

APPLICATION REFERENCE: PF/21/3227

LOCATION: Marsh Tide, Northfield Lane, Wells-
next-the-Sea

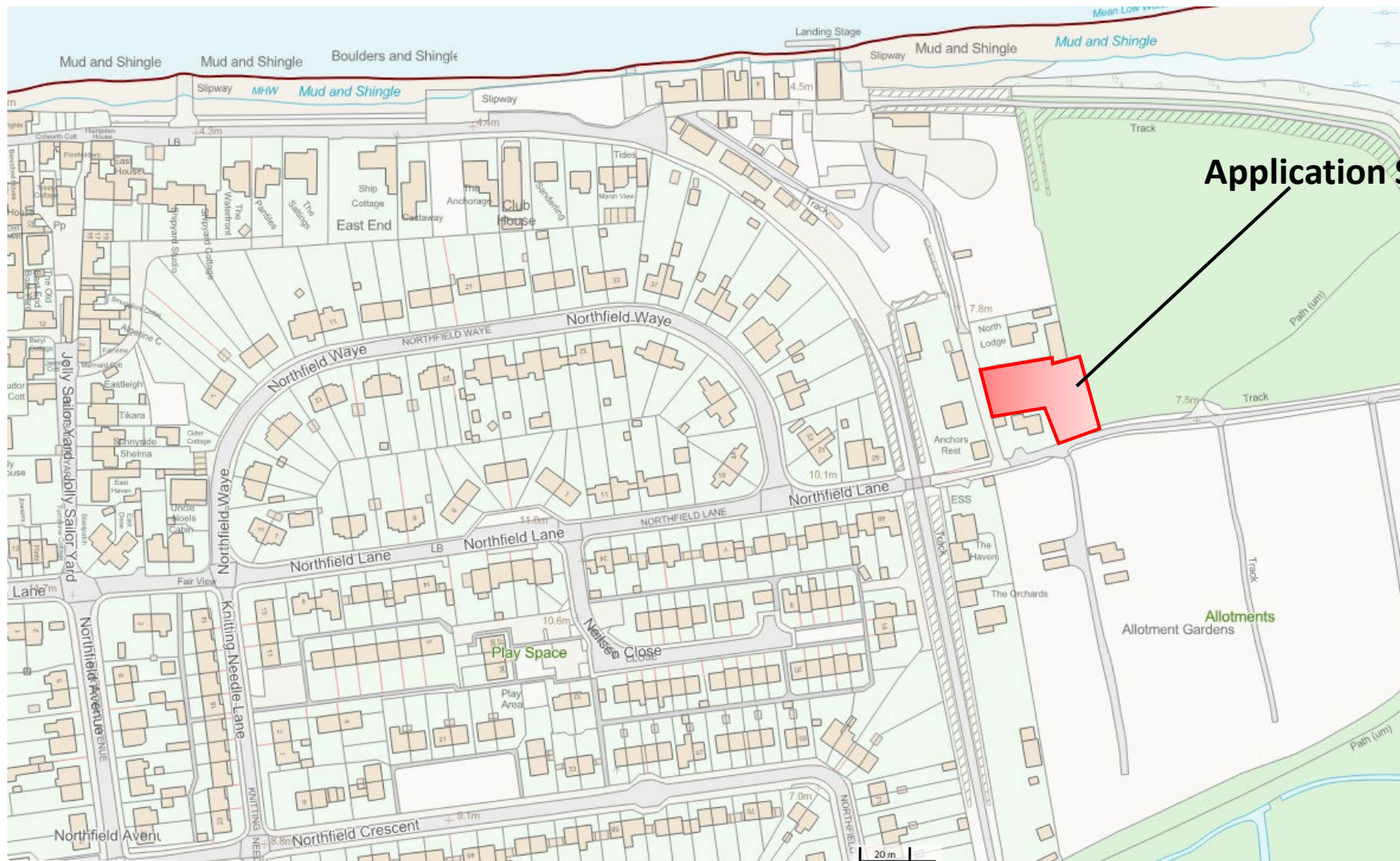
PROPOSAL: Two storey extension to side and
first floor extension over detached garage to form
holiday let; single storey detached building for
use as holiday let.



NORTH
NORFOLK
DISTRICT
COUNCIL

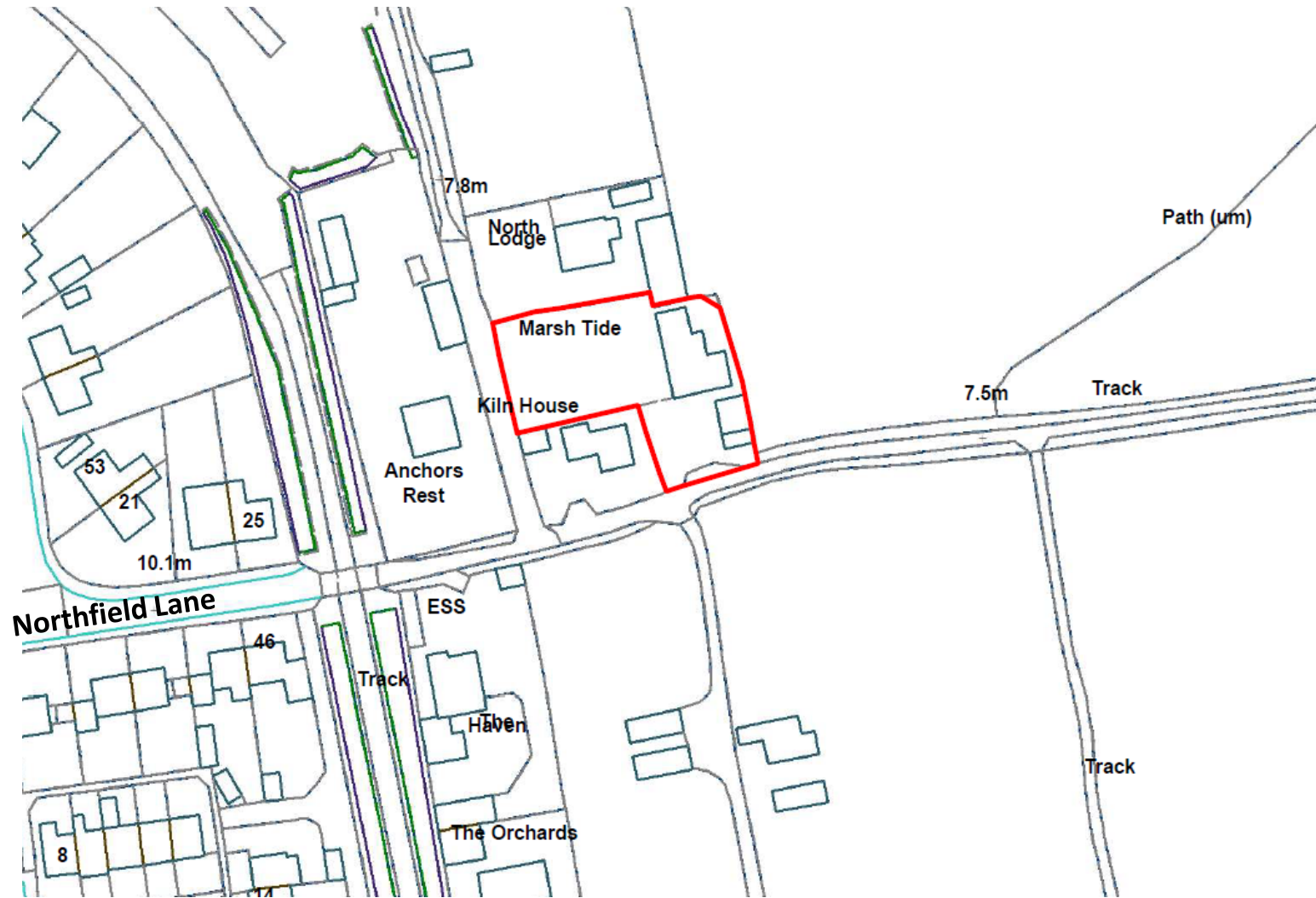
north-norfolk.gov.uk

GENERAL LOCATION



Application Site

SITE LOCATION PLAN



AERIAL PHOTO



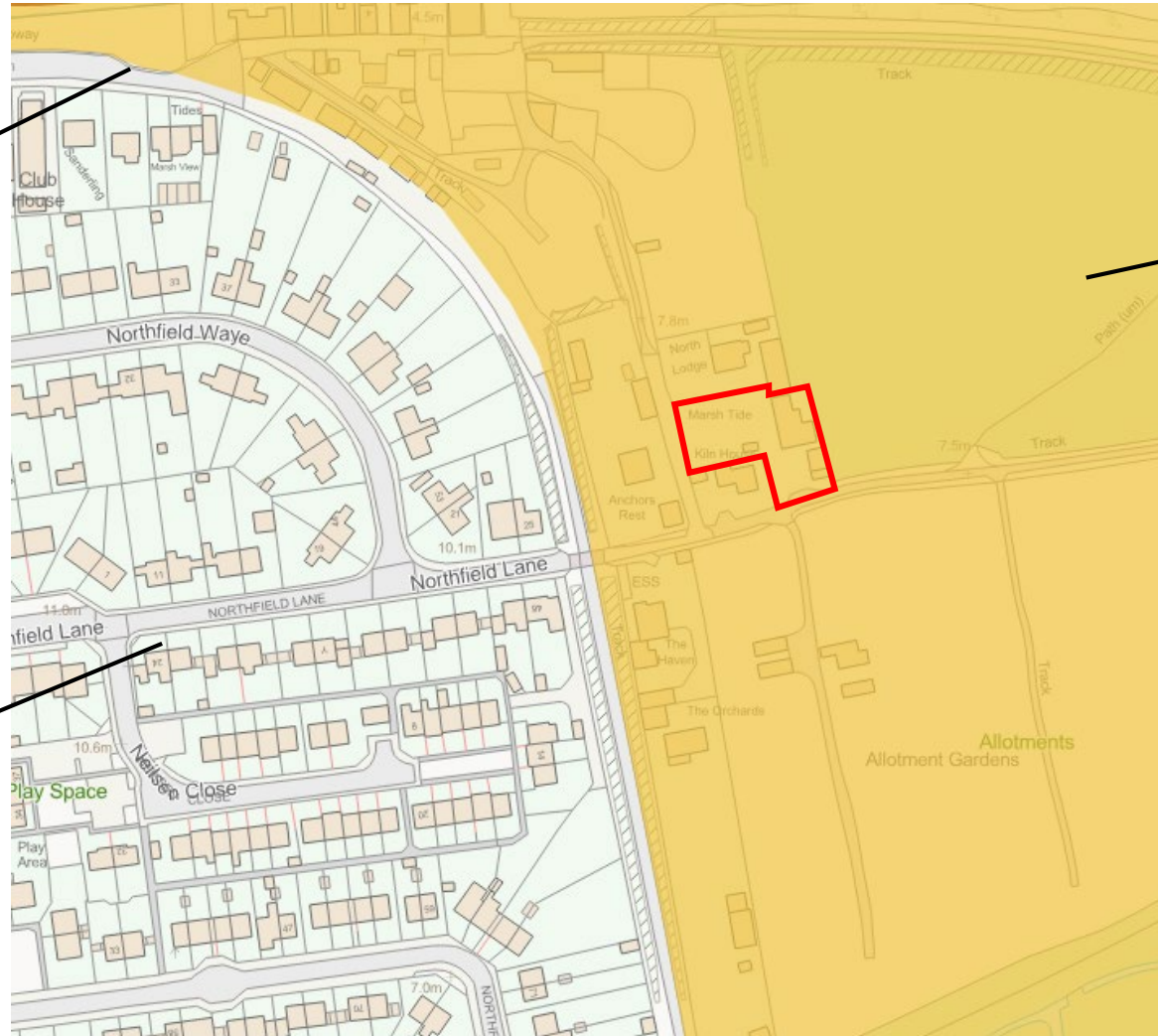
WELLS SETTLEMENT BOUNDARY



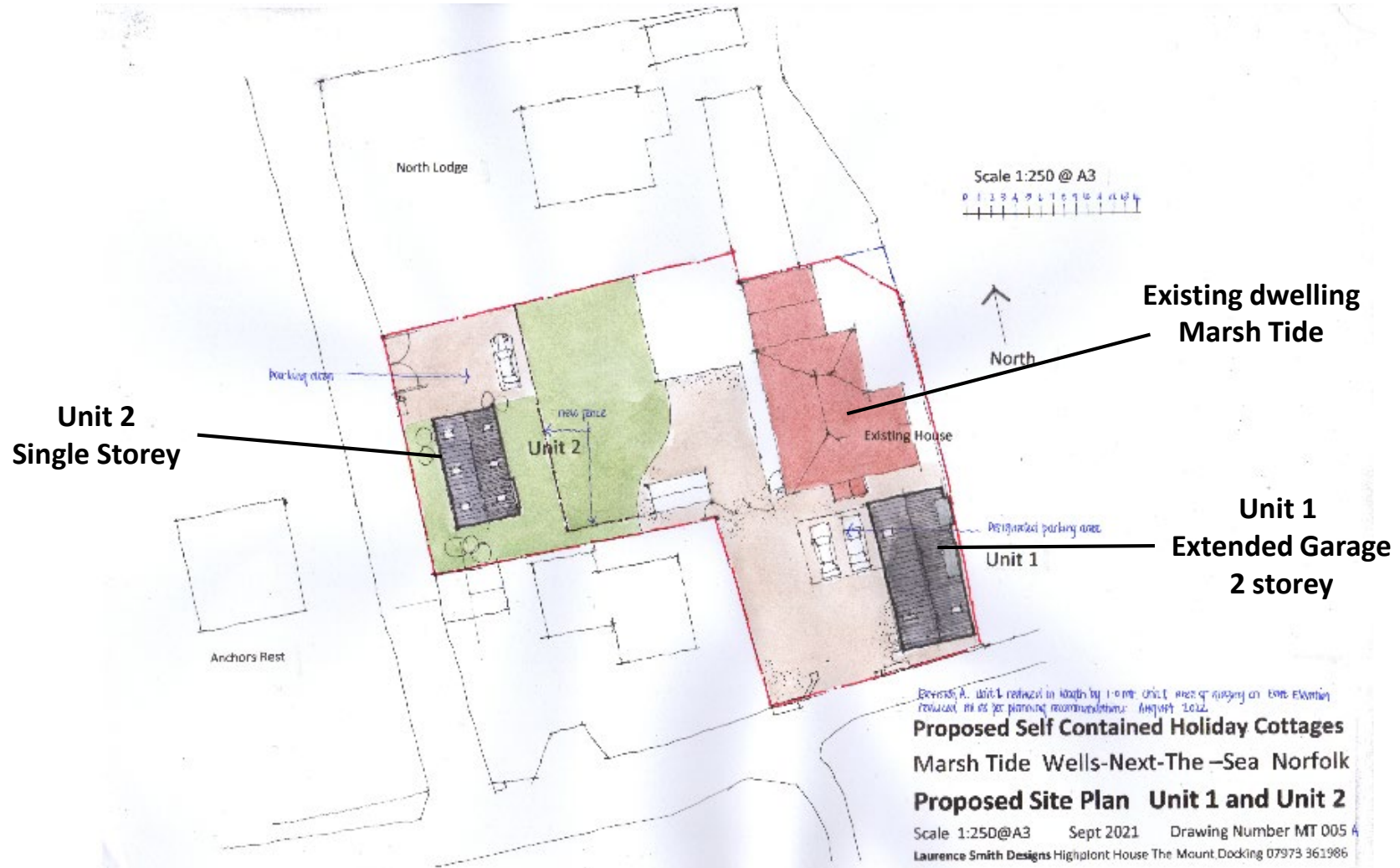
Settlement
Boundary

Countryside

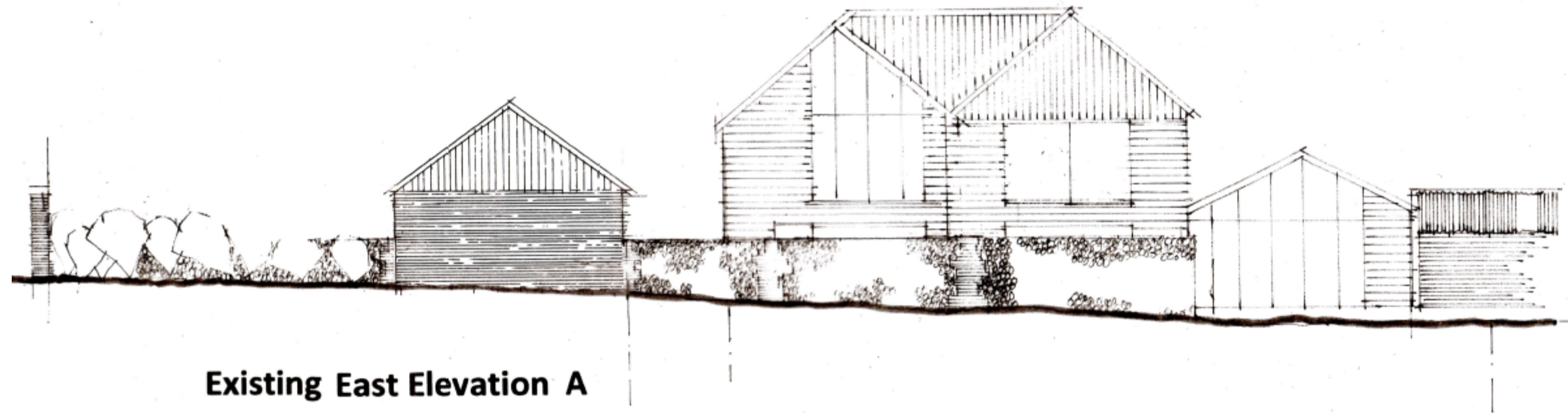
Residential
Area



PROPOSED SITE PLAN

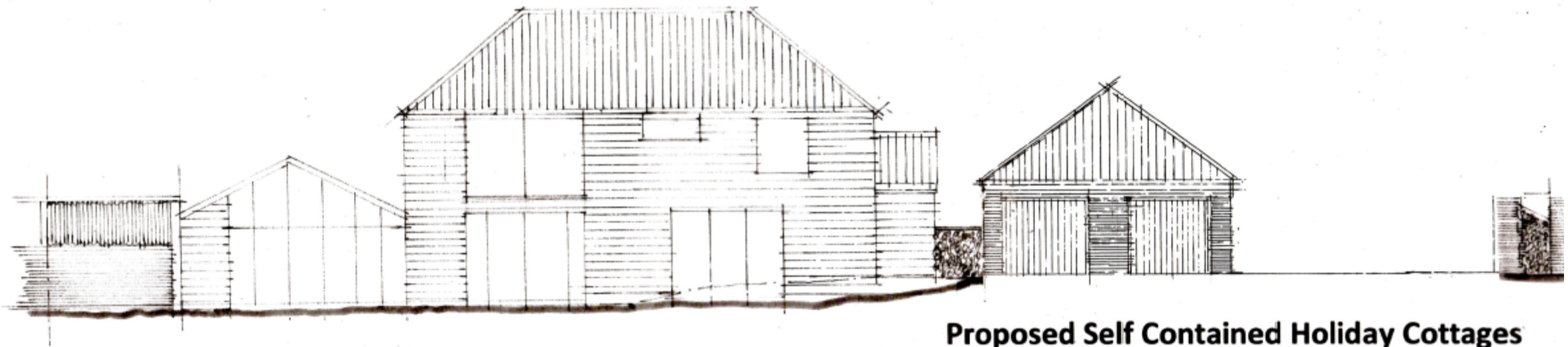


EXISTING ELEVATIONS - UNIT 1



Existing East Elevation A

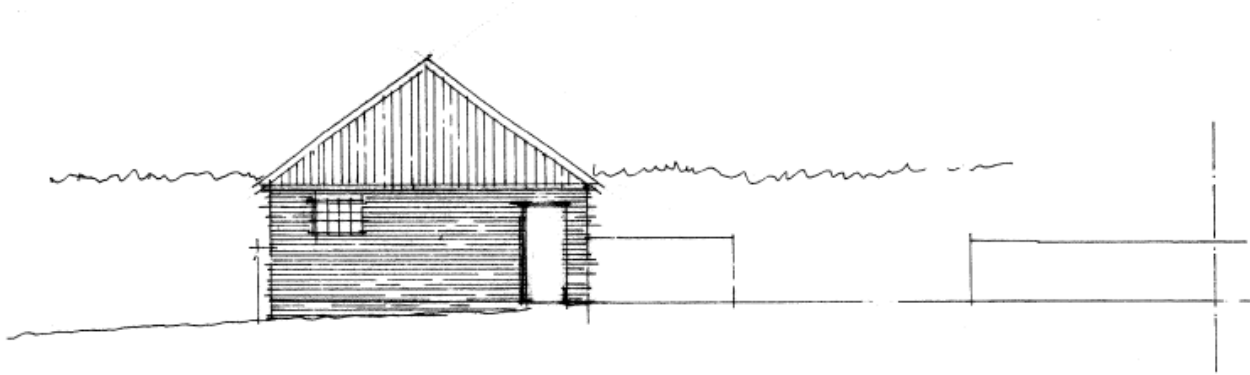
EXISTING ELEVATIONS – UNIT 1



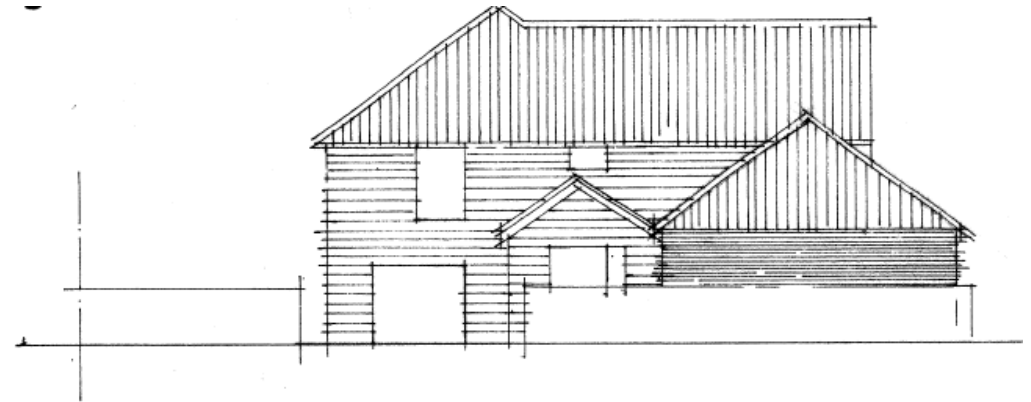
Existing West Elevation B

Proposed Self Contained Holiday Cottages
Marsh Tide Wells-Next-The-Sea Norfolk

EXISTING ELEVATIONS – UNIT 1



Existing North Elevation C

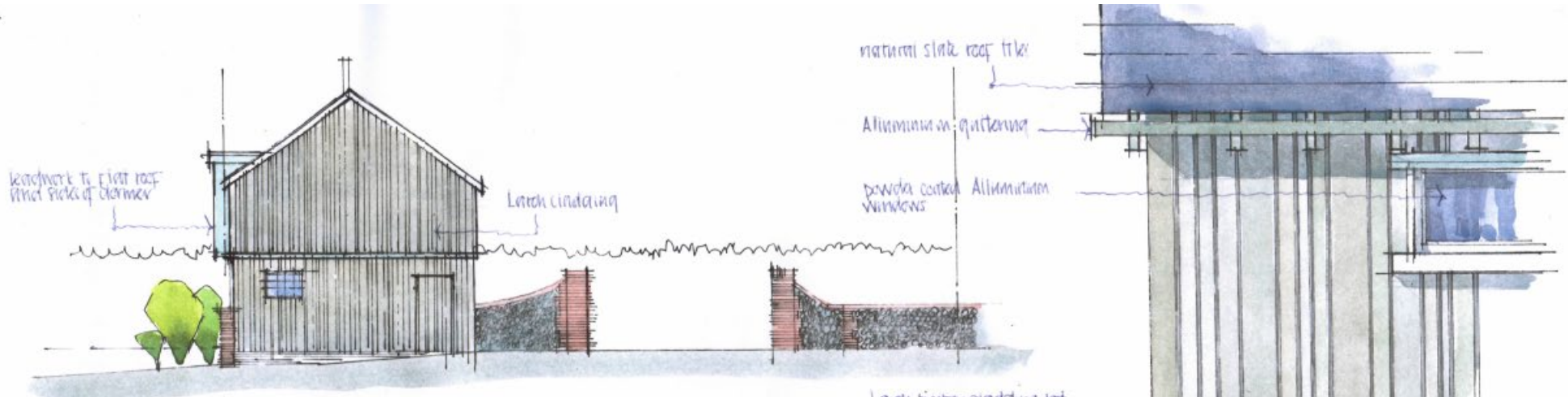


Existing South Elevation D

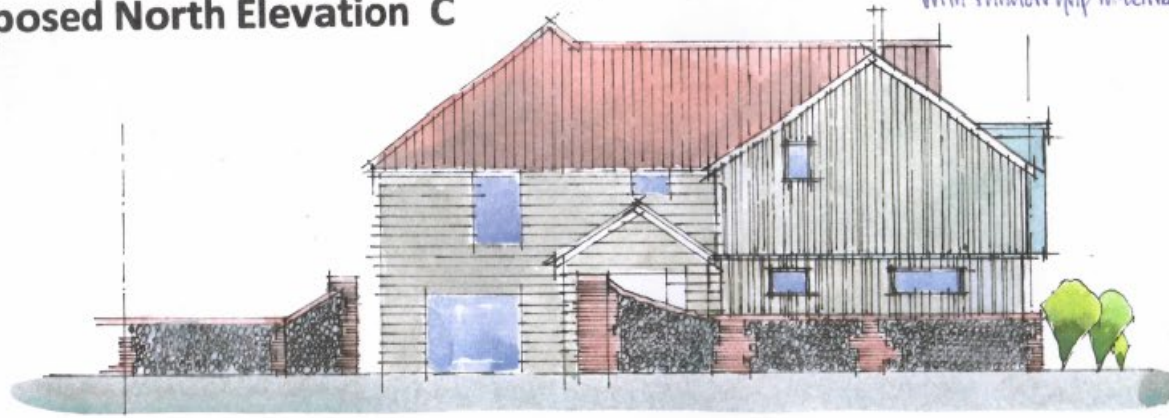
PROPOSED ELEVATIONS – UNIT 1



PROPOSED ELEVATIONS – UNIT 1



Proposed North Elevation C

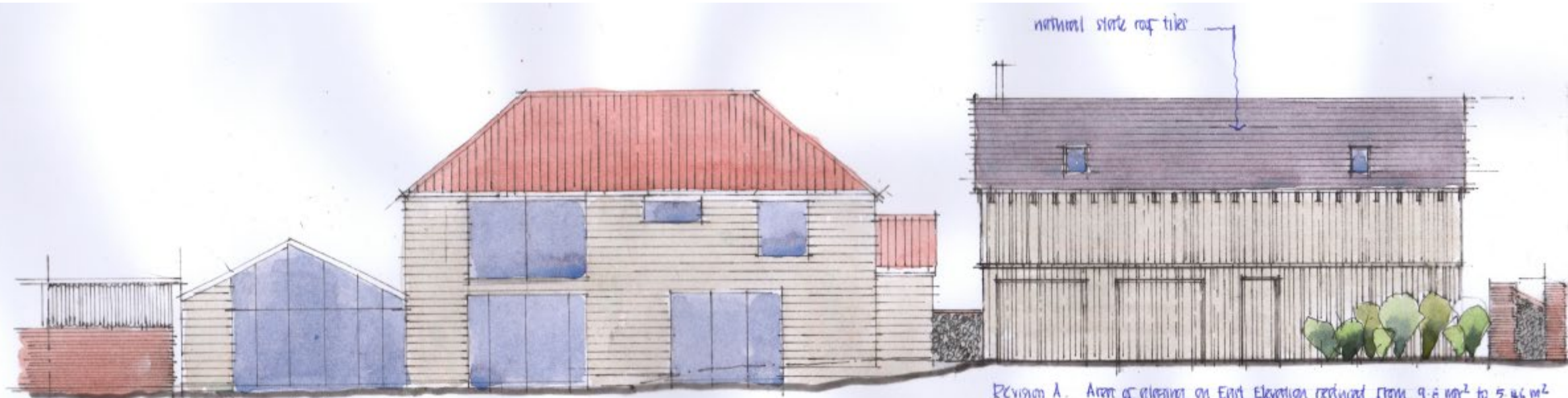


Proposed South Elevation D

Detail TC1 Timber cladding

existing wall

PROPOSED ELEVATIONS – UNIT 1



Existing dwelling

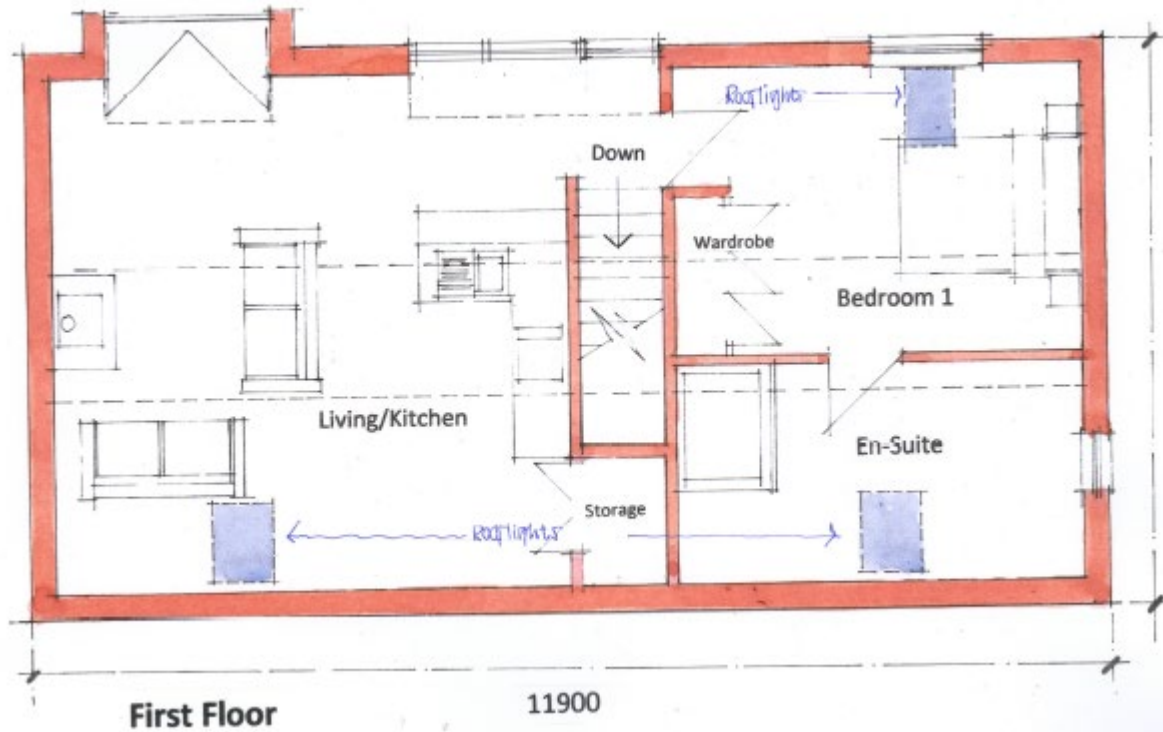
Proposed West Elevation B

Scale: Metres

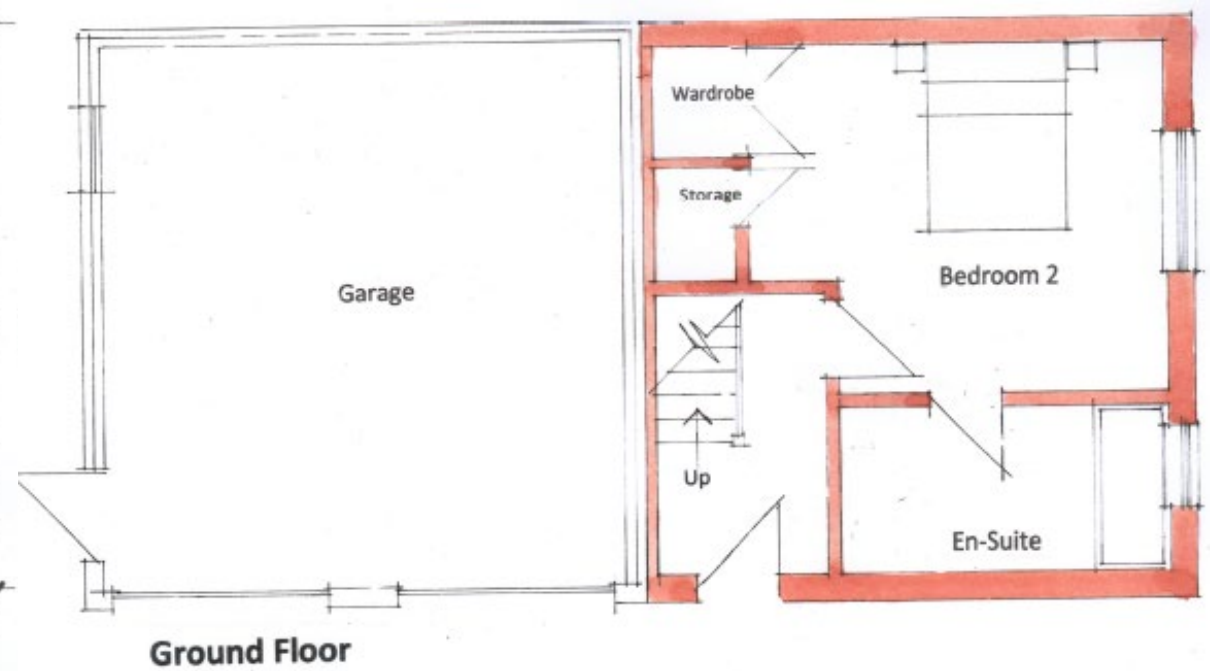
Revision A. Area of glazing on East Elevation reduced from 9.6 m² to 5.46 m² as recommended by planning department. August 2022

Proposed Self Contained Holiday Cottage
Marsh Tide Wells-Next-The-Sea Norfolk
Proposed Elevations Unit 1

PROPOSED FLOOR PLANS UNIT 1

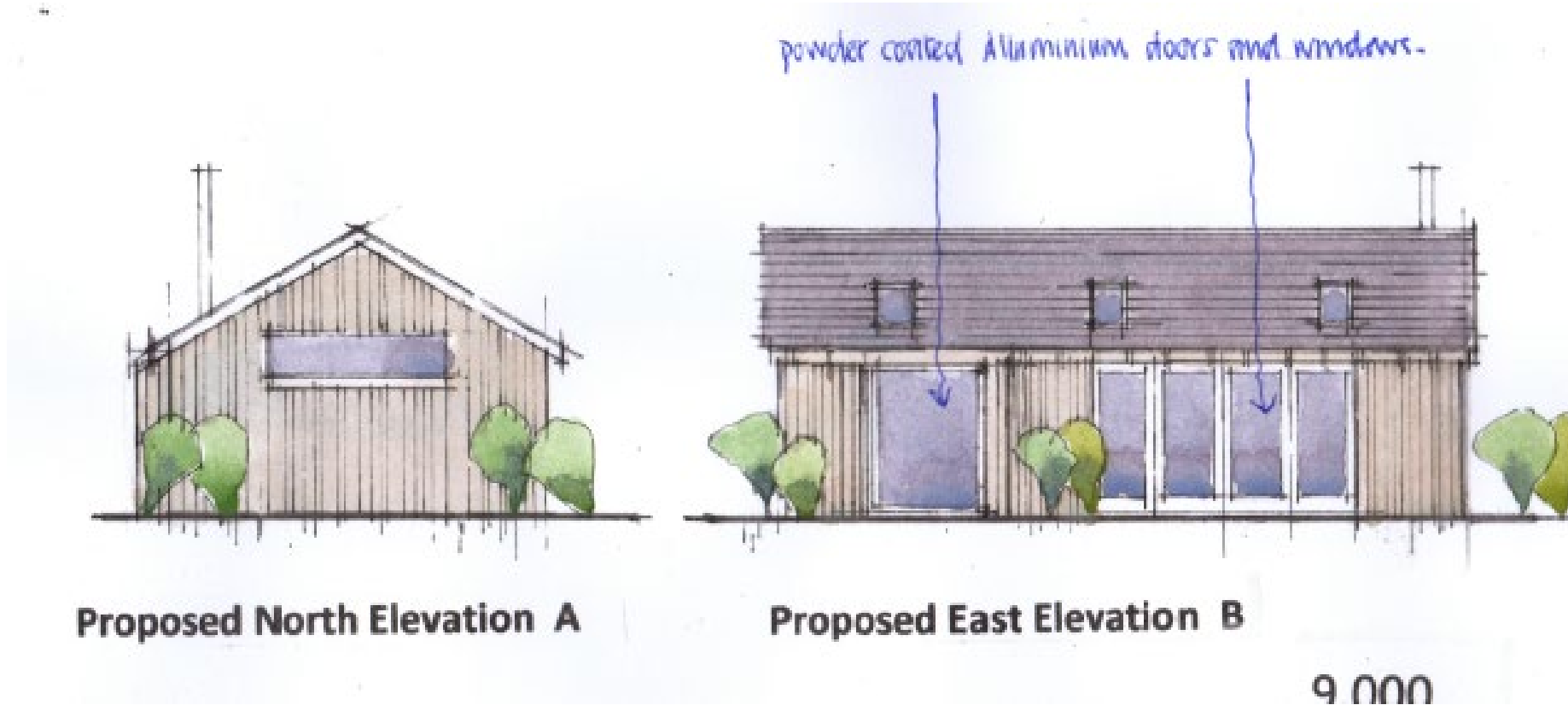


First Floor



Ground Floor

PROPOSED ELEVATIONS – UNIT 2

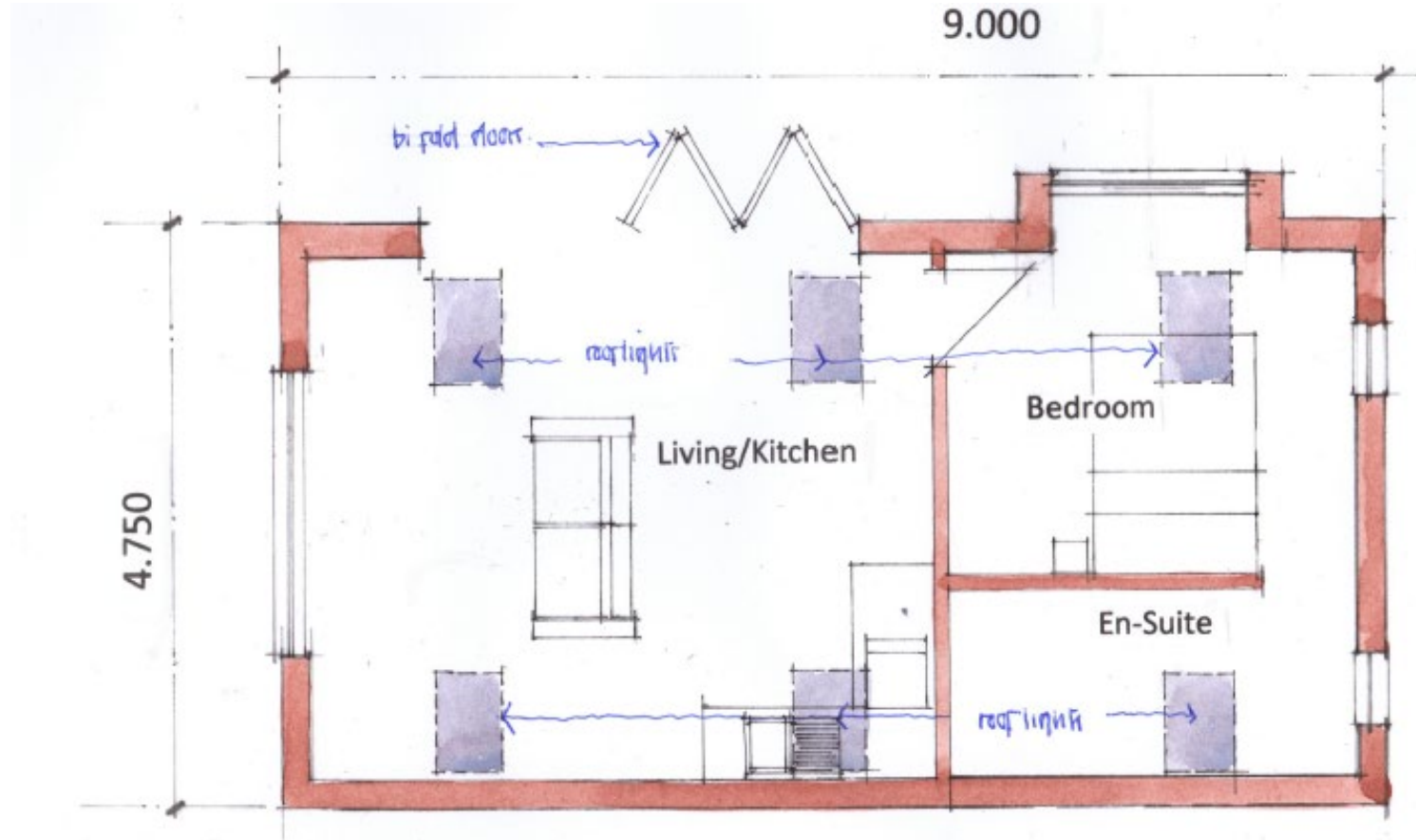


Source: Google Maps

PROPOSED ELEVATIONS – UNIT 2



PROPOSED FLOOR PLAN - UNIT 2



Proposed Ground Floor Plan

Scale: Metres 1:50 @A3

VIEW FROM NORTHFIELD LANE



Existing access to Northfield Lane

VIEW OF SITE FOR UNIT 2



VIEWS FROM EAST



VIEW LOOKING NW FROM TRACK



FURTHER VIEWS

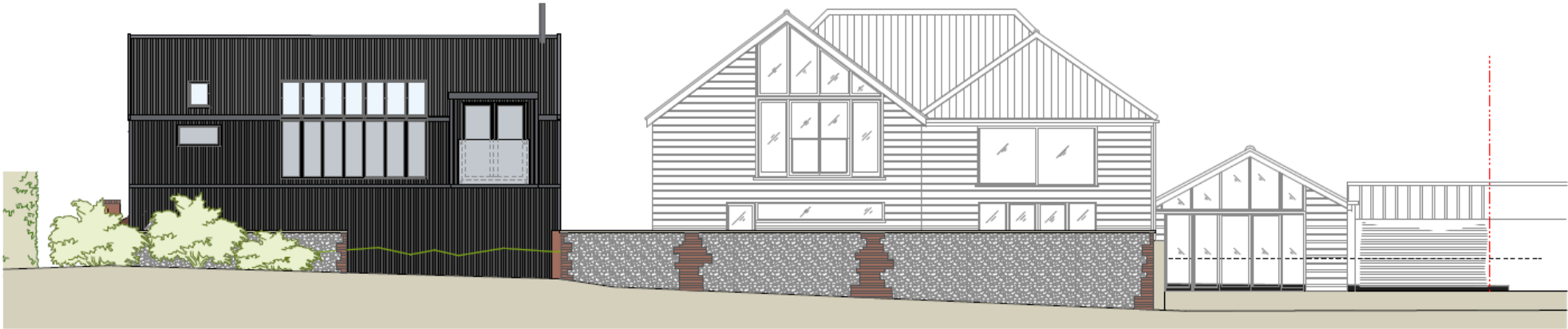


REAR (WEST) ELEVATION OF MARSH TIDE



VIEW LOOKING EAST ALONG NORTHFIELD LANE

EXTRACTS FROM PF/21/0690 - REFUSED



MT — East Elevation
1:100

Proposed east elevation Unit 1



MT — West Elevation
1:100

Proposed west elevation Unit 2

MAIN ISSUES

- **Whether the site is a suitable location for the proposed development with regard to the spatial strategy – i.e. whether the development is acceptable in principle**
- **The effect of the proposed development on the character and appearance of the area and landscape**
- **The effect on the living conditions of the occupiers of nearby dwellings**
- **The effect of the proposed development on the surrounding road network and parking**

RECOMMENDATION

APPROVAL subject to conditions to cover the matters listed below and any other considered necessary by the **Assistant Director - Planning**

- **Time limit for implementation**
- **Approved plans**
- **External materials**
- **Occupancy restriction**
- **Removal of permitted development rights for dormer windows or other openings in the roof of either building and no additional window or other openings at first floor and above in east facing elevation of Unit 1**
- **Parking**
- **External lighting**
- **GIRAMS – notification of commencement**

Final wording of the reasons to be delegated to the Assistant Director – Planning