

LOCATION: Unit 1, Melbourne House, Bacton Road, North Walsham

PROPOSAL: Technical Details Consent following from Permission in Principle (PP/20/0160) for the demolition of the existing buildings on site and the erection of four dwellings with associated parking and gardens.

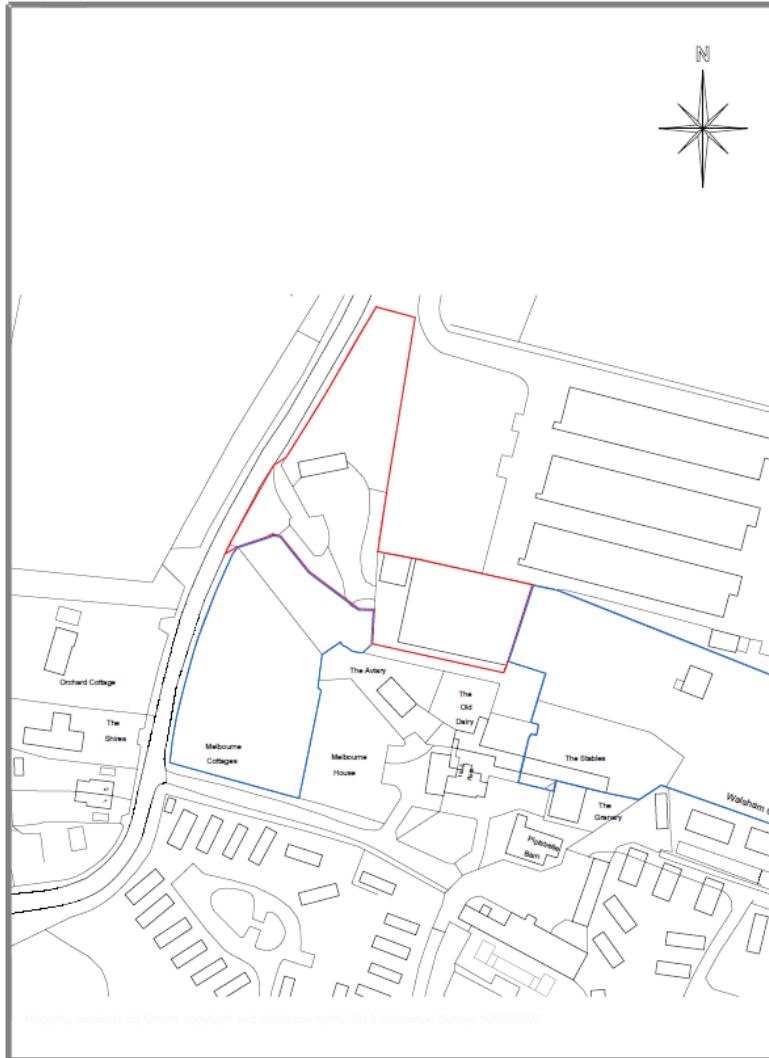
APPLICATION REFERENCE: PF/21/2650



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NORFOLK
DISTRICT
COUNCIL

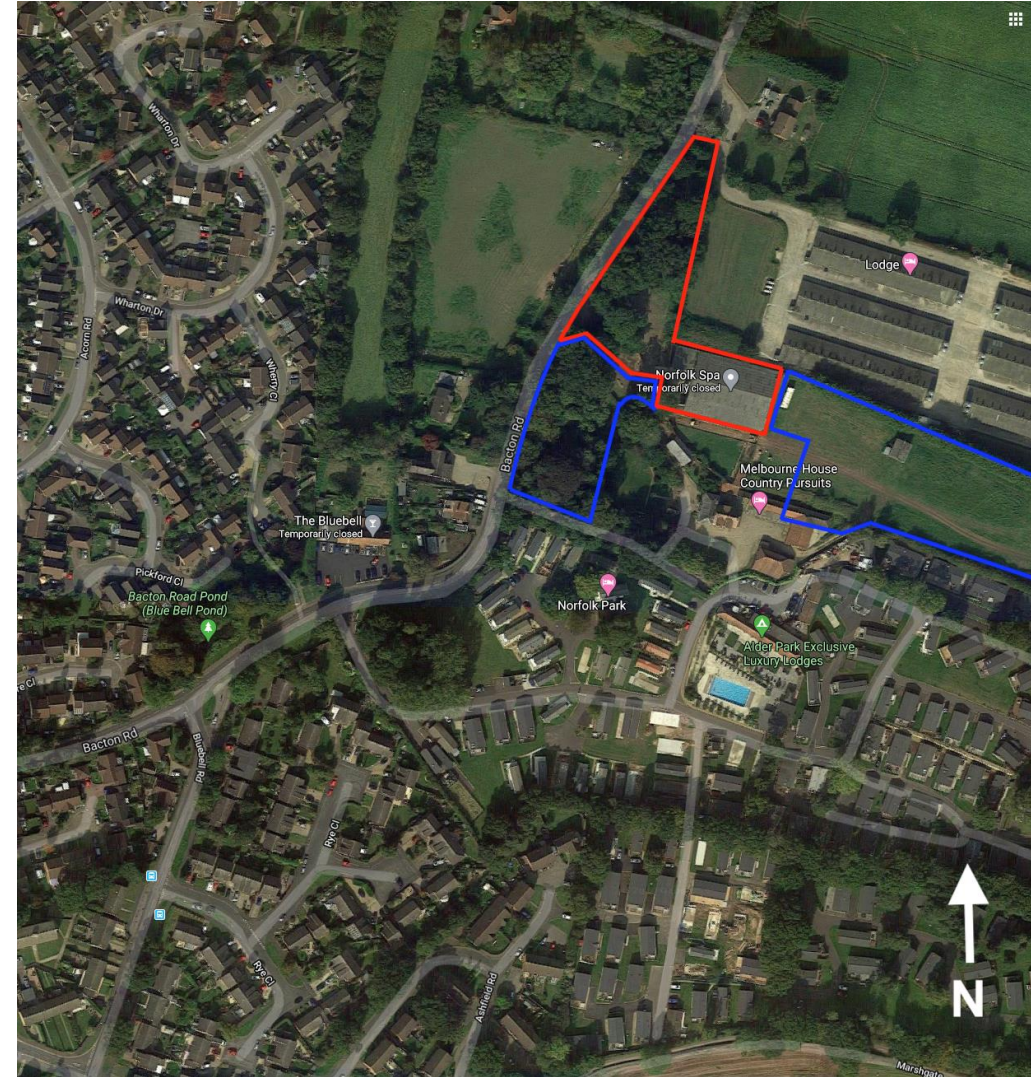
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SITE LOCATION



LOCATION PLAN

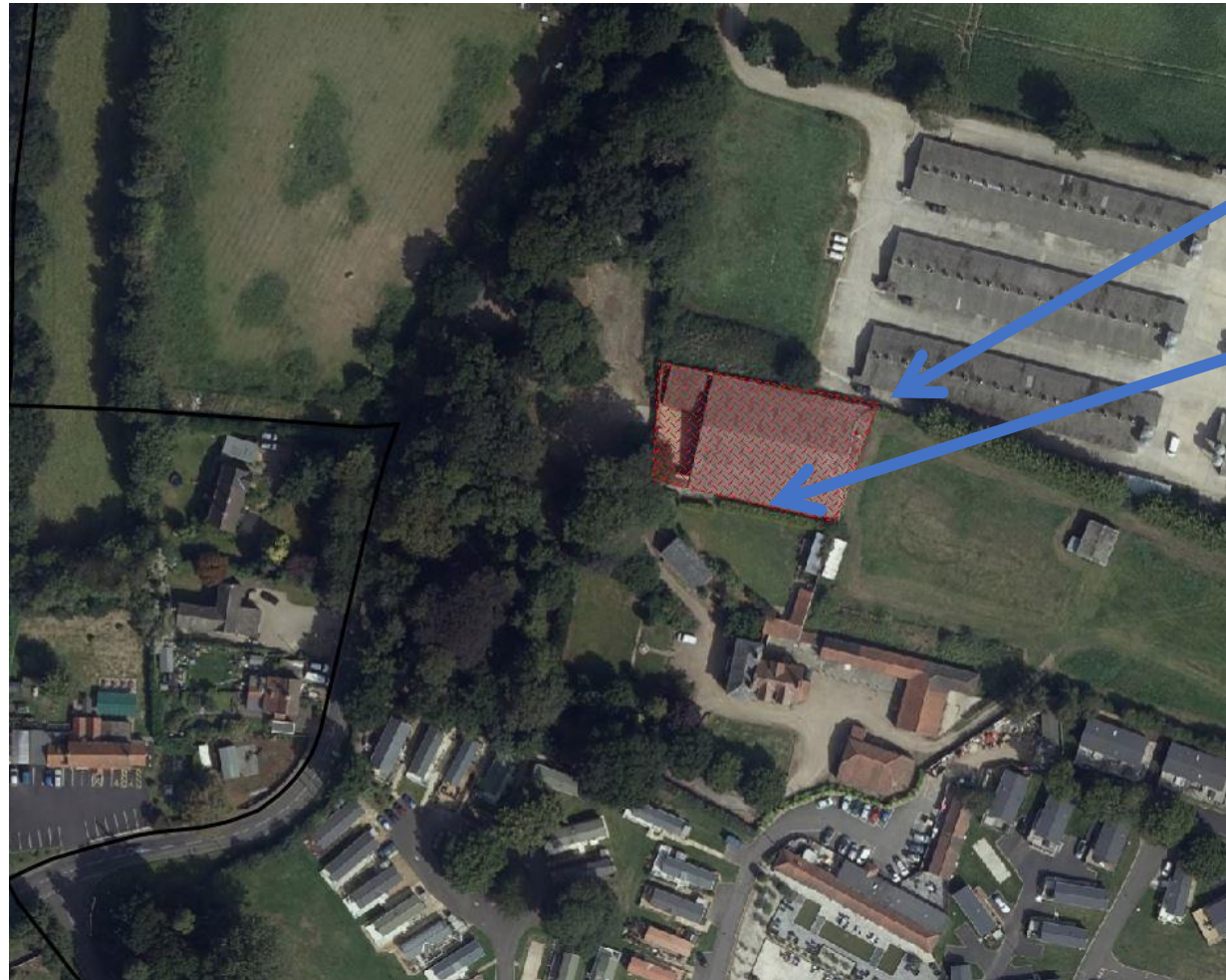
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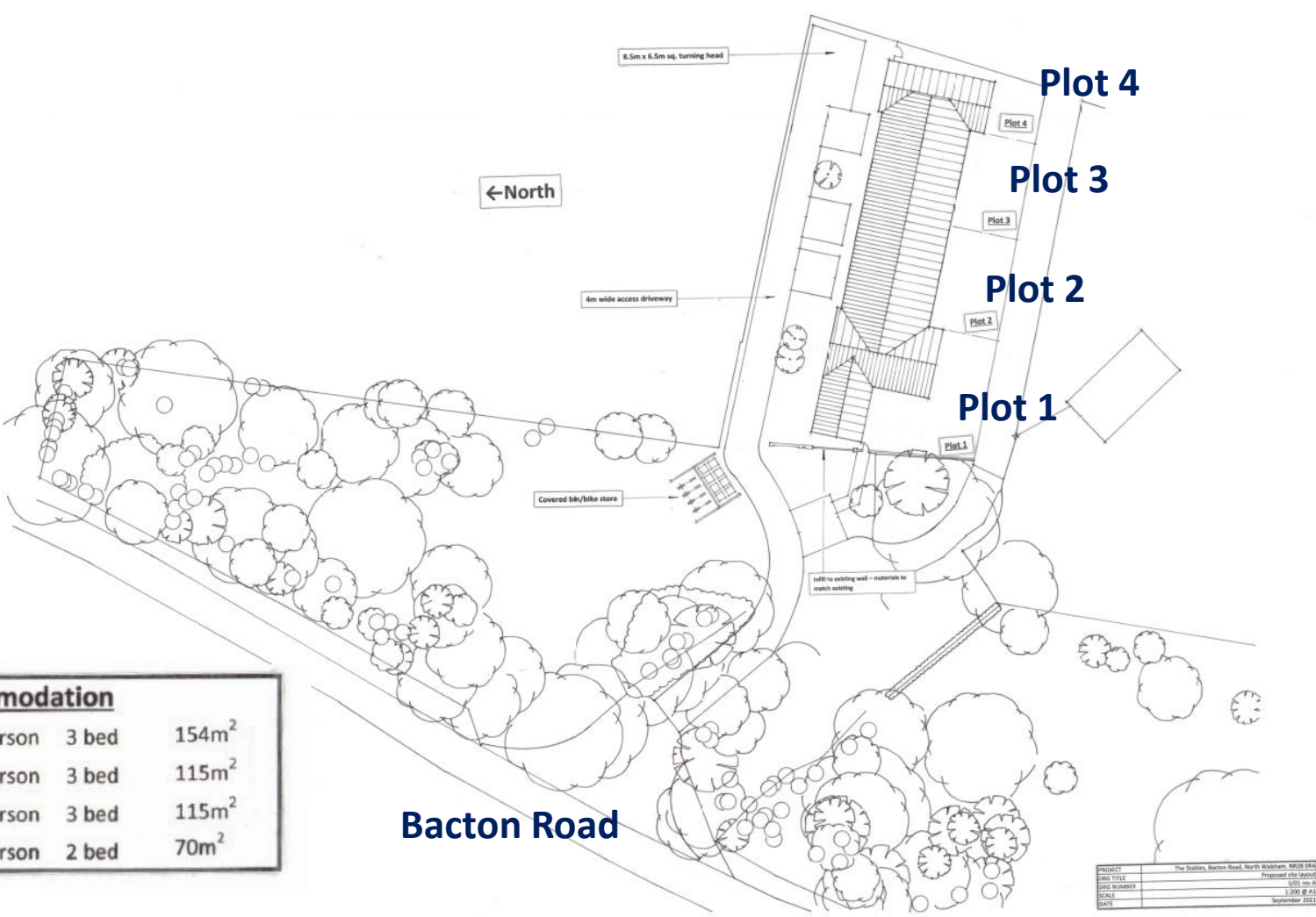
View of the main Warehouse building and courtyard within (from PP/20/0160)



Area of existing site to be demolished and cleared. Rear view of the existing warehouse (from PP/20/0160)



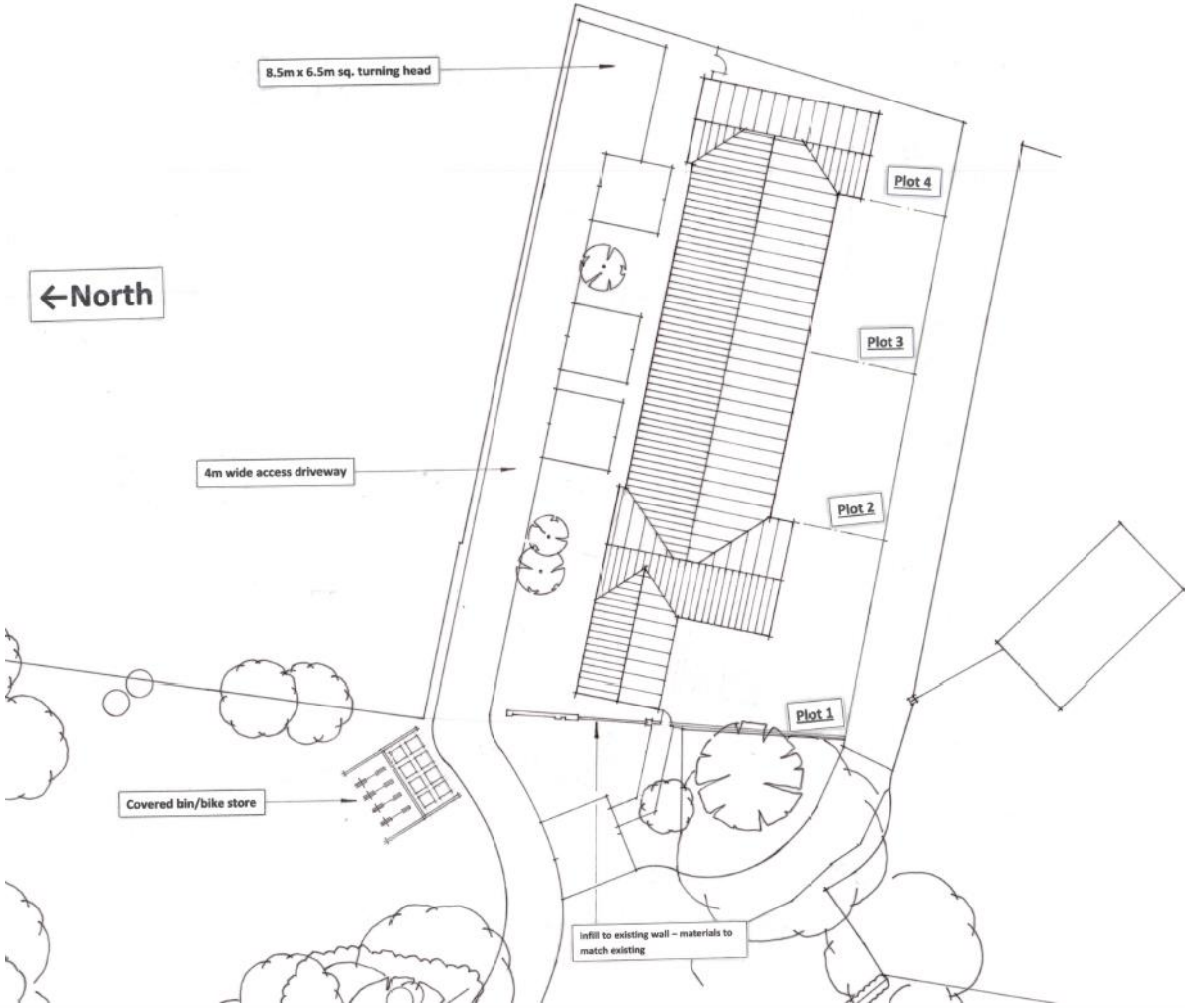
Proposed Layout



Property accommodation			
Plot 1	6 person	3 bed	154m ²
Plot 2	6 person	3 bed	115m ²
Plot 3	6 person	3 bed	115m ²
Plot 4	3 person	2 bed	70m ²

PROJECT	The Stables, Bacton Road, North Walsham, NR23 5PA
DWG TITLE	Proposed site layout
DWG NUMBER	S/21/01/A
SCALE	1:200 @ A3
DATE	September 2021

Proposed Layout (zoomed)



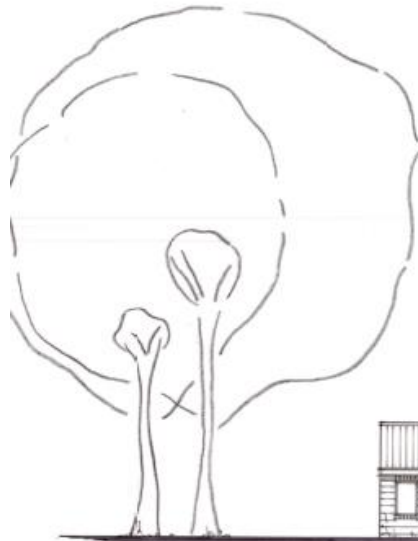
Property accommodation

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Elevations (Front and Rear)



Front elevation – north facing



Rear elevation – south facing

External materials palette

- Roof - terracotta rustic pantiles
- Brickwork - renaissance red stock bricks
- Timber cladding - stained black
- Timber windows and entrance doors - painted black
- Timber glazed screens - painted black
- Timber fascia boards - painted black
- Head of windows - brick soldier course
- Cills - brick header course

MAIN ISSUES

1. Background and Principle of Development
2. Impact on the Character of the Area/ design
3. Impact on Heritage Assets
4. Housing Mix
5. Ecology and Trees
6. Habitats Regulations
7. Residential Amenities
8. Highways and Parking
9. Waste and Refuse
10. Flood Risk and Surface Water Drainage
11. Contaminated Land
12. Energy Efficiency
13. Other Matters
14. Planning Balance/Conclusion

RECOMMENDATION

The application is recommend for **REFUSAL** for the following reasons:

1. The application has failed to demonstrate that future occupants of the proposed dwellings would be provided with high quality residential amenities having regard to matters such as odour, noise, dust, lighting and pests which are associated with the adjoining poultry farm. Furthermore, the proposed development would fail to provide external amenities in accordance with relevant guidance resulting in deficient levels of useable private amenity space. When considered together, the proposed development would result in compromised internal and external environments for use by occupiers of the proposed dwellings contrary to Policies EN 4 and EN 13 of the of the North Norfolk Local Development Framework Core Strategy (September 2008), Chapters 12 and 15 of the National Planning Policy Framework (2021) and Chapter 3 of the North Norfolk Design Guide Supplementary Planning Document (December 2008).
2. The application has failed to demonstrate that it could be integrated effectively with the existing adjoining poultry farm business, or that unreasonable restrictions would not be placed upon this existing business as a result of development permitted after it was established. Given the shortcomings of the submitted odour, noise, dust, lighting assessments and the lack of consideration given to pests, suitable mitigation has not been proposed by the applicant (or 'agent of change'). Therefore, the proposed development would be contrary to the requirements of Paragraph 187 of the National Planning Policy Framework (2021).
3. The Local Planning Authority considers that the proposed development falls within the Broads Sites, East Coast Sites, North Coast Sites, North Valley Fens and The Wash Zones of Influence and affects European Designations as set out in the Norfolk Green Infrastructure and Recreational Impact Avoidance Mitigation Strategy. The application has failed to demonstrate that the proposed development would not result in adverse effects, either alone or in combination on the integrity of European Sites arising as a result of the development including in relation to recreational disturbance. In the absence of evidence to rule out likely significant effects and in the absence of suitable mitigation measures to address likely significant effects, the proposal is contrary to the requirements of Policies SS 4 and EN 9 of the North Norfolk Core Strategy (September 2008) and approval of the application would conflict with the legal requirements placed on the Local Planning Authority as competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended).

APPLICATION REFERENCE: PF/21/2926

LOCATION: 87 Warham Road, Binham

PROPOSAL: Two storey side/rear extension to
dwelling



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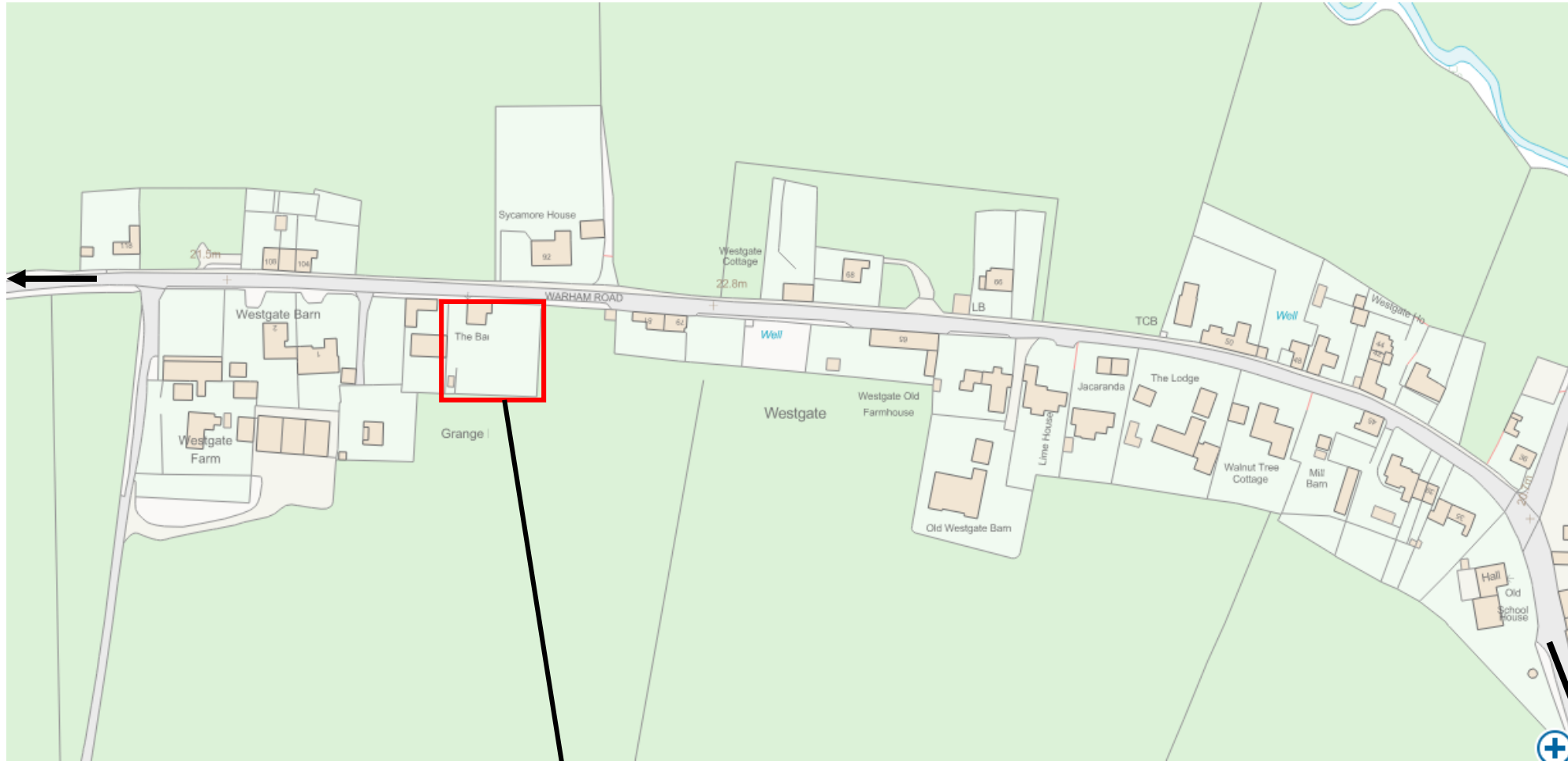
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27th October 2022

GENERAL LOCATION



Warham



Application site

Centre of Binham

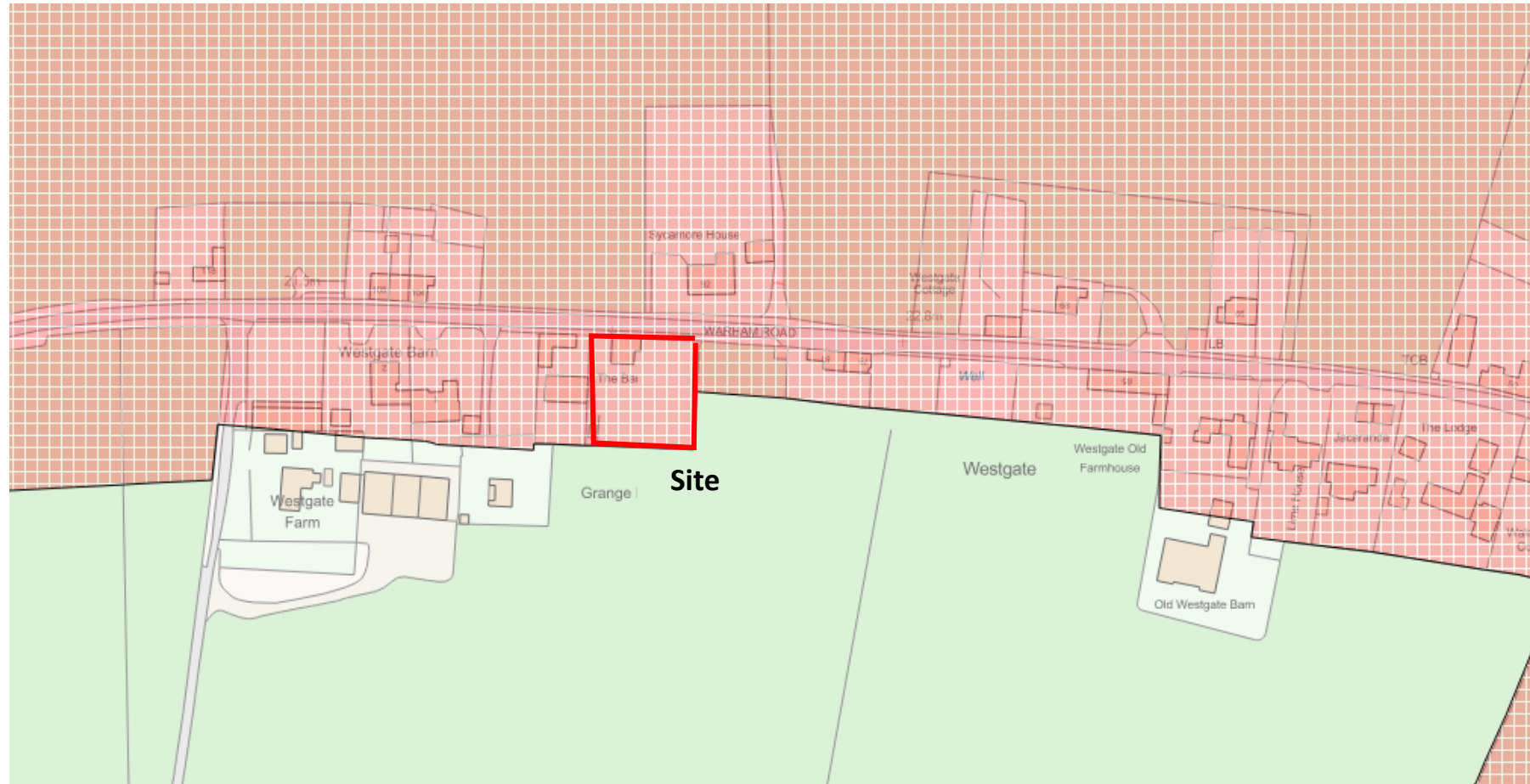
SITE LOCATION PLAN



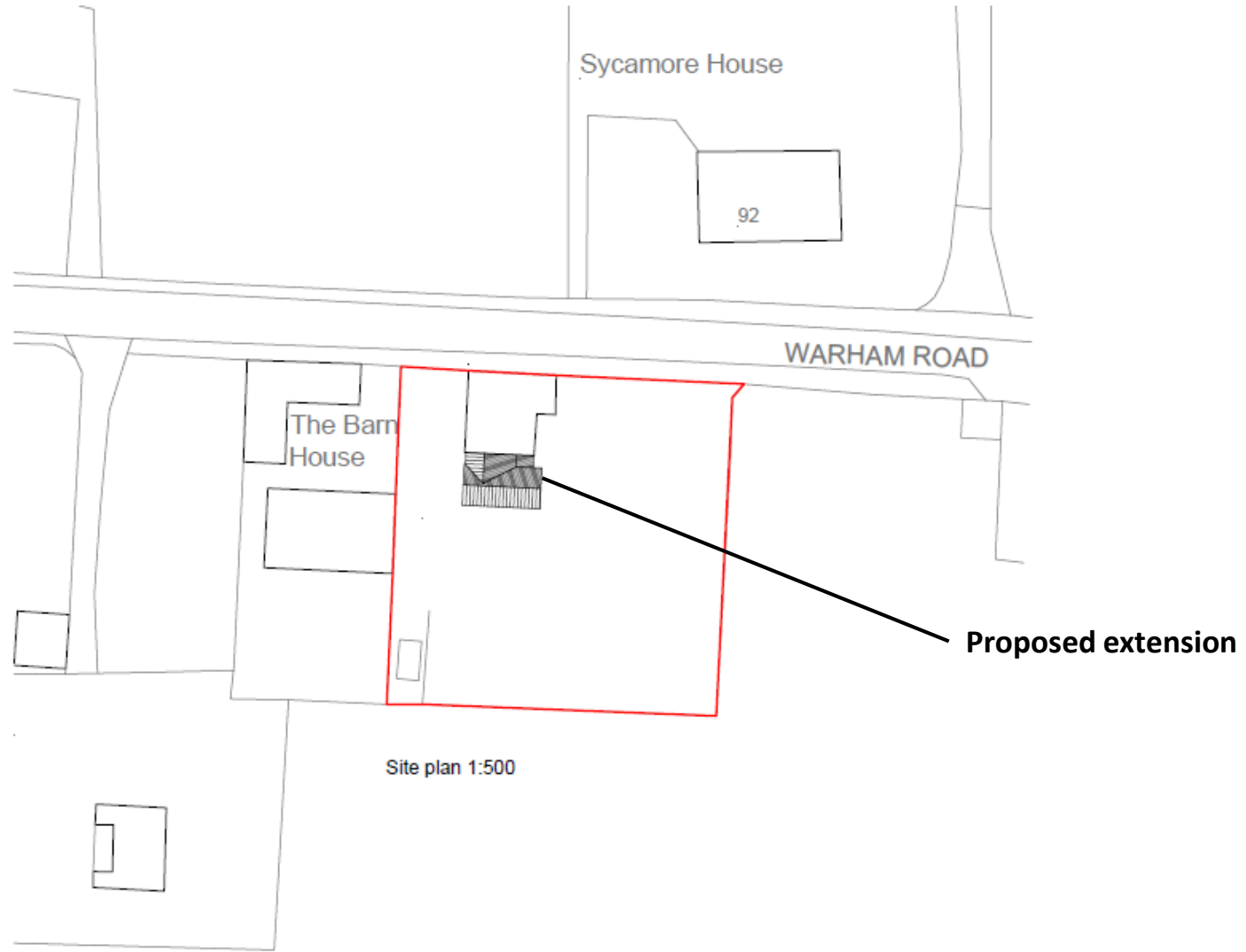
AERIAL PHOTO



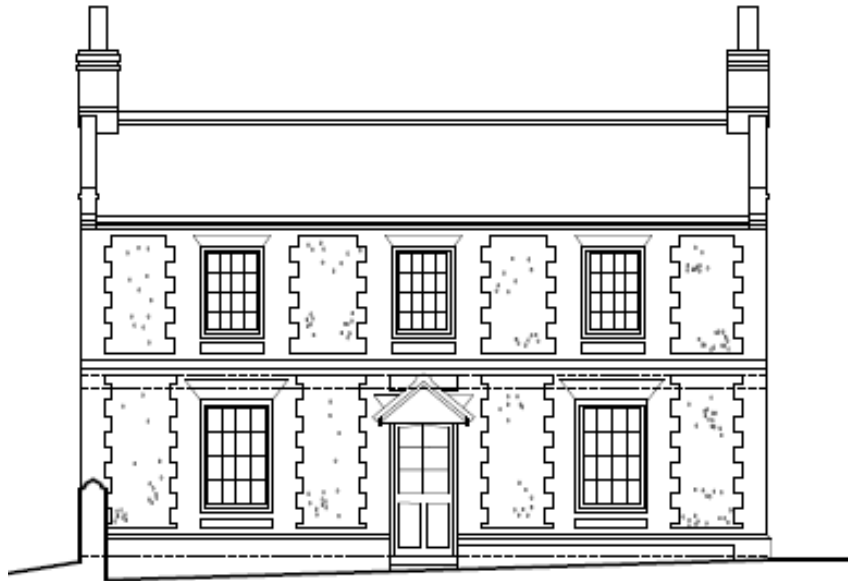
BINHAM CONSERVATION AREA BOUNDARY



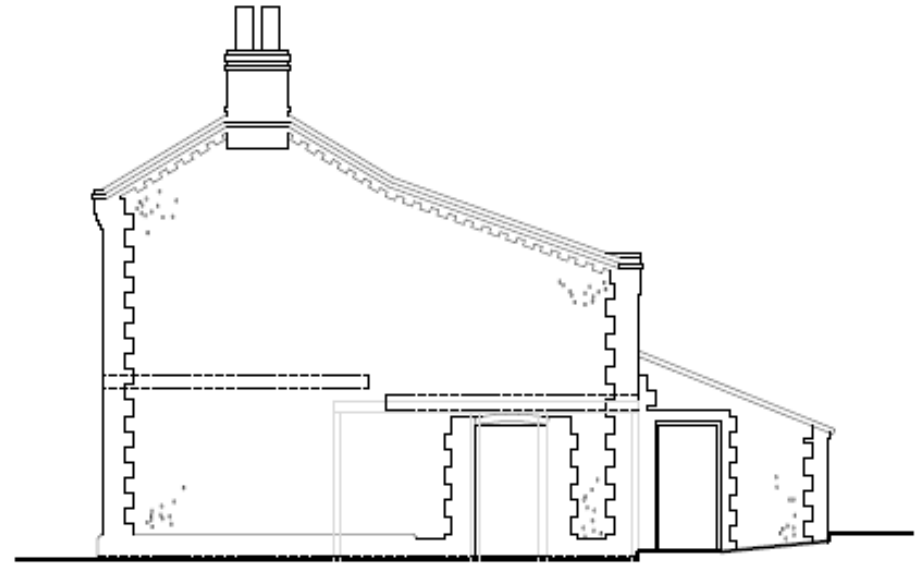
PROPOSED SITE PLAN



EXISTING ELEVATIONS

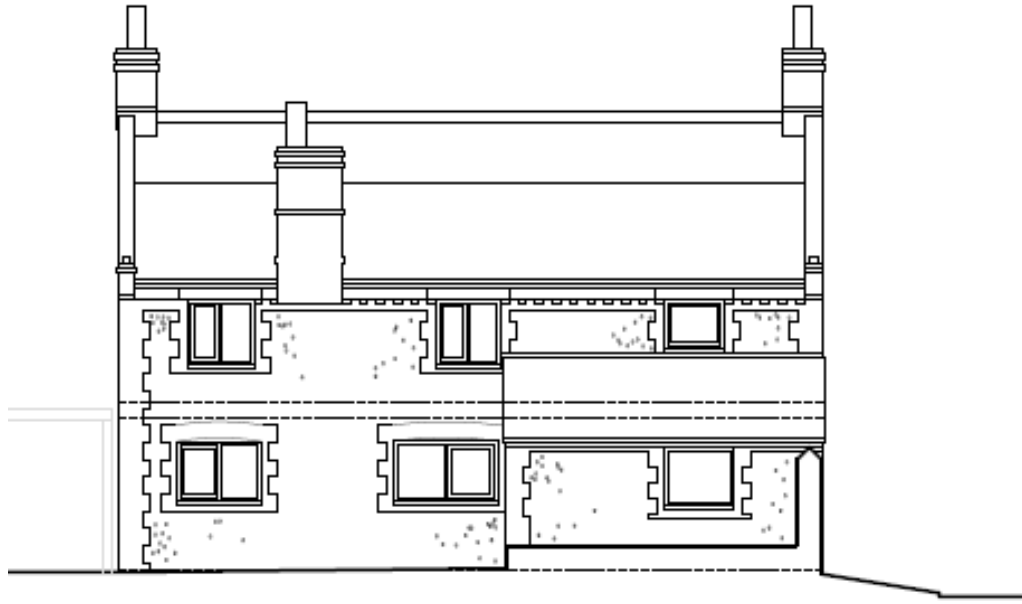


West elevation 1:100

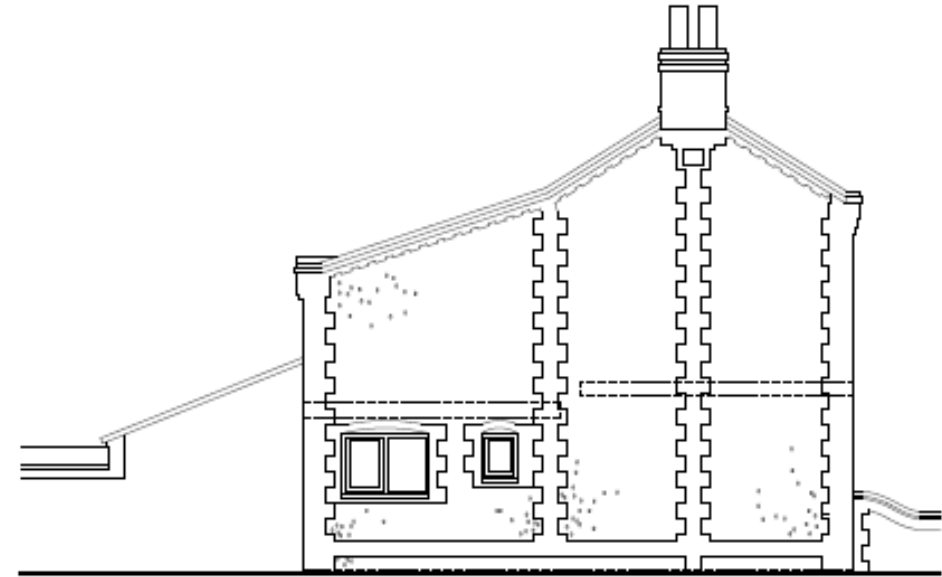


South elevation 1:100

EXISTING ELEVATIONS

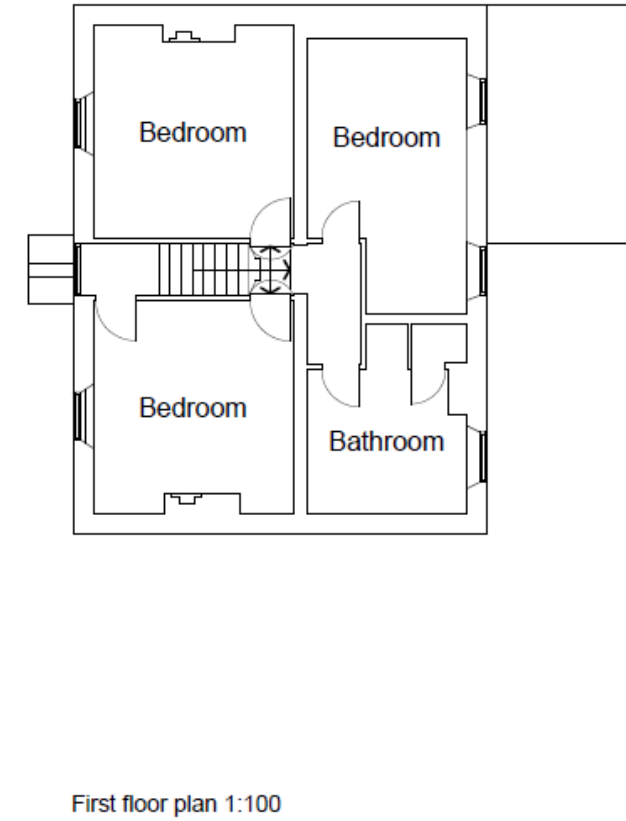
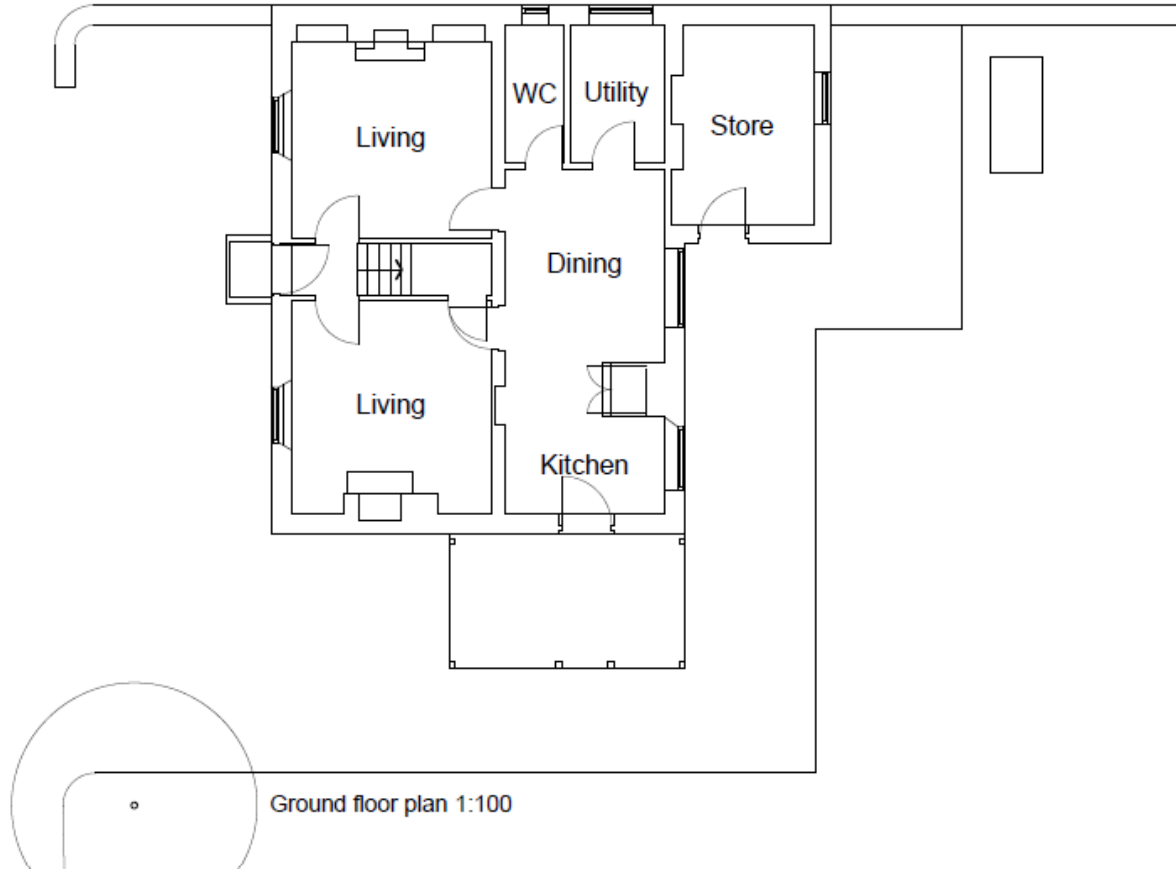


East elevation 1:100



North elevation 1:100

EXISTING FLOOR PLANS



PROPOSED ELEVATIONS



West elevation 1:100

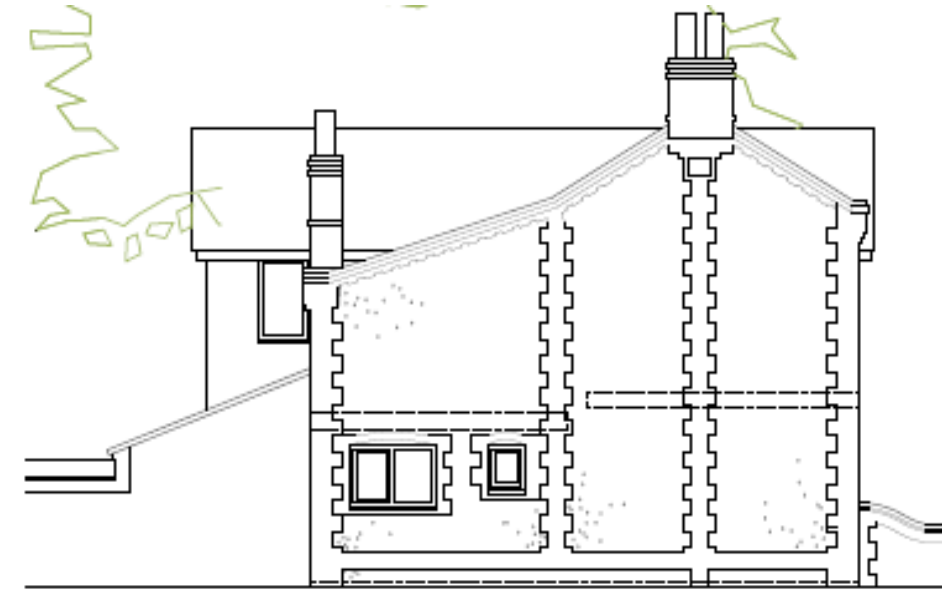


South elevation 1:100

PROPOSED ELEVATIONS

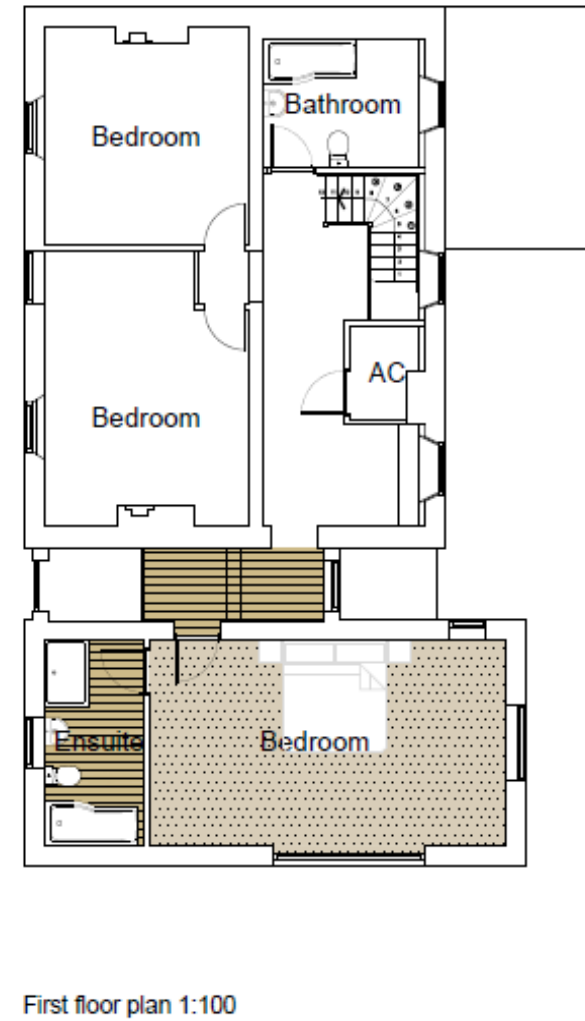
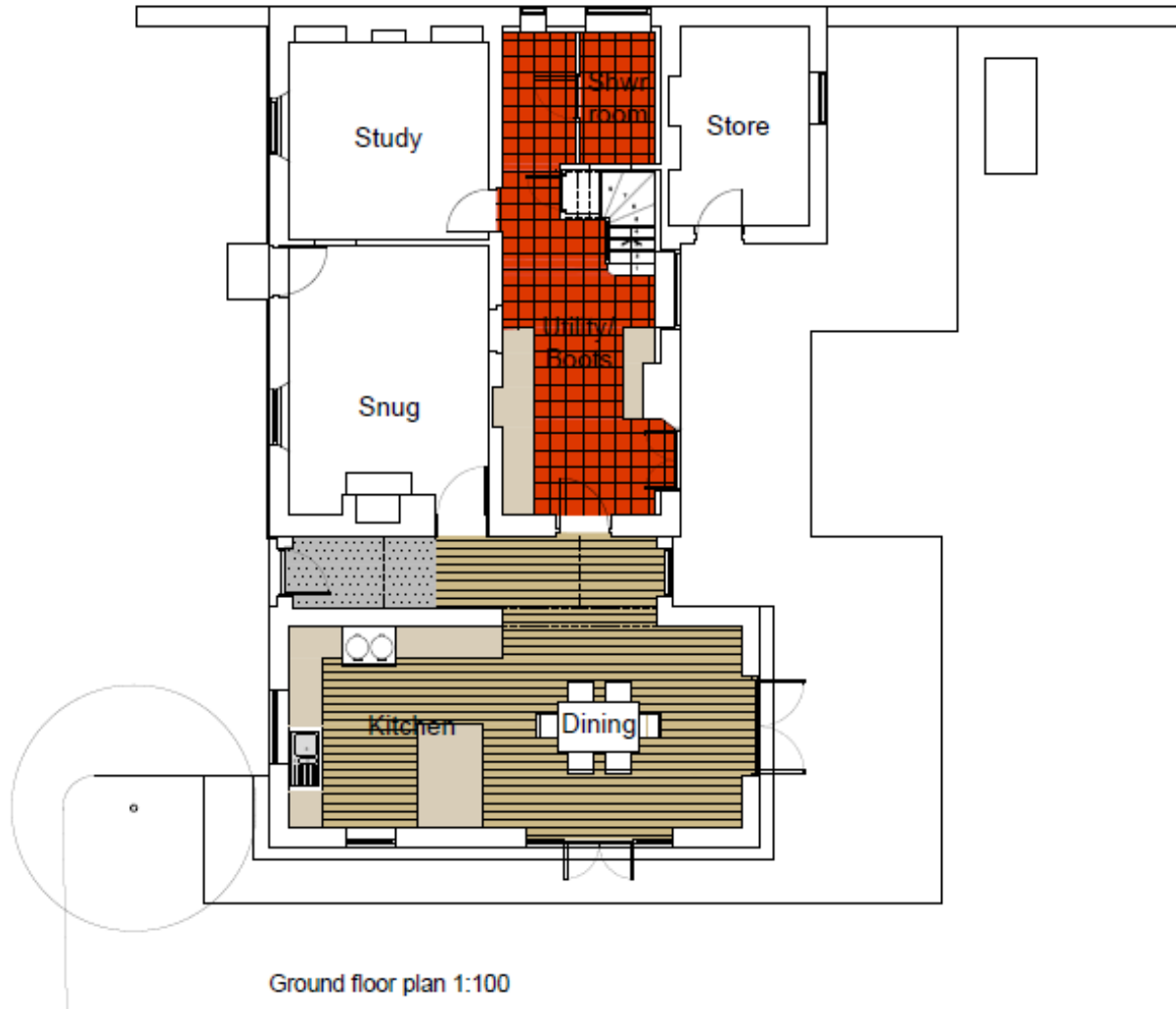


East elevation 1:100



North elevation 1:100

PROPOSED FLOOR PLANS



FRONT (WEST) ELEVATION



Extension would sit here

Source: Google Maps

SOUTH SIDE ELEVATION



Extension would sit here

EAST (REAR) & NORTH SIDE ELEVATIONS



Extension would sit here

VIEW FROM WARHAM RD LOOKING EAST



Source: Google Maps

VIEW FROM WARHAM RD LOOKING



APPROVED PLANS PF/19/2153



West elevation 1:100



South elevation 1:100

APPROVED PLANS PF/19/2153



East elevation 1:100

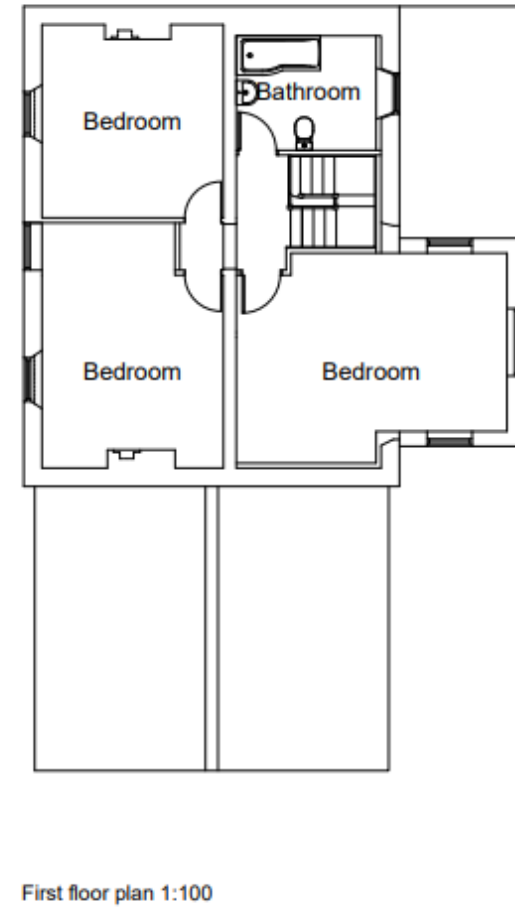
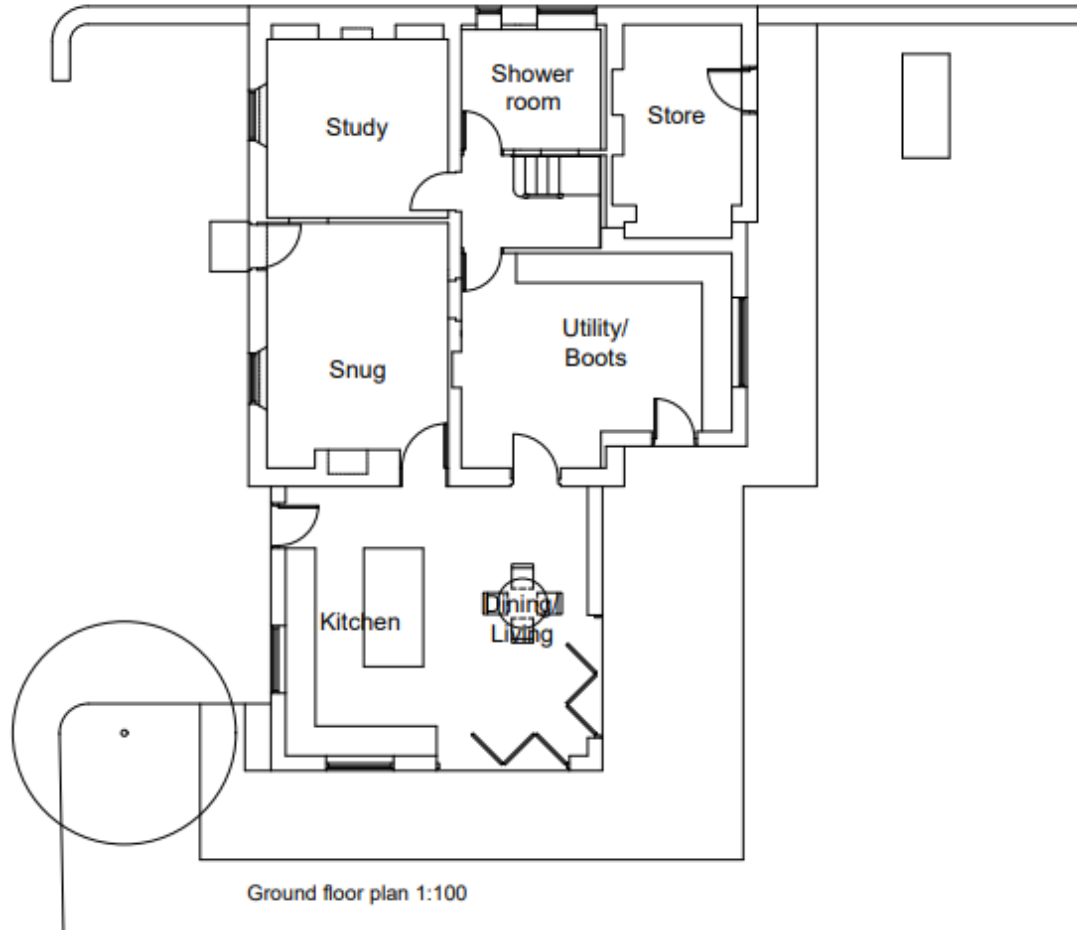


North elevation 1:100

0m 1m 2 3 4 5

L Width of southern extension reduced following planner's comments (03.09.20)

APPROVED PLANS PF/19/2153



MAIN ISSUES

- **Whether the proposed development is acceptable in principle**
- **The effect on the character and appearance of the existing dwelling and the Binham Conservation Area**
- **The effect on the living conditions of the occupiers of neighbouring dwellings**
- **Highway safety and parking**

RECOMMENDATION

RECOMMENDATION:

Delegate authority to the Assistant Director - Planning to **APPROVE** subject to the imposition of the following summarised conditions:

- Time limit for implementation (3 years)
- In accordance with approved plans
- Brick, tile and boarding samples to be agreed prior to installation

Any other conditions considered necessary, and final wording of conditions, to be delegated to the Assistant Director – Planning.