

APPLICATION REFERENCE: PF/20/1954

LOCATION: Land West of 49 Priory Crescent,
Binham.

PROPOSAL: Single storey detached dwelling
with accommodation within part of roofspace



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION AERIAL IMAGE

Application site



Front Street

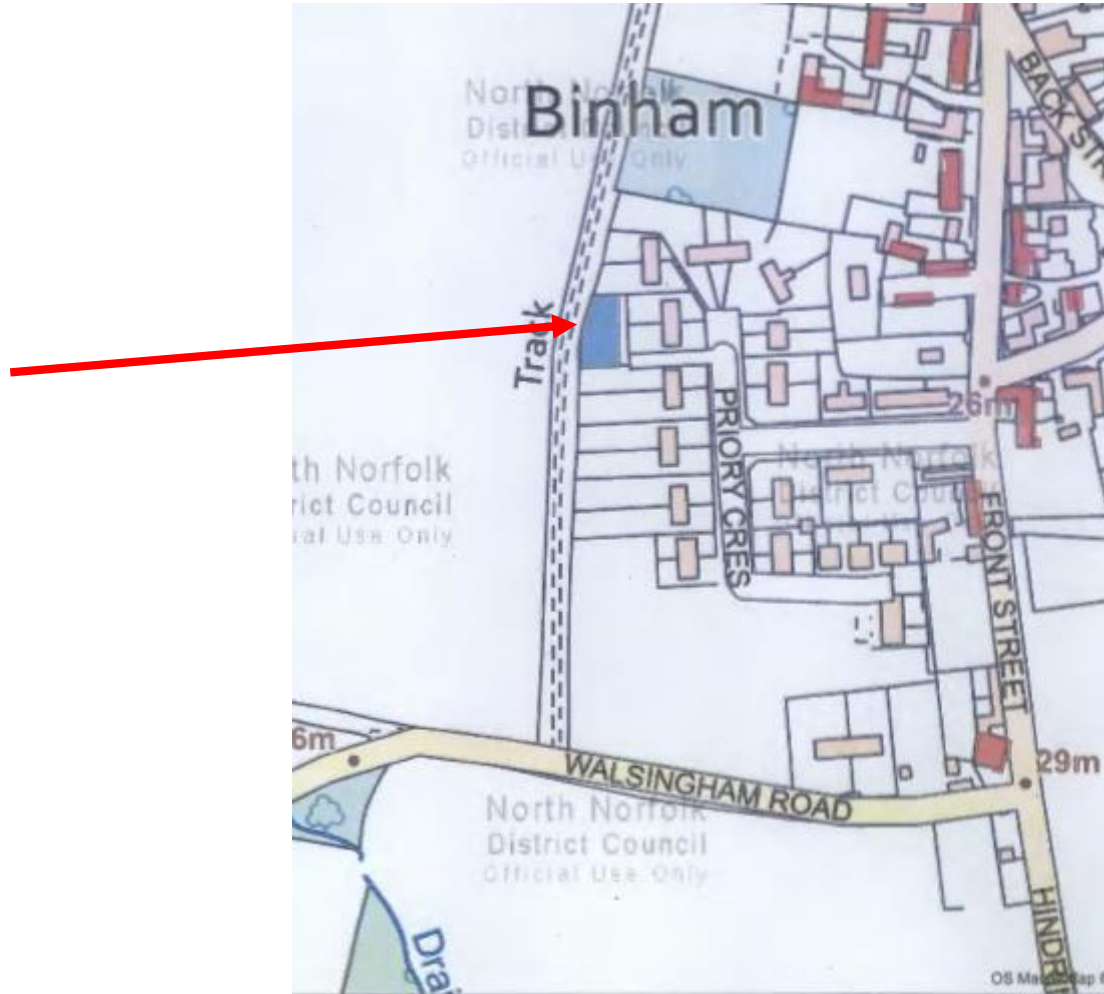
Priory Crescent

AERIAL IMAGE OF BINHAM



SITE LOCATION PLAN

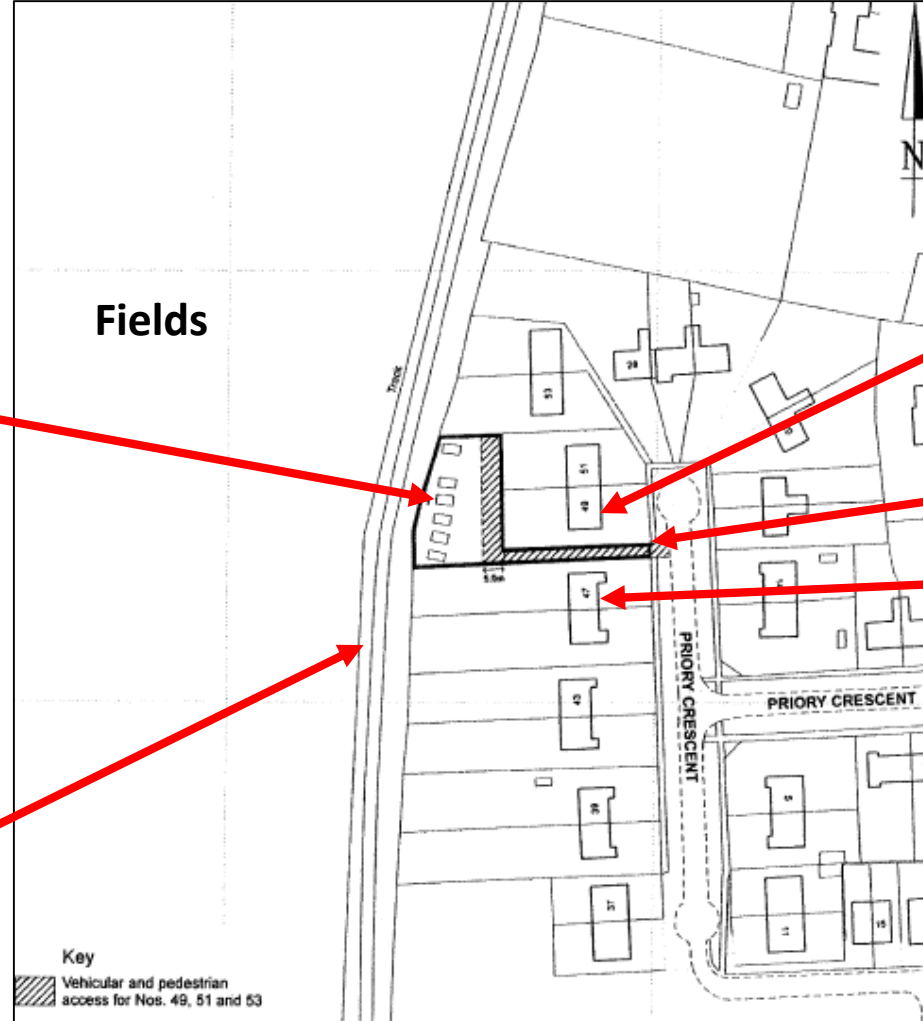
Application Site



EXISTING SITE PLAN

Positioning of garages
(demolished in 2018)

Public Footpath



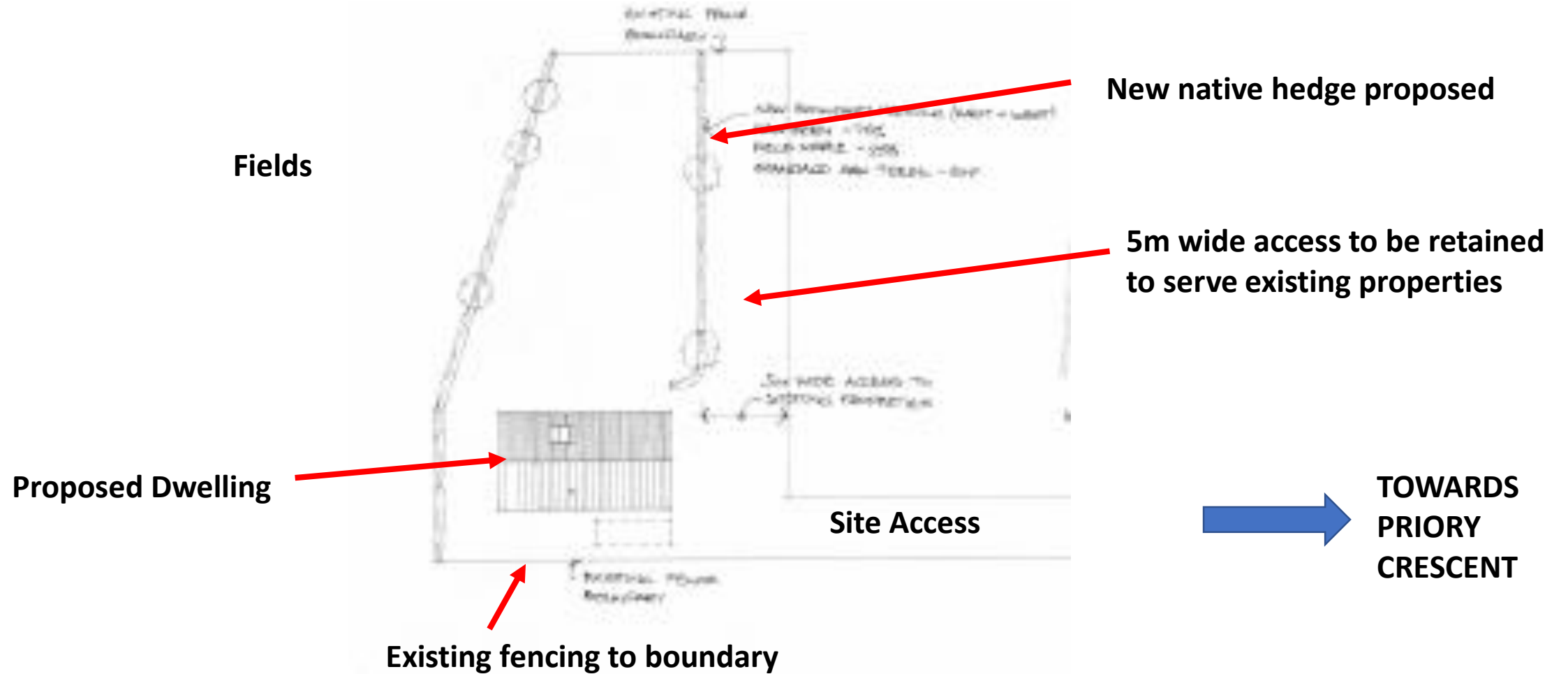
No.49 Priory Crescent

Site Access (Existing)

No. 45 Priory Crescent

Priory Crescent (accessed
off Front Street)

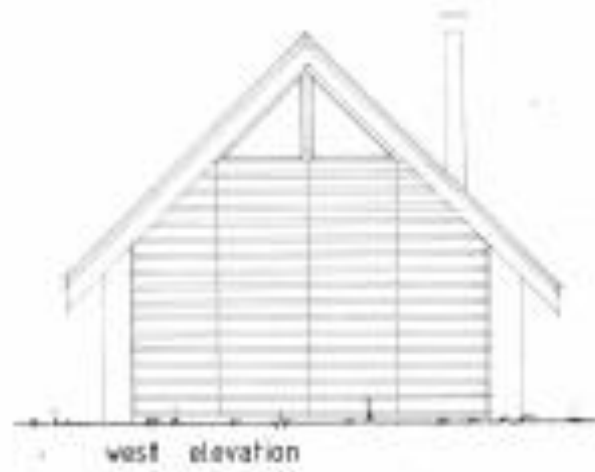
PROPOSED BLOCK PLAN



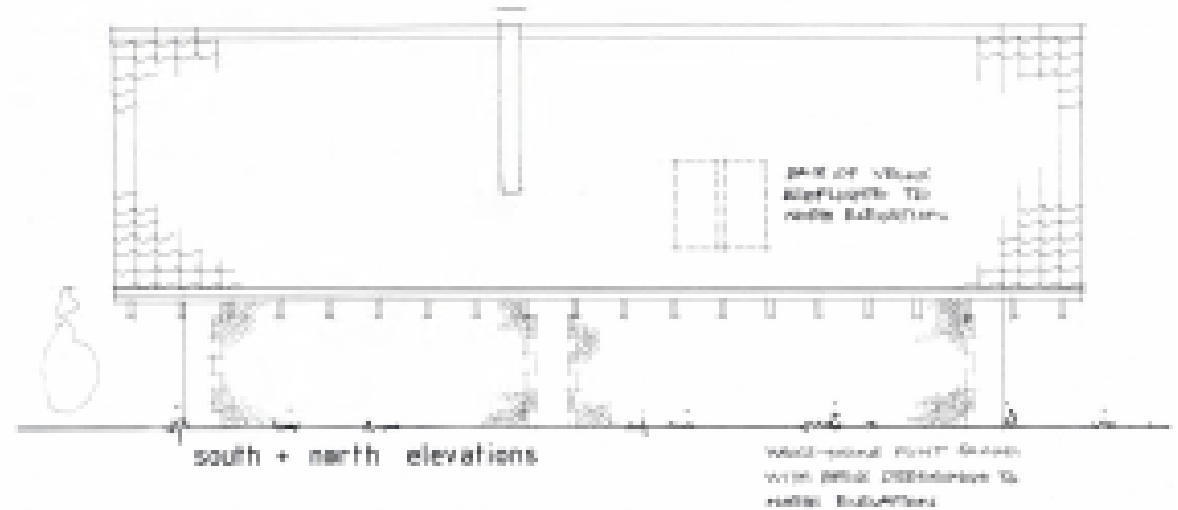
PROPOSED ELEVATIONS



East Elevation

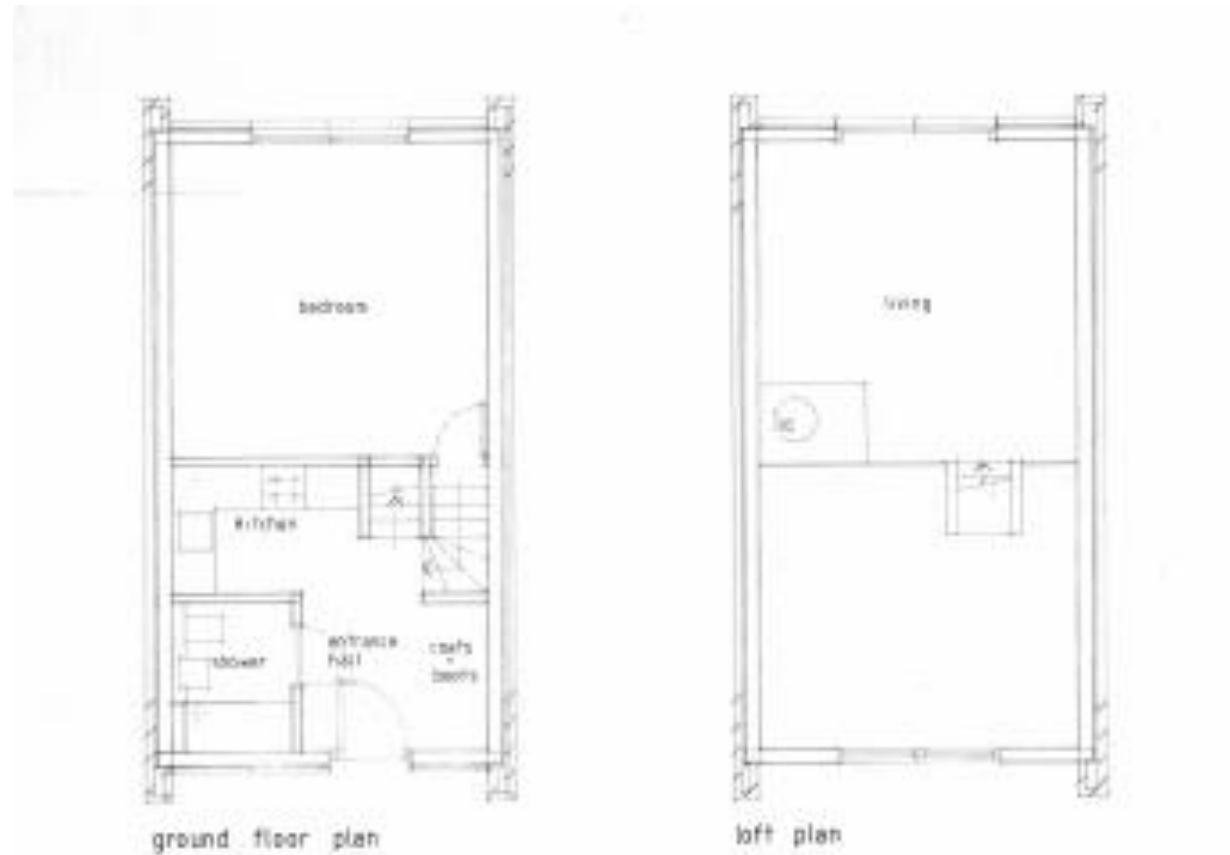


West Elevation



South and North Elevations

PROPOSED FLOOR PLANS

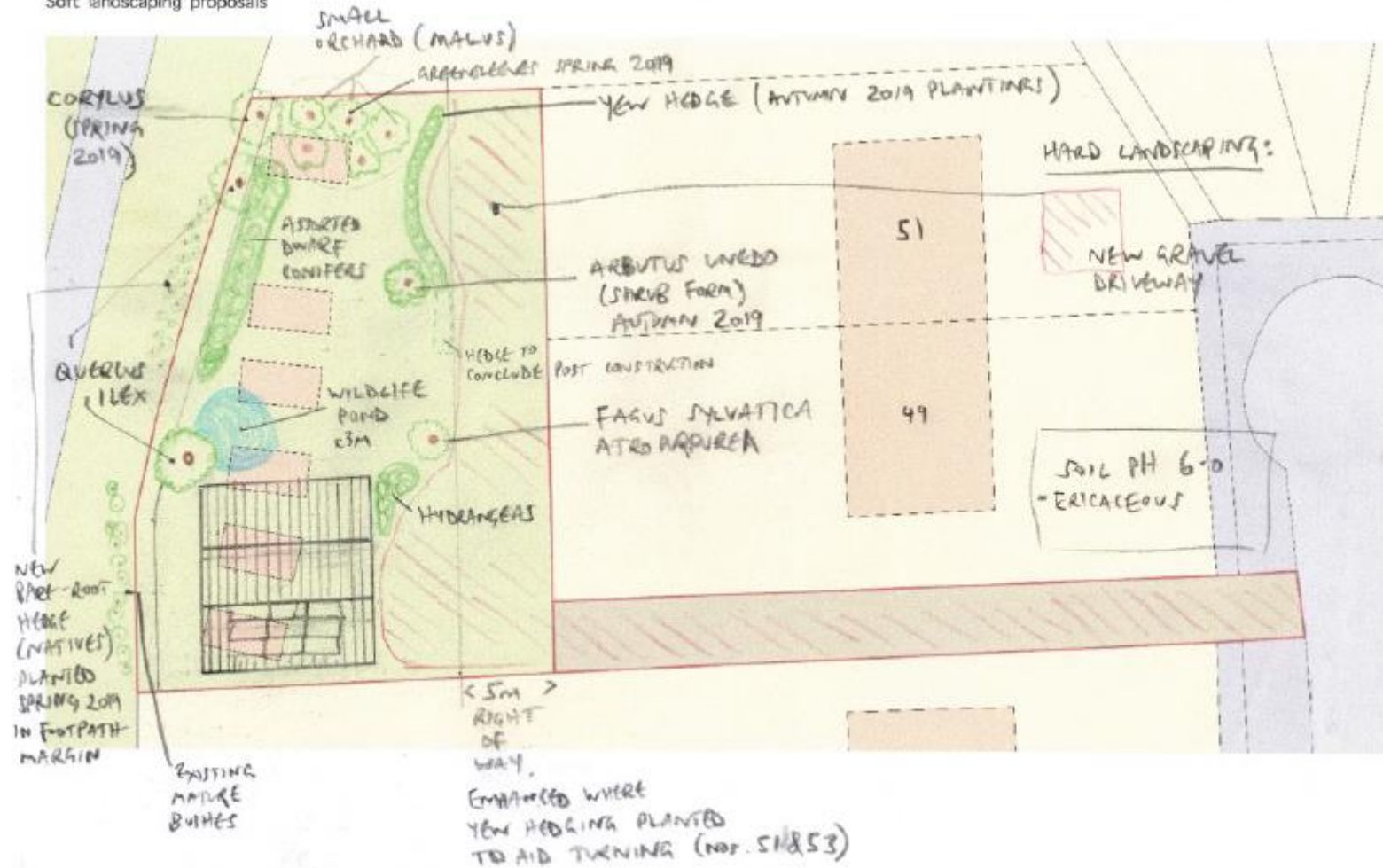


Ground Floor Plan

First Floor Plan

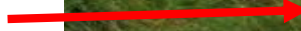
SOFT LANDSCAPING PLAN

Soft landscaping proposals



VIEW OF ADJACENT PUBLIC FOOTPATH LOOKING NORTH-WEST

Footpath



Site boundary



VIEW ACROSS SITE LOOKING WEST TOWARDS THE FOOTPATH

Footpath



Application Site

VIEW ACROSS SITE LOOKING NORTH

Footpath



APPLICATION SITE

VIEW FROM FOOTPATH (REAR GARDENS OF PROPERTIES ON PRIORY CRESCENT)

No's 53 & 55



No.51

VIEW FROM SITE LOOKING EAST TOWARDS SITE ACCESS

No. 47 Priory Crescent



No.49 Priory Crescent



Application Site



Access

VIEW FROM SITE LOOKING SOUTH TOWARDS BOUNDARY WITH No.47)



SITING OF PROPOSED DWELLING

Footpath

VIEW FROM SITE LOOKING EAST TOWARDS PRIORY CRESCENT

No.49 Priory Crescent



Site Access



VIEW FROM ROAD LOOKING WEST TOWARDS SITE ACCESS



**No.47 Priory
Crescent**

No.49 Priory Crescent

Site Access

VIEW OF SITE ACCESS/SITE LOOKING FROM PRIORY CRESCENT

Footpath

Application Site

No.49 Priory Crescent

Site Access



VIEW OF PROPERTIES TO SOUTH ON PRIORY CRESCENT



VIEW FROM JUNCTION WITH FRONT STREET SHOWING CHARACTER OF ESTATE



MAIN ISSUES

- **Principle of development**
- **Design, landscape and heritage impacts**
- **Residential amenity**
- **Highway safety**

RECOMMENDATION

REFUSAL for the following reasons:

- The scheme would result in construction of a market dwelling located on land designated as 'Countryside' where there is a general presumption against residential development and in a location with no services and poor access to a full range of basic services. The future occupiers would therefore be dependent on the car to be able to reach such services and the proposal would therefore not be sustainable development. In the opinion of the Local Planning Authority there is also no justification to permit the erection an additional dwelling in the Countryside contrary to Policies SS 1 and SS 2 of the adopted North Norfolk Core Strategy and paragraph 78 of the National Planning Policy Framework (February 2019).
- A dwelling in this location would constitute an unacceptable form of 'backland' development, which would fail to reflect the established uniform pattern of development, characteristic in this part of village, comprising of predominantly semi-detached dwellings set in alignment within relatively spacious plots, and set away from the boundary with adjacent footpath (Binham FP4) to the west, contrary to the requirements of Policies, EN 2 and EN 4 of the North Norfolk Core Strategy, Section 15 of the NPPF and the principles set out in the North Norfolk Landscape Character Assessment, 2018 (NNLCA) and the North Norfolk Design Guide (SPD).
- The proposed development would also result in 'less than substantial' harm to the designated heritage asset (in this case being the Binham Conservation Area), which would not be outweighed by any demonstrable public benefits accruing from the proposal as required by para 196 of the NPPF. The scheme is therefore considered contrary to the requirements of Policy EN8 of the North Norfolk Core Strategy and Section 16 of the NPPF.

Final wording of refusal to be delegated to the Head of Planning