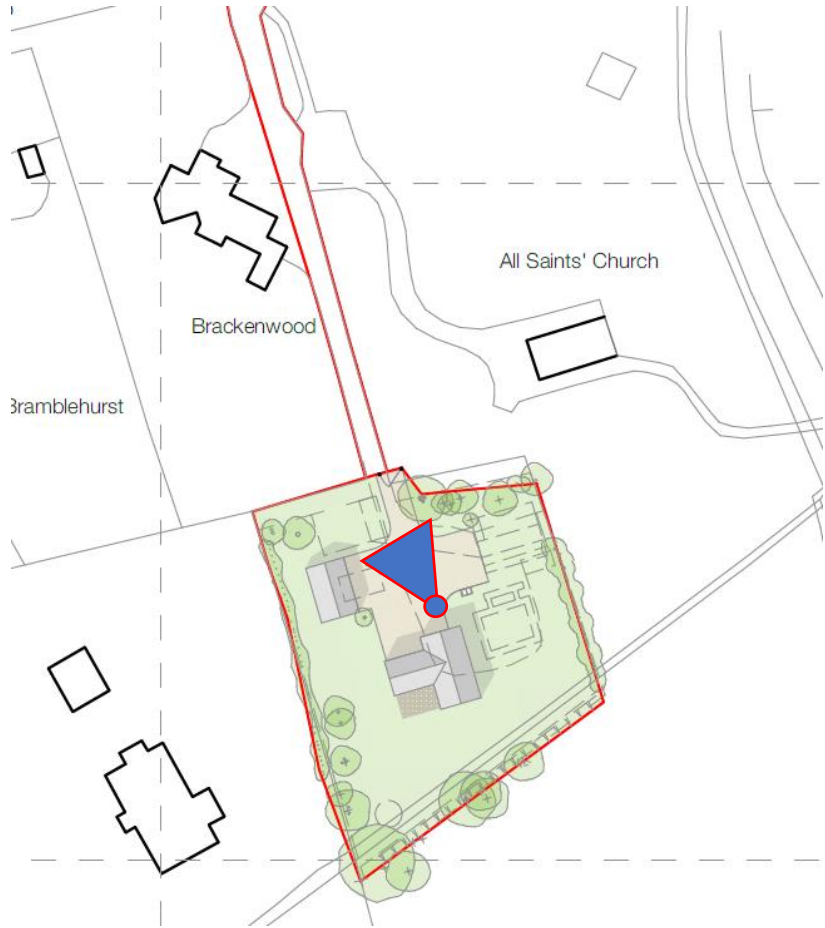


Proposed first floor plan as amended

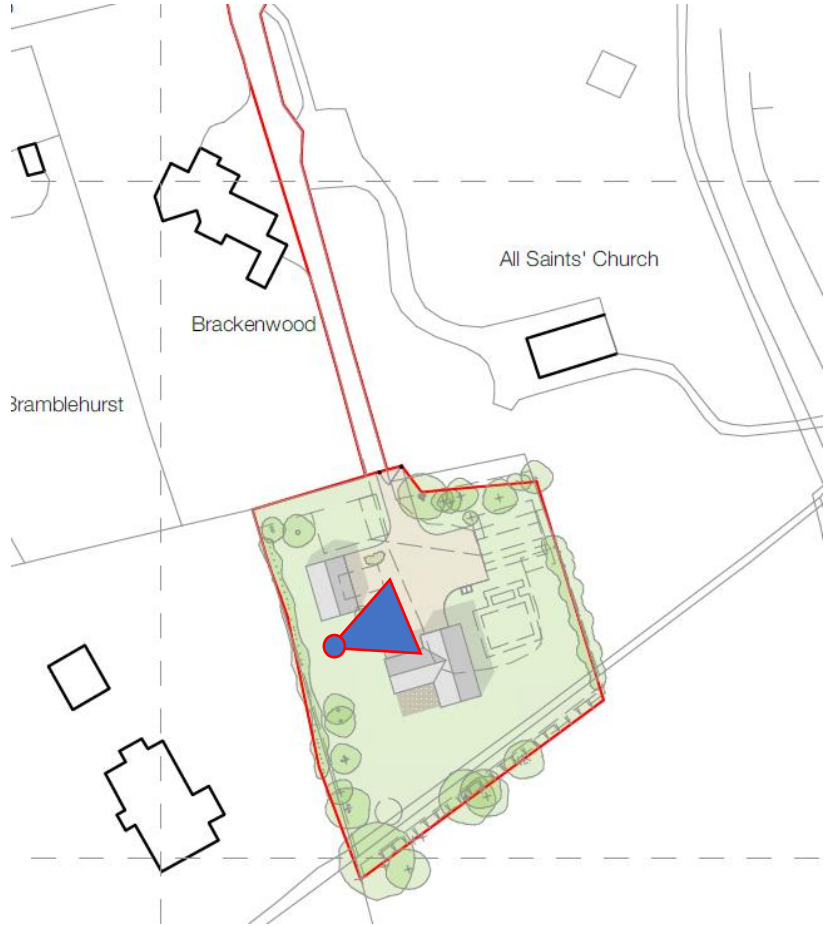


Red line annotates a maximum headroom of 1.9 metres in height.

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



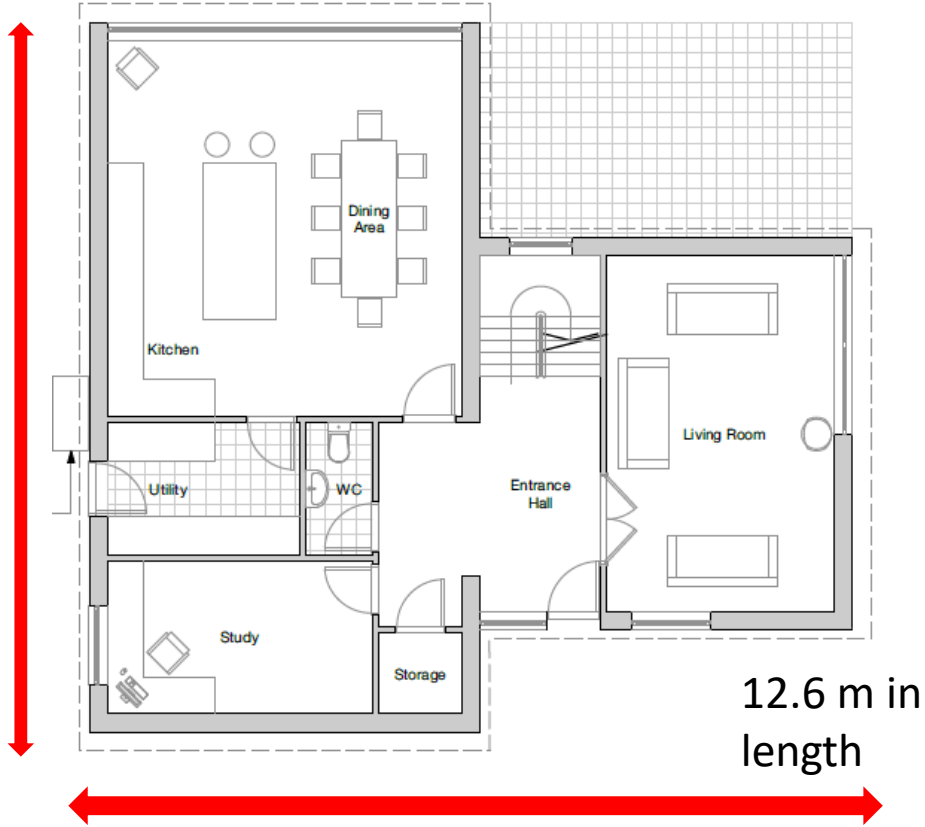
Main Issues

- Whether the proposed development is acceptable in principle
- The proposed design and materials of the proposed dwelling are acceptable
- The effect on the living conditions of the occupiers of nearby dwellings
- The effect on the surrounding road network and highways safety
- Effect on biodiversity
- The weight to be attached to other the material considerations, including the 'fall-back' position, in the overall planning balance

Scale and Size

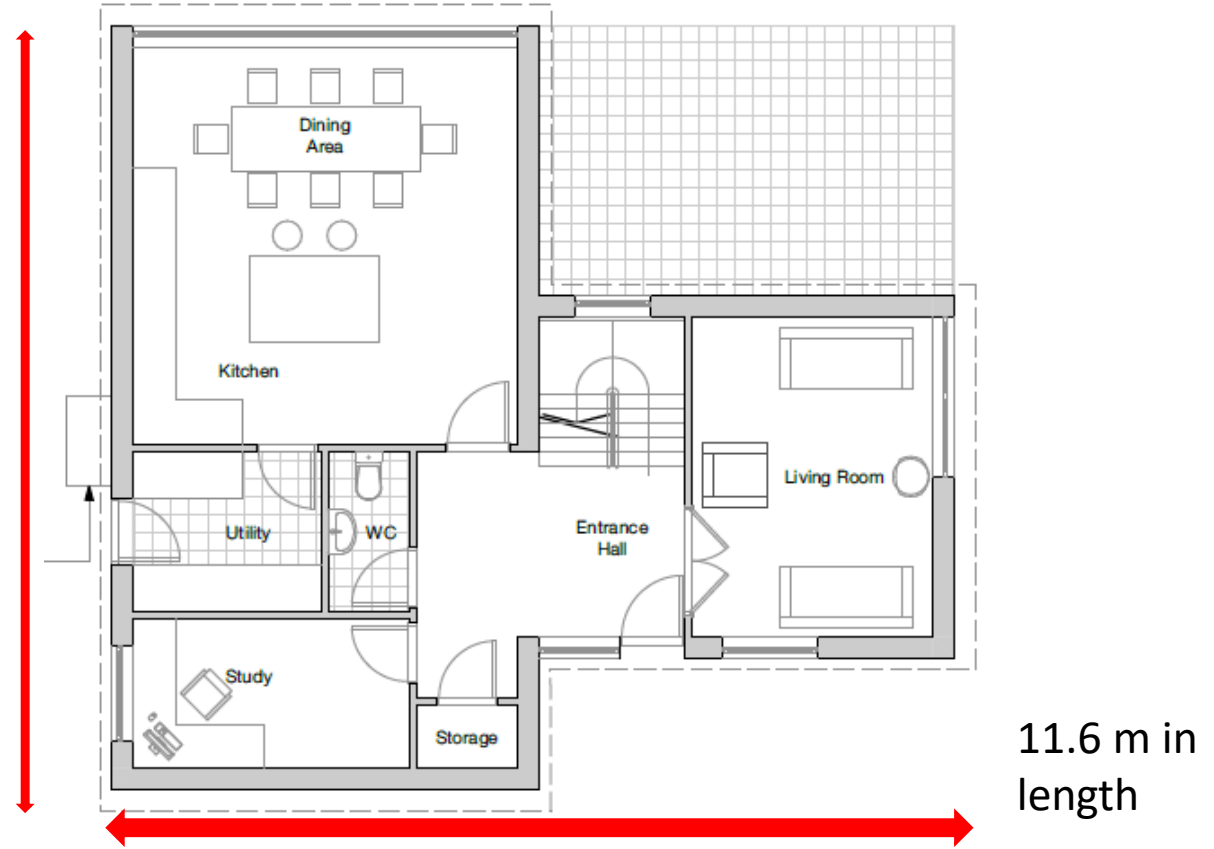
Proposed ground floor plan
as originally submitted

11.7 m in
width



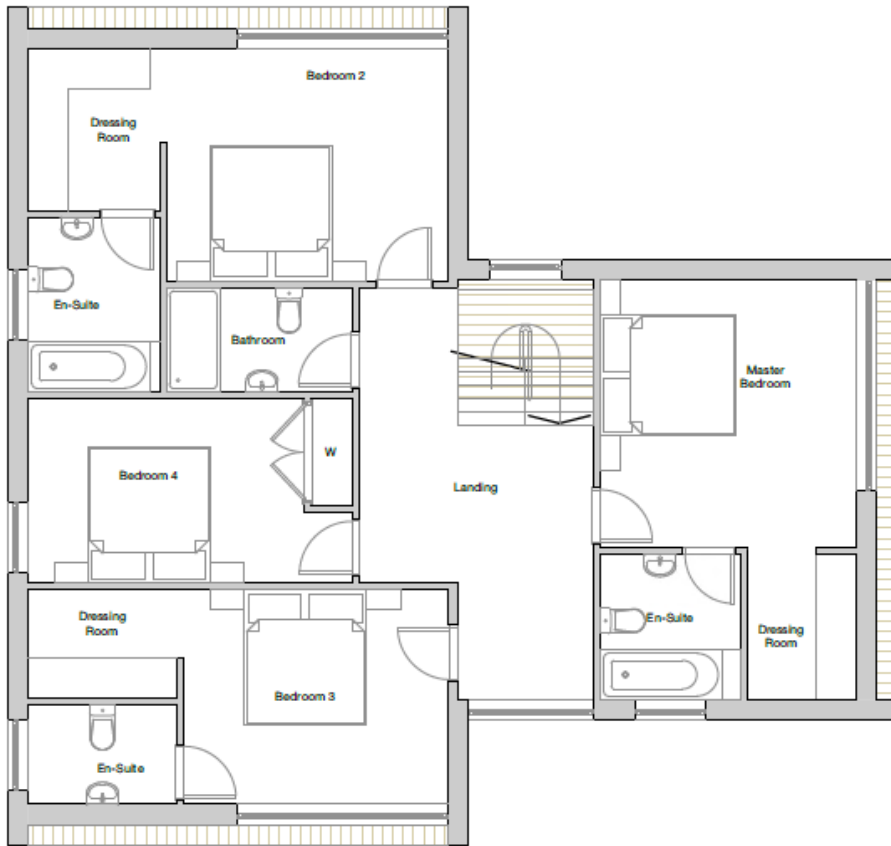
Proposed ground floor
plan as amended

10.3 m in
width



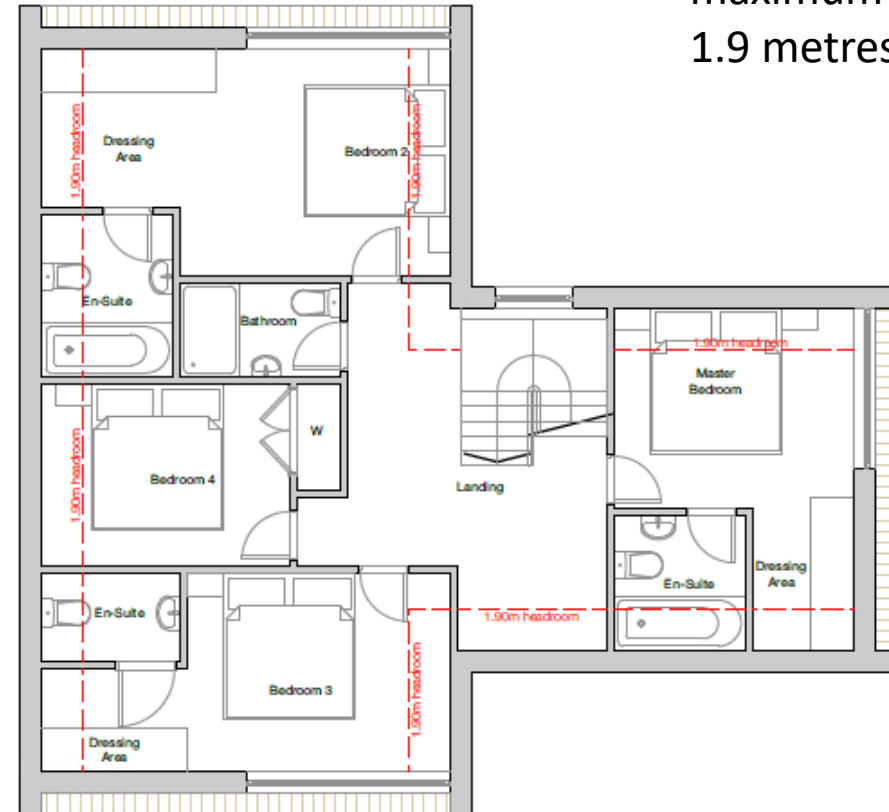
Scale and Size

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.

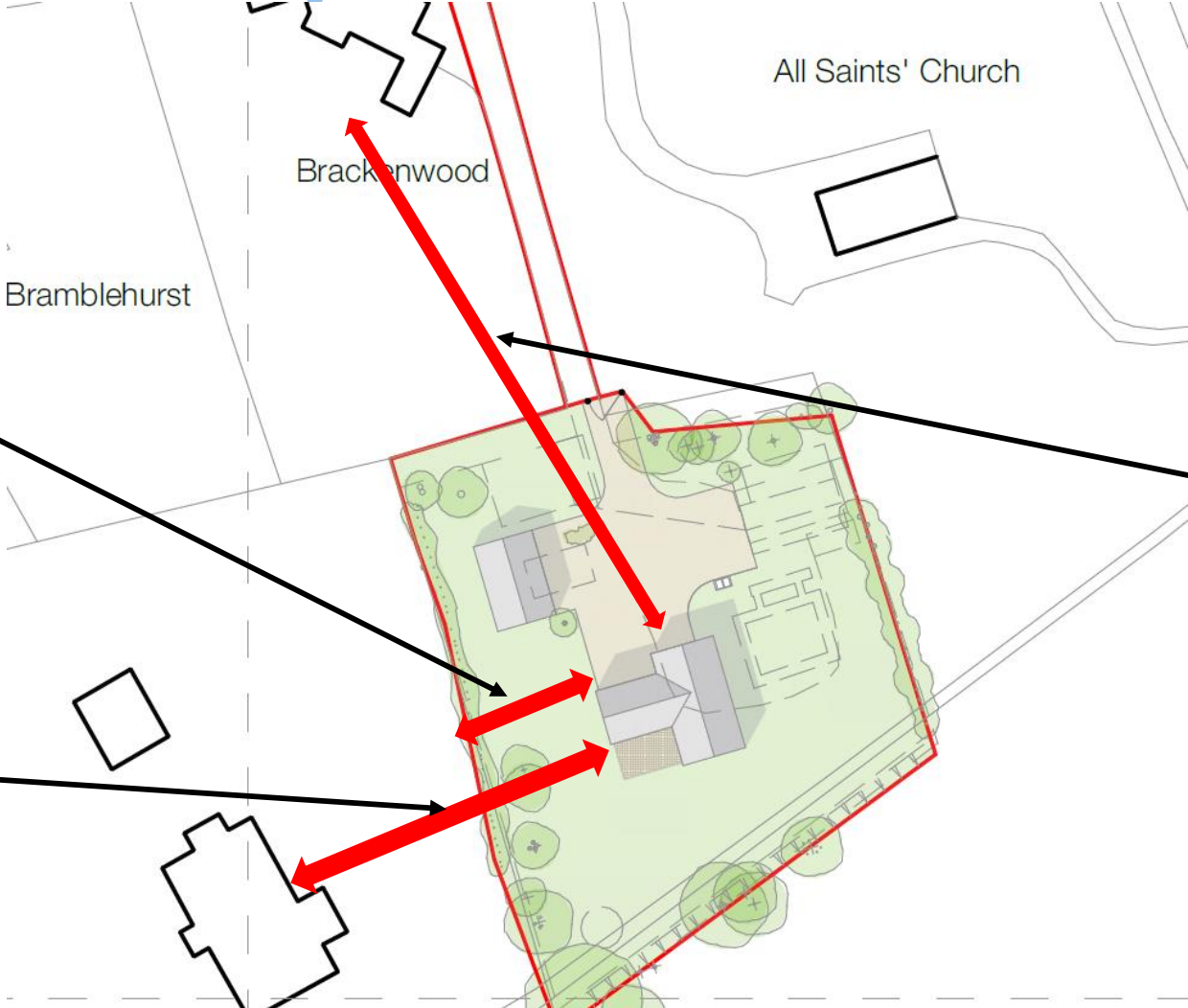


Impacts on Amenity

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.