

# APPLICATION - PF/21/2186

Location – Land On Langham Road between Langham and Morston

Description – Change of use of land to storage of caravans and boats, siting of 39 storage containers, siting of portable building for office use and erection of boundary fence



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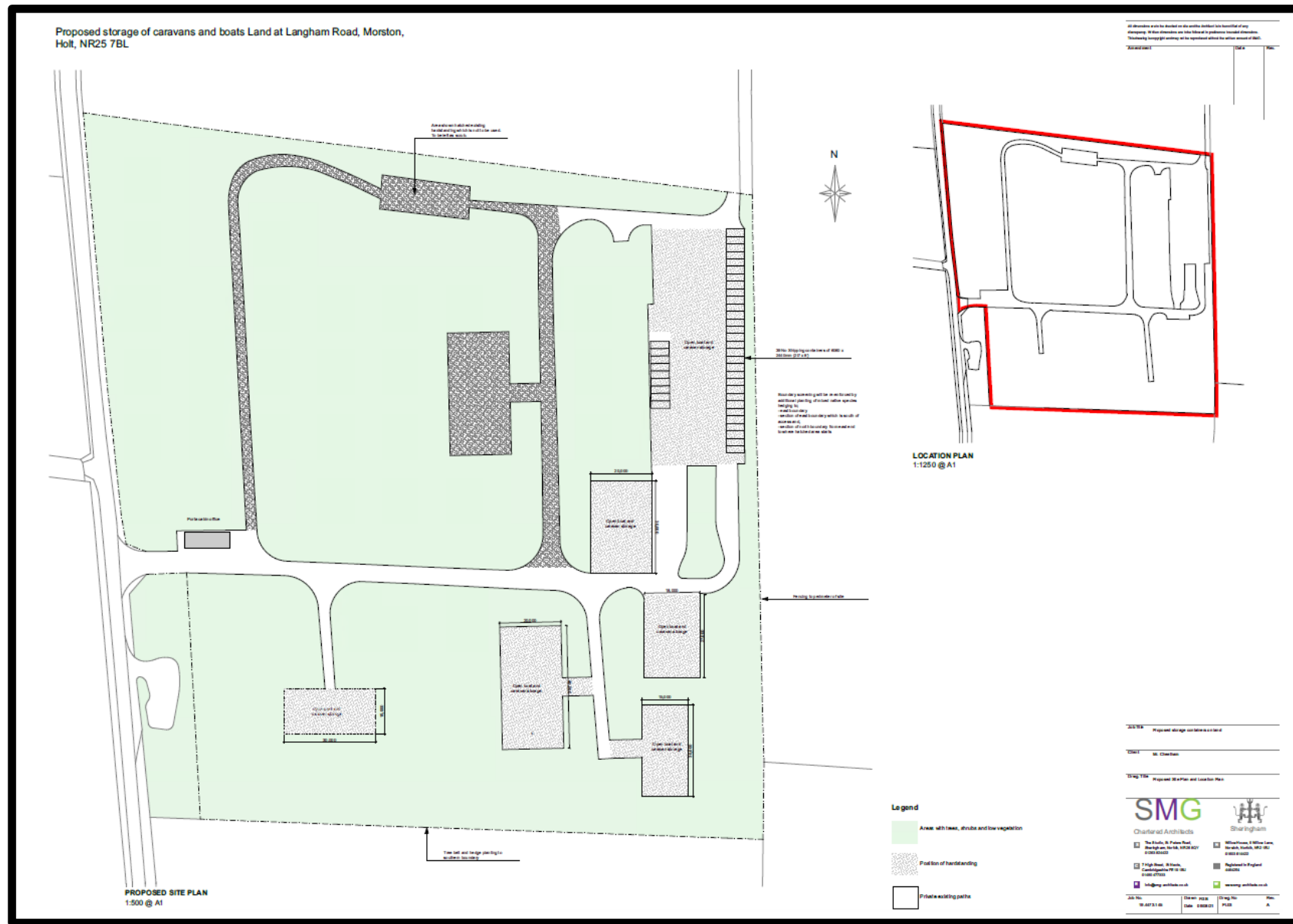
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

22 December  
2022

# Site Context



# Site Context



# Views



# Views

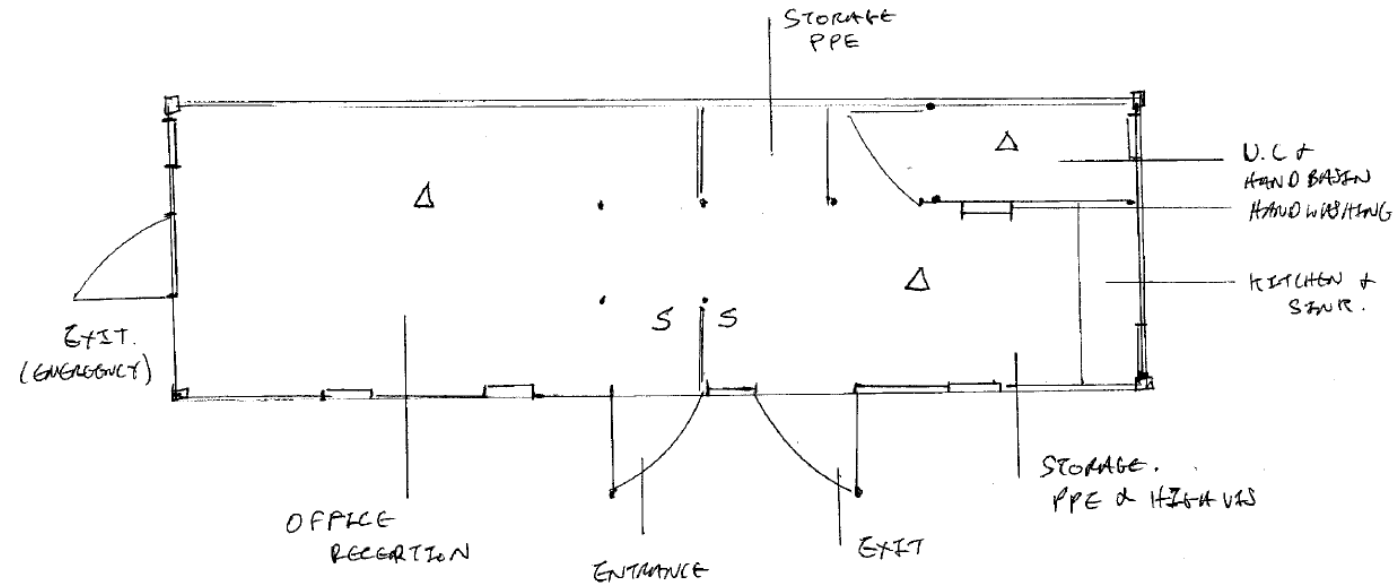
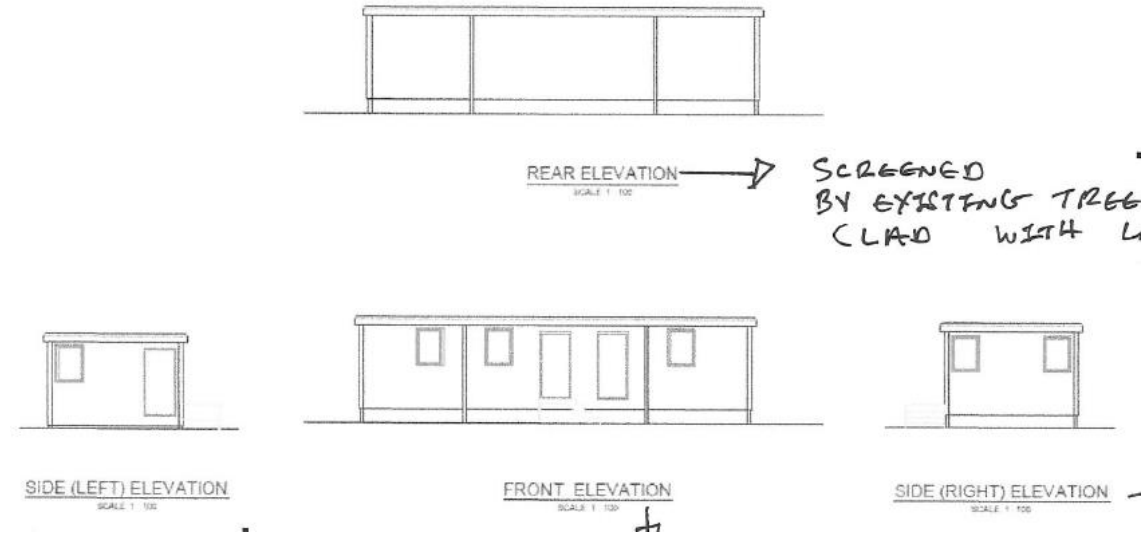


# Views



# Appearance

- The 39 containers would each measure 6.058m long, 2.438m wide and 2.59m tall.
- The below photo is an example container provided by the applicant. The details of the exact containers, including their colour is not known at this stage.
- Cabin would be clad in larch boards.



# Main issues

- Principle of development – Policies SS 1, SS 2 and SS 5
- Impact of development within Norfolk Coast AONB and landscape character – Policies EN 1 and EN 3
- Impact of development within Undeveloped Coast – Policy EN3
- Design considerations – Policy EN 4
- Impact of development on biodiversity – Policy EN 9
- Impact of development on highway network/safety – Policy CT 5
- Impact of development on residential amenities – Policy EN 4
- Economic benefits associated with the development



# Recommendation

- The proposals would conflict with a number of Development Plan policies, including SS 1, SS 2, EN 1, EN 2, EN 3, EN 4 and EN 9.
- There would be economic and employment generating benefits associated with the development.
- A search for alternative locations, which may be preferable, has not been demonstrated by the applicant.
- Great weight is given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty as required by NPPF paragraph 176.
- The harms identified would outweigh the benefits of the development.
- The proposals would not be in accordance with the requirements of the Development Plan, and it has been concluded that there are no material considerations which would outweigh departure from the Development Plan. **Therefore, refusal of the application is recommended.**