

APPLICATION REFERENCE: PU/21/3221

LOCATION: Overstrand Garden Centre,
Mundesley Road, Overstrand

PROPOSAL: Continued use of land for storage
ancillary to Overstrand Garden Centre and
provision of overflow car parking for staff and
customers (Retrospective)



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION AERIAL IMAGE



Luytens Drive

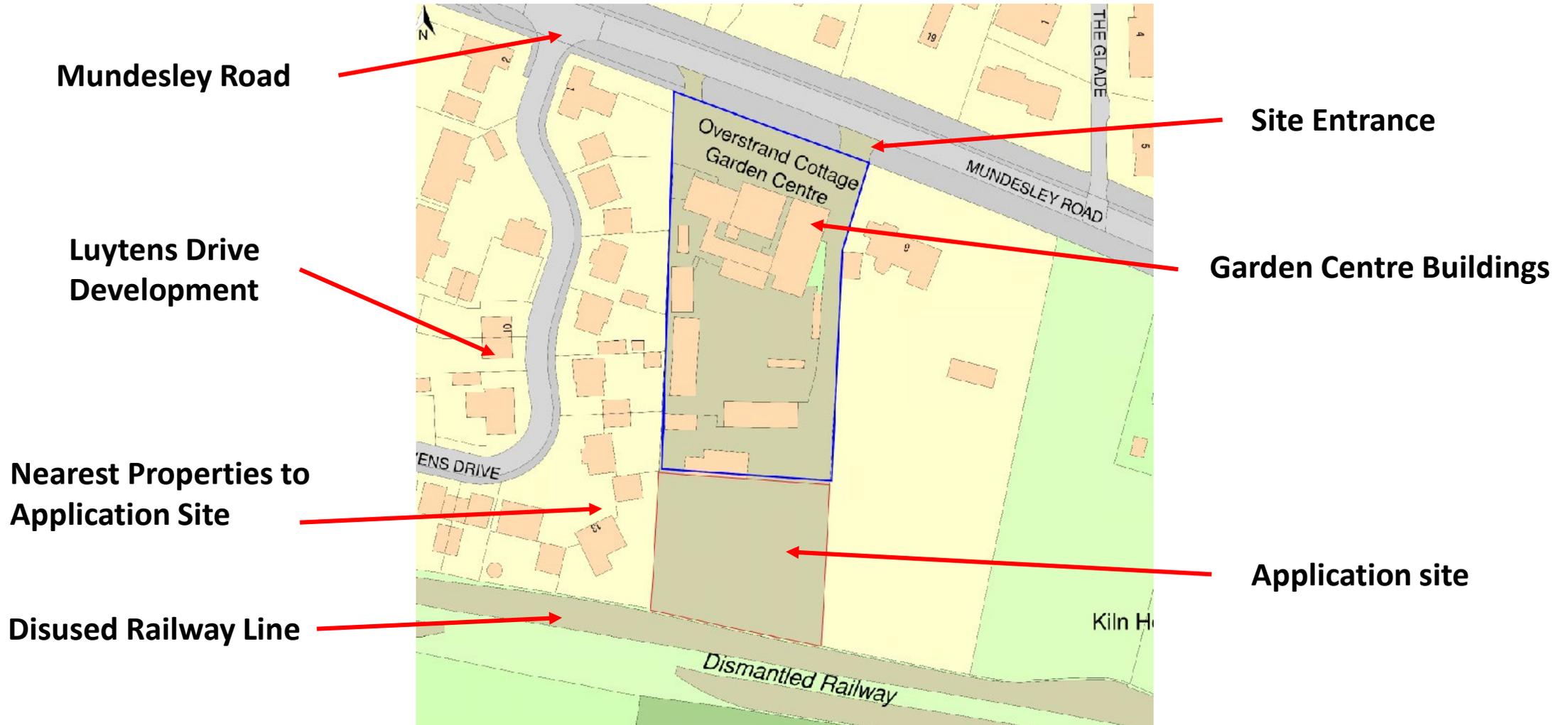
Mundesley Road

Overstrand Garden Centre Buildings

Disused Railway Line

Application Site

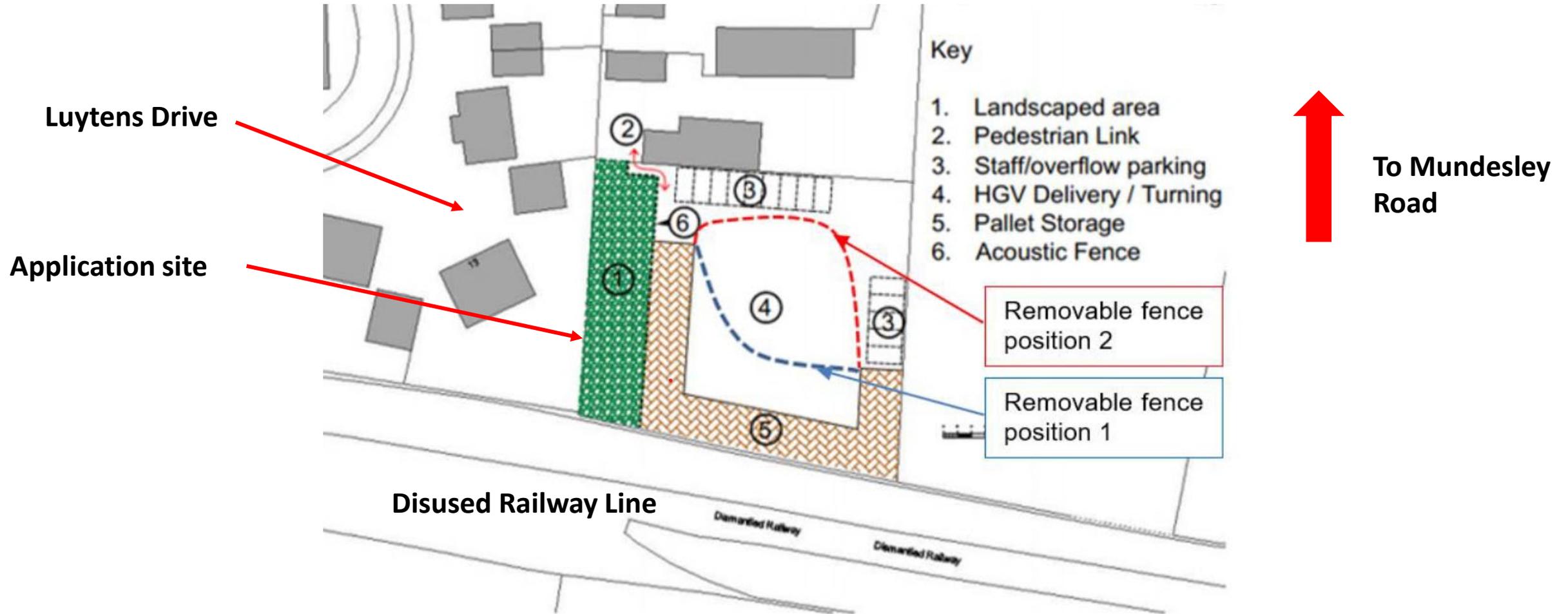
SITE LOCATION PLAN



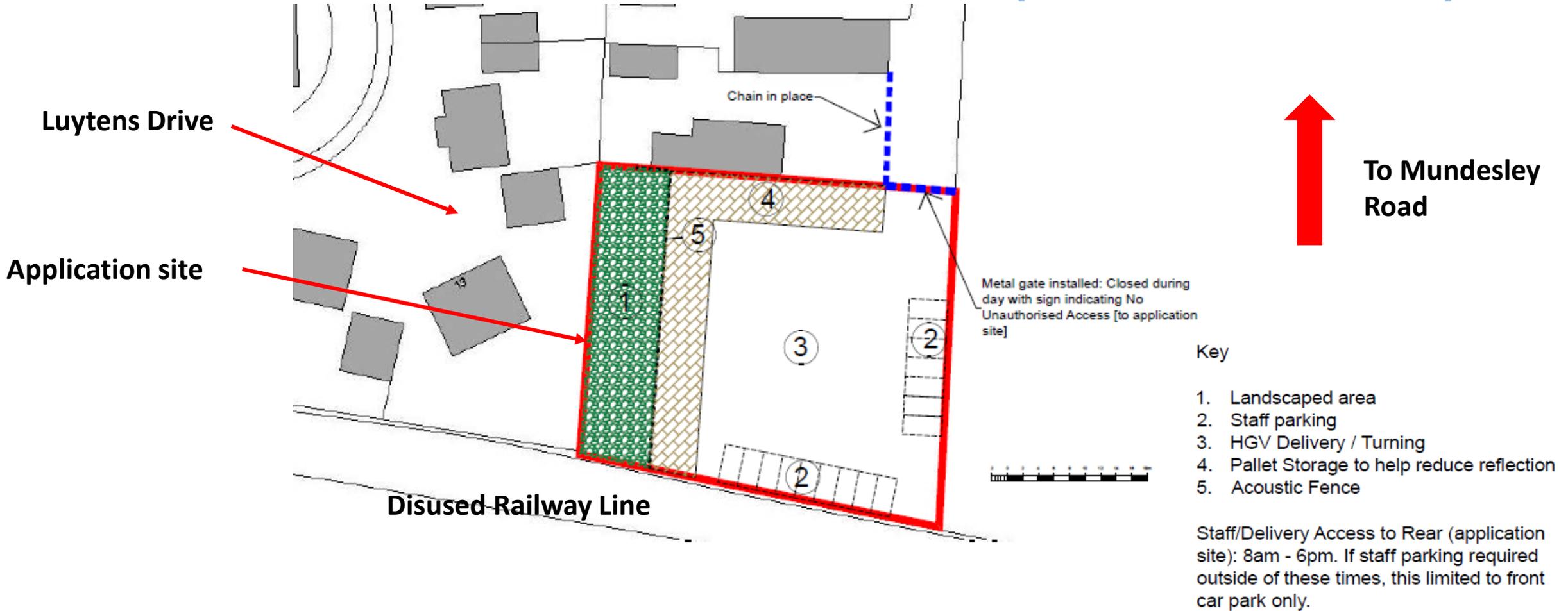
PROPOSED SITE LAYOUT PLAN (ORIGINAL)



PROPOSED SITE LAYOUT PLAN (First Revision)



PROPOSED SITE LAYOUT PLAN (Final Revision)



VIEW FROM SITE LOOKING WEST TOWARDS LUTYENS DRIVE DEVELOPMENT

Disused Railway Line



Lutyens Drive

Application Site

VIEW OF SITE LOOKING NORTH & WEST



Rear of
Properties on
Luytens Drive

Shed to be
removed

Proposed Car
Parking Area

Application
Site

VIEW LOOKING NORTH FROM SITE ALONG ACCESS TOWARDS MUNDESLEY ROAD



VIEW LOOKING SOUTH TOWARDS DISUSED RAILWAY LINE

Disused Railway Line



Shared
Boundary
with Luytens
Drive Estate

Application Site (laid to gravel)

VIEW LOOKING WEST FROM SITE TOWARDS SHARED BOUNDARY WITH LUYTENS DRIVE

Application Site



Shared Boundary with Luytens Drive

VIEW LOOKING SOUTH & WEST FROM EXISTING GARDEN CENTRE

Application Site
to rear of fence



Luyten Drive
properties

Storage Area
– part of
original
Garden
Centre site

VIEW LOOKING SOUTH TOWARDS SITE ALONG ACCESS FROM MUNDESLEY ROAD

Disused Railway Line

Application Site

Boundary with No. 6
Mundesley Road

Existing Access Drive



VIEW ACROSS GARDEN CENTRE FRONTAGE LOOKING WEST FROM SITE EXIT



Existing Car
Parking Area

Existing
Entrance

Mundesley
Road

Existing Exit

VIEW ACROSS GARDEN CENTRE FRONTAGE ROAD LOOKING EAST FROM ENTRANCE



Site Exit

Garden Centre Buildings

Existing Car Parking Area

Site Entrance

Mundesley Road

VIEW OF SITE BOUNDARY FROM LUYTENS DRIVE (NEAREST PROPERTIES) LOOKING TOWARDS SITE



**Disused
Railway Line**

Application Site

MAIN ISSUES

- Principle and site history
- Design and heritage impacts
- Residential amenity and environmental considerations
- Landscape impacts including upon the Undeveloped Coast
- Highway safety

RECOMMENDATION

RECOMMENDATION: APPROVAL

Delegate **APPROVAL** to the Assistant Director for Planning subject to:

1. **No new grounds of objection from consultees following re-consultation period;**
2. **The imposition of appropriate conditions** (detailed list of draft conditions to be provided to Development Committee ahead of the meeting); **and**
3. **Any other conditions that may be considered necessary at the discretion of the Assistant Director for Planning**