

APPLICATION REFERENCE: PF/20/1582

LOCATION: Land off Ostend Road, Walcott.

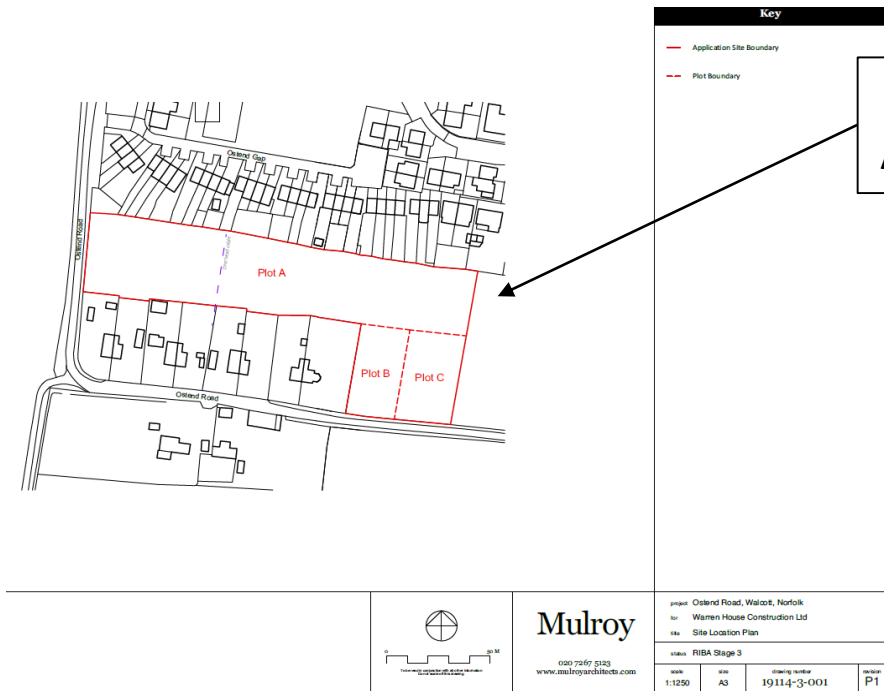
PROPOSAL: Development of 18 dwellings, comprising 16 two-storey dwellings for affordable rent (Site Plot A: 4no. 3-bed houses, 8no. 2-bed houses, and 4no. 1-bed flats), and 2no. 4-bed detached houses for market sale (Site Plots B and C), with associated access, parking and landscaping



NORTH
NORFOLK
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SITE LOCATION PLAN



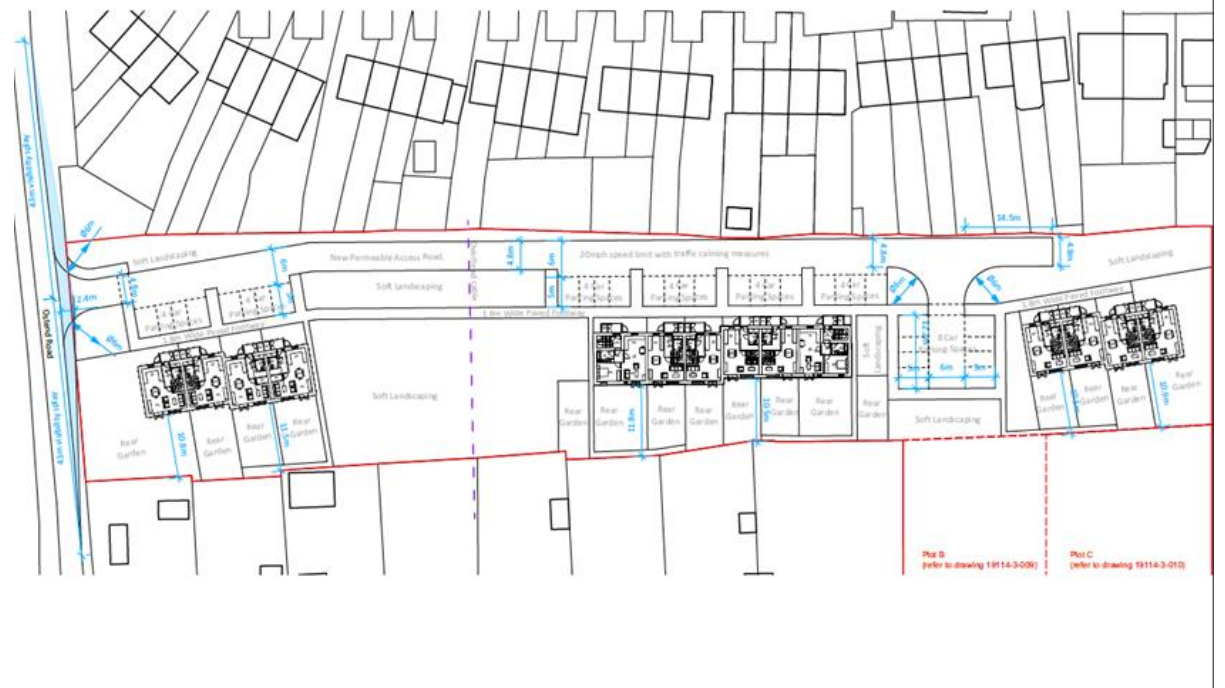
SITE AREA



SITE LAYOUT PLAN



Key	
	Unit Type A: 254P 2 storey house, GIA: 68m ²
	Unit Type B: 385P 2 storey house, GIA: 98m ²
	Unit Type C: 382P flat, GIA: 90m ²
	Unit Type D: 487P 2 storey house, GIA: 240m ²
	Unit Type E: 487P 2 storey house, GIA: 240m ²
	Application Site Boundary
	Plot Boundary



Unit Type E outlined on plot A. Parking spaces indicated.		Mulroy 020 7267 923 www.mulroyarchitects.com	project Ostend Road, Walcott, Norfolk for Warren House Construction Ltd site Site Plan scheme RIBA Stage 3 scale 1:1250 site A3 drawing number 19114-3-002 revision P4
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address P1 0788200AC Planning Issue P2 181030 AC Access Road and Driveway with associated Visibility Splay and Parking Identified P3 090781 AC Site Report updated	<table border="1"> <thead> <tr> <th colspan="2">Key</th> </tr> </thead> <tbody> <tr> <td></td> <td>Application Site Boundary</td> </tr> <tr> <td></td> <td>Plot Boundary</td> </tr> <tr> <td></td> <td>2.4 x 4.3m visibility splay</td> </tr> </tbody> </table>	Key			Application Site Boundary		Plot Boundary		2.4 x 4.3m visibility splay		Mulroy 020 7267 923 www.mulroyarchitects.com	project Ostend Road, Walcott, Norfolk for Warren House Construction Ltd site Site Plan - Plot A scheme RIBA Stage 3 scale 1:500 site A3 drawing number 19114-3-008 revision P3
Key												
	Application Site Boundary											
	Plot Boundary											
	2.4 x 4.3m visibility splay											

ACCESS

Ostend Road looking towards Ostend Gap



Ostend Gap looking towards Ostend Road



SITE PHOTOGRAPHS

Junction of Ostend Gap



The other end of Ostend Road looking north



SITE PHOTOGRAPHS

Semi-detached properties close to Plots B and C



Rear of semi-detached properties Ostend Road



SITE PHOTOGRAPHS

Front of dwellings in Ostend Gap



Rear of dwellings in Ostend Gap



SITE PHOTOGRAPHS

Rear of properties in Ostend Gap



Looking west towards the site

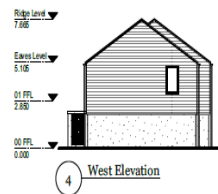
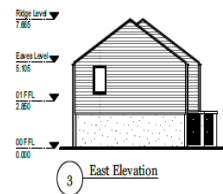
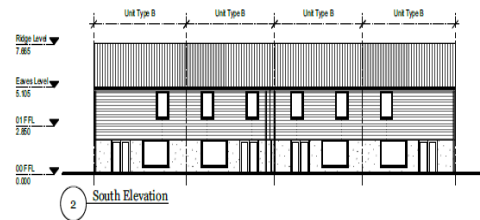
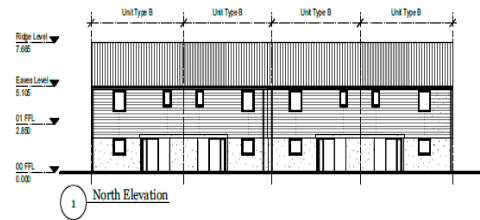


HOUSE TYPES

TERRACE 1

TERRACE 2

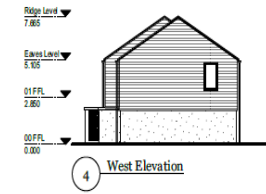
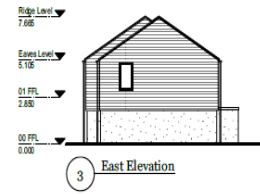
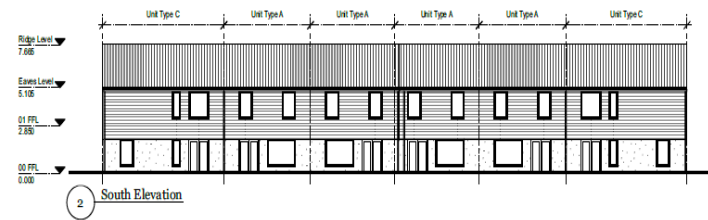
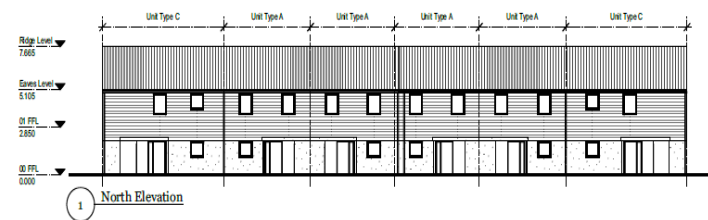
fibre cement slate to roof, fibre cement cladding to first floor walls and render to ground floor walls



Key

- Fibre cement slate tiles
- Fibre cement cladding
- Render
- Lowred screen

5 Key Plan



Key

- Fibre cement slate tiles
- Fibre cement cladding
- Render
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5 Key Plan

HOUSE TYPES

TERRACE 3

Materials same as Terrace's 1 & 2



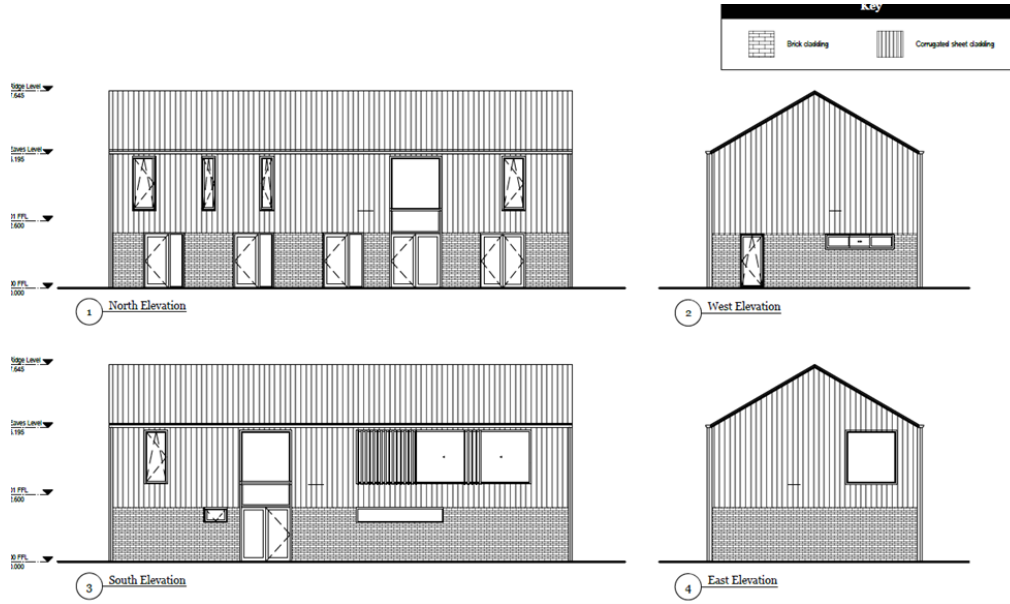
PLOT B brick cladding to ground floor and corrugated sheet cladding



HOUSE TYPES

PLOT C

brick cladding to the ground floor and corrugated sheet cladding



MATERIALS PALLETTE

		Walls		Roof	Windows
		Lower	Upper		
Plot A			 Fibre Cement Cladding	 Fibre Cement Roof Tiles	 Dark Grey Aluminium
			 Fibre Cement Cladding	 Fibre Cement Roof Tiles	
Plot B & C		 Brick cladding	 Corrugated Sheet Cladding	 Corrugated Sheet Cladding	 Dark Grey Aluminium

MAIN ISSUES

- Principle of Development
- Highways and access
- Design issues and materials
- Flood Risk and Drainage

RECOMMENDATION

Satisfactory completion of a S106 Planning Obligation to cover:

- 16 Affordable dwellings for social rent
- Provision of Amenity Green Space within the site;
- SPA / SAC visitor impact mitigation contributions - £205.02 per dwelling (total £3690.36).

The imposition of appropriate conditions as set out on page 35 of the committee report and any other conditions considered to be necessary by the Assistant Head of Planning:

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