

APPLICATION REFERENCE: PO/20/2005

LOCATION: Itarsi, Chapel Road, Trunch, North Walsham

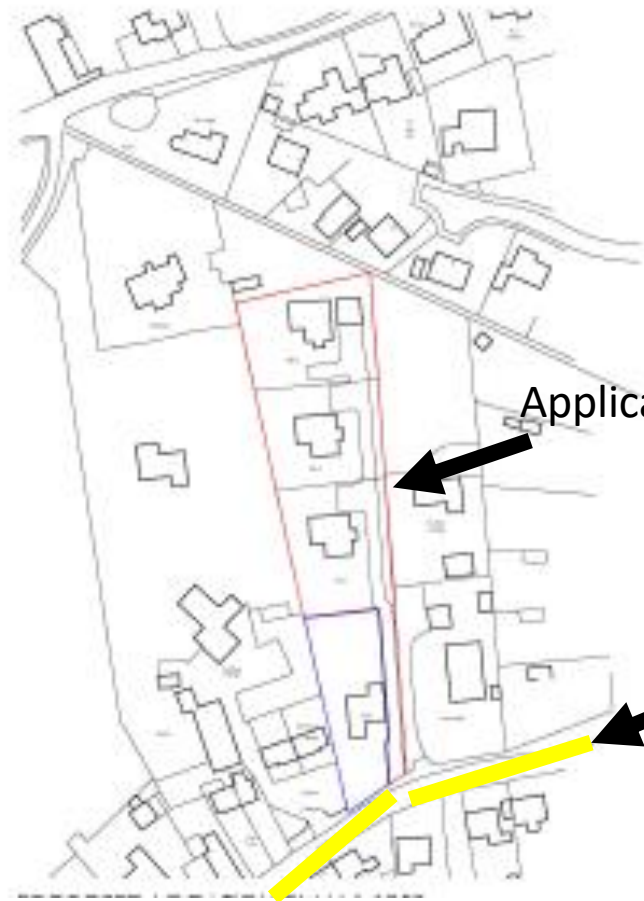
PROPOSAL: Residential development comprising up to three detached single storey dwellings including detached garage to plot 3 (outline application including access, all other matters reserved)



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION



Application Site

Chapel Road



SITE LAYOUT



Mature trees on eastern boundary

Mature hedge between site and Cosy Nook

Gable end of Itarsi

Front/Eastern side elevation of Itarsi

Mature hedge between Itarsi and Cosy Nook

SMG ARCHITECTS

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 Registered: 0120340002 | helen@smgarchitects.co.uk
 194/01/2012 | 0120340002

All drawings are to be checked on site and the architect is to be held responsible for any errors. Whilst every effort will be made to ensure the accuracy of the drawings, the drawings are not to be used for any purpose other than that intended. The drawings are not to be used for any purpose other than that intended.

Prepared for: 3 detached, single-story dwellings on the proposed site at the rear of 64, Chapel Road, Tunst.

Client: 19/10/2005

Drawn: The Proposed Site Plans

Drawn by: [Signature] | Checked by: [Signature]

Job No: 19/10/05 | Date: 19/10/05

Drawn by: [Signature] | Date: 19/10/05

PLD

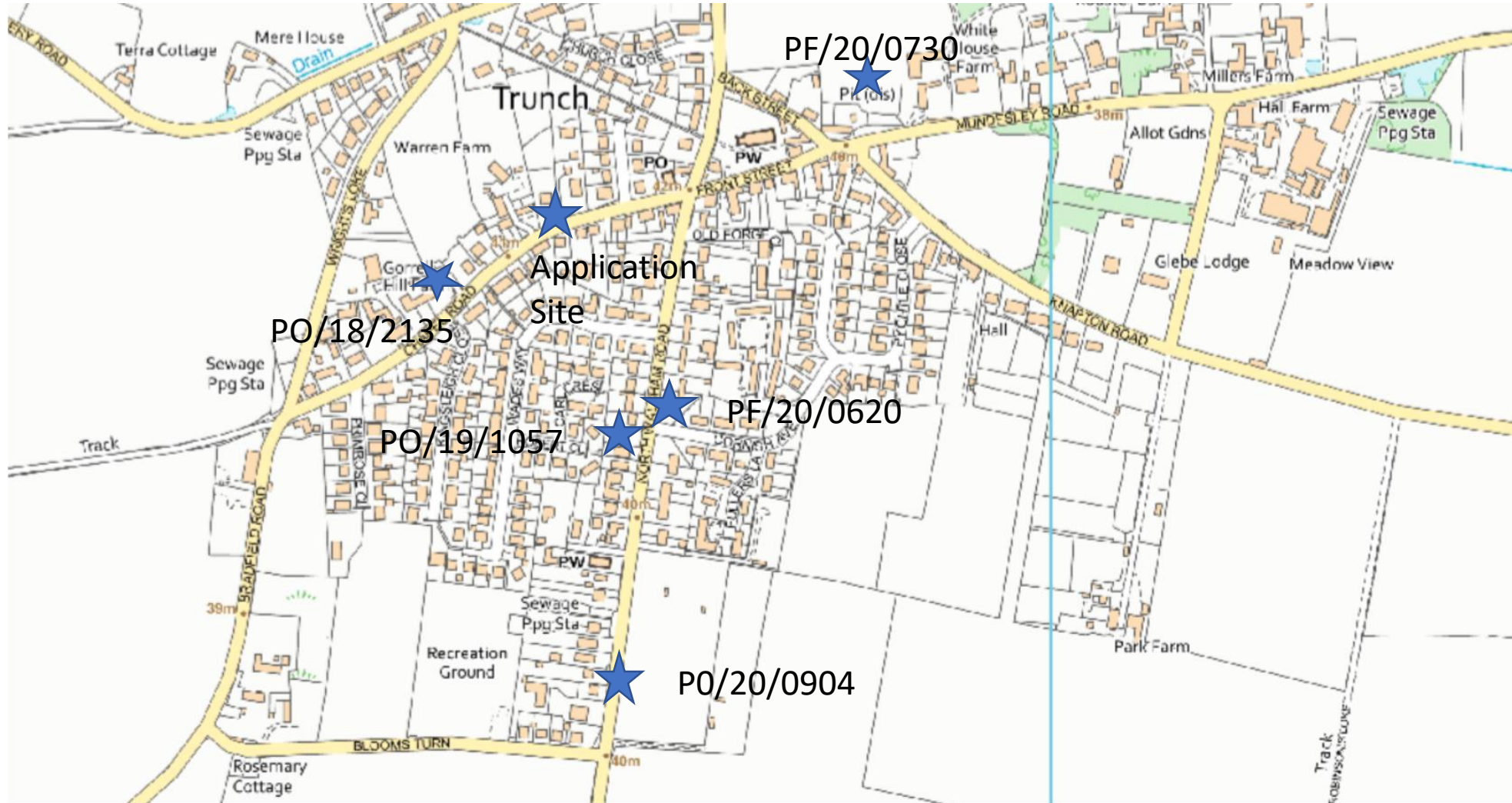
AERIAL PHOTOGRAPH



Application Site

Chapel Road

Recently approved applications in Trunch



SITE PHOTOGRAPHS



View of Itarsi from Chapel Road



Gable end of Itarsi facing the proposed access road

SITE PHOTOGRAPHS



Hedge between proposed access road and Cosy Nook to the east

SITE PHOTOGRAPHS



Mature hedge between proposed access road and Cosy Nook



Western elevation of Itarsi

SITE PHOTOGRAPHS



Mature trees on the eastern boundary with Orchard Cottage

SITE PHOTOGRAPHS



View of site from Chapel Road – Eastern boundary



View showing western boundary from Chapel Road

MAIN ISSUES

- Whether the proposed development is acceptable in principle
- Access
- Design and appearance
- Landscaping
- **Layout and scale**
- **Amenity**

RECOMMENDATION

Approve subject to the following conditions:

- Time limit for implementation and submission of reserved matters
- Approved plans
- Arboricultural Implications Assessment/Method Statement to be submitted to and approved by the LPA as part of the application for reserved matters
- A scheme of hard and soft landscaping proposals to be submitted to the LPA and approved as part of the application for reserved matters
- Full details of refuse storage areas to be provided
- Prior to first occupation vehicle access/crossing over the verge to be constructed in accordance with highways specification and retained as shown
- Prior to first occupation the proposed access and on-site car parking and turning areas to be laid out, demarcated and surfaced in accordance with the approved plan and retained for that specific use
- Contaminated Land – Any contamination found during the course of construction that was not previously identified shall be reported immediately to the Local Planning Authority.

Final wording of conditions to be delegated to the Assistant Director for Planning.