

APPLICATION REFERENCE: PF/21/3458

LOCATION: Land At Woodland, Browns Covert,  
Hindolveston Road, Fulmodeston

PROPOSAL: Erection of two one-bed tree  
houses with external works and servicing (to  
include biorock drainage system and solar  
panels)



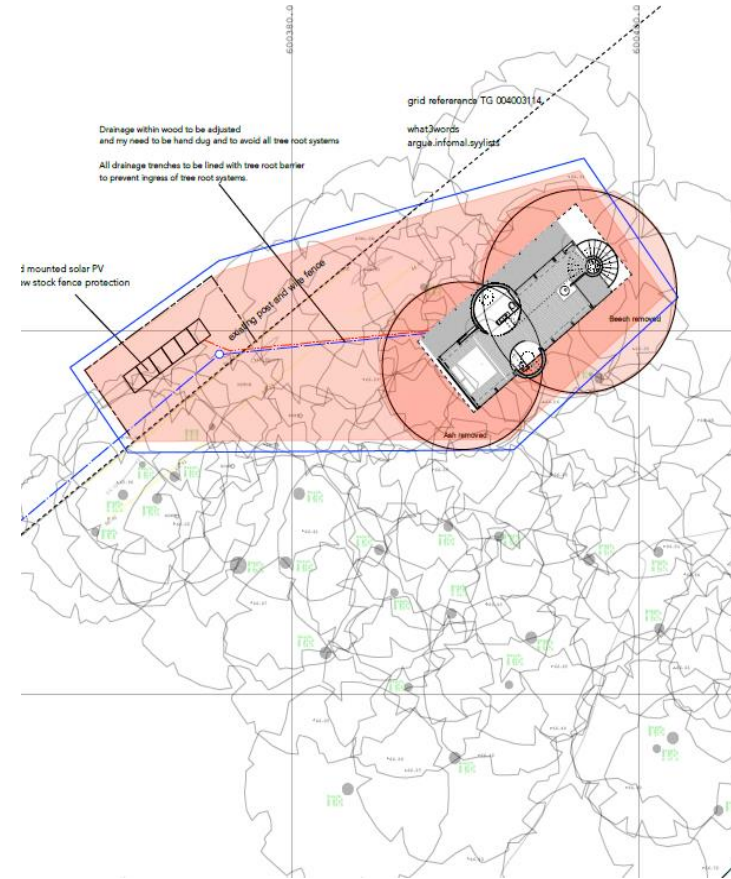
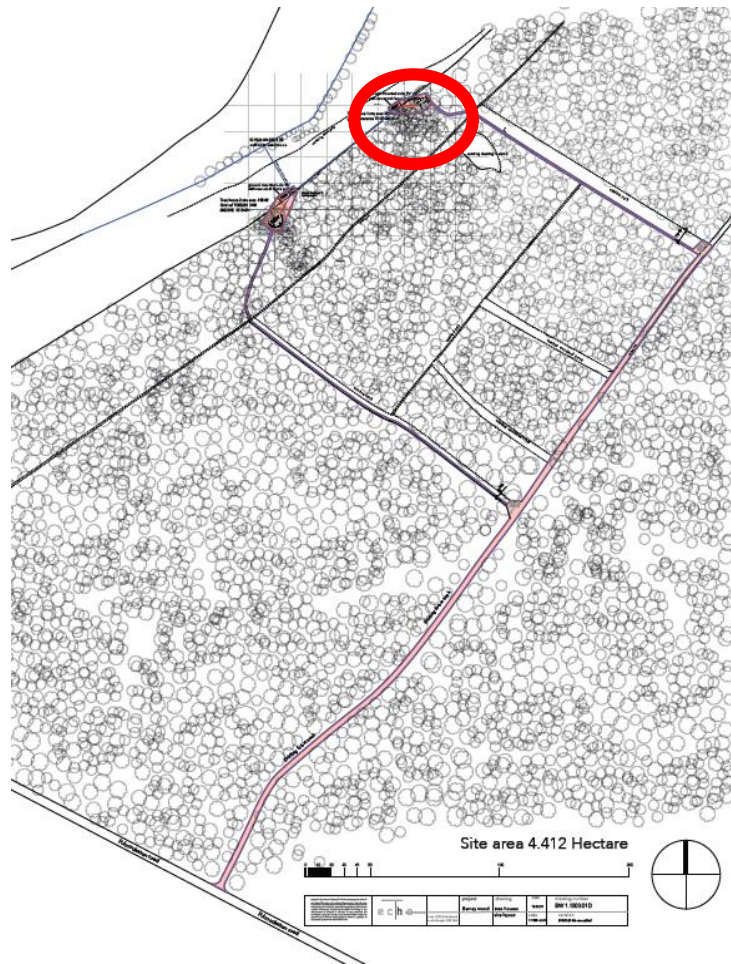
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

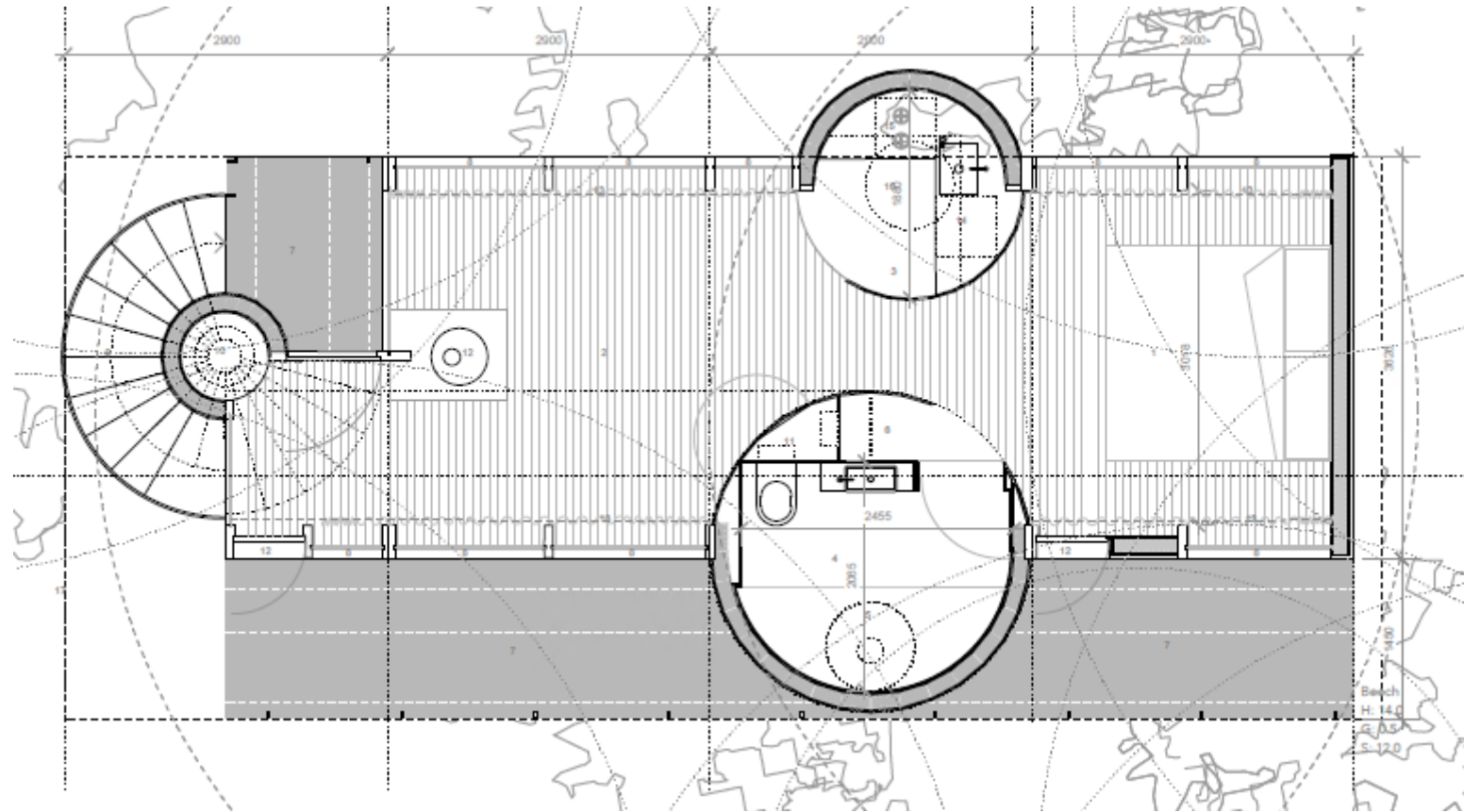
# Site Location Plan



# Tree House 1 - Site Plan

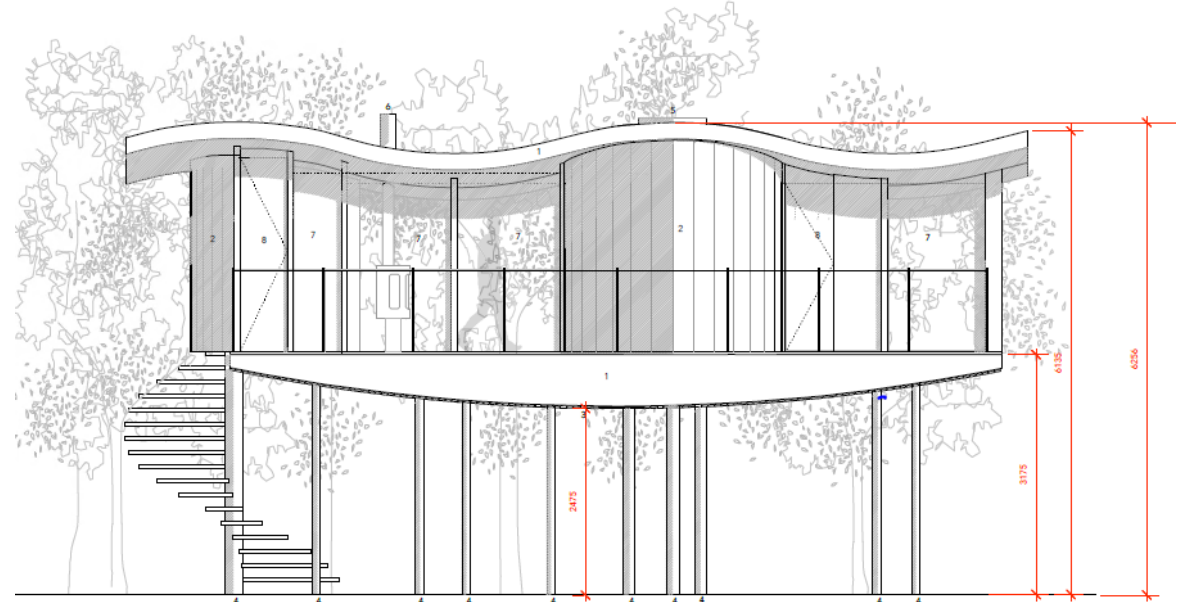
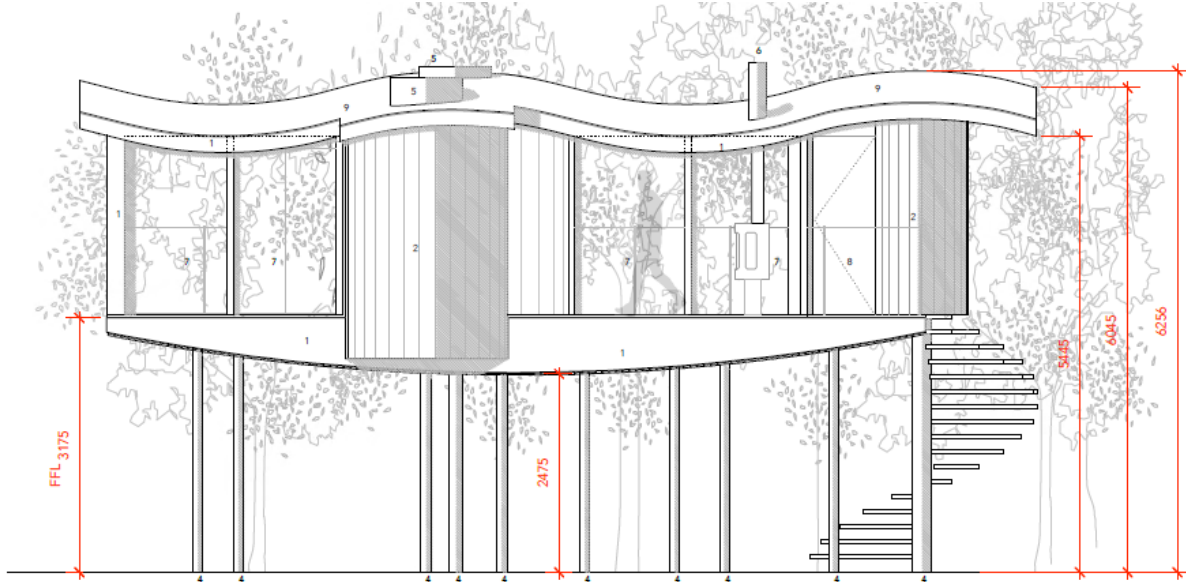


# Tree House 1 - Floor Plan

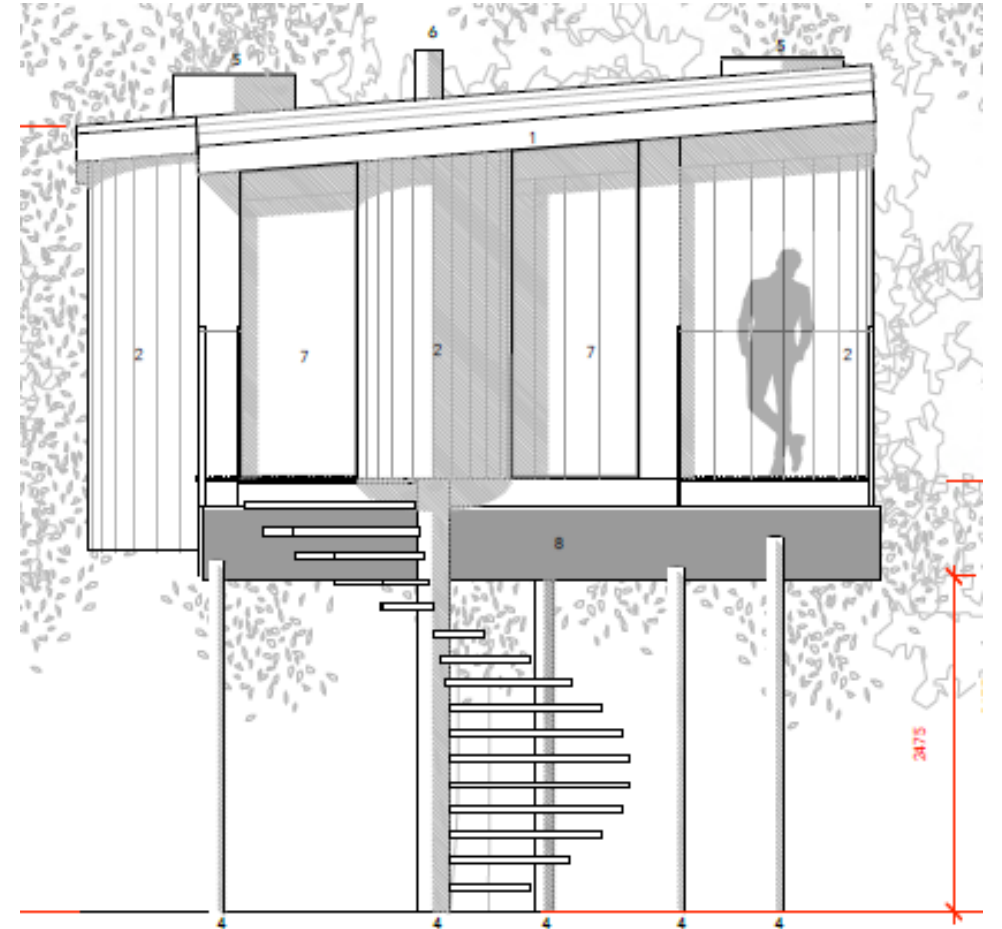
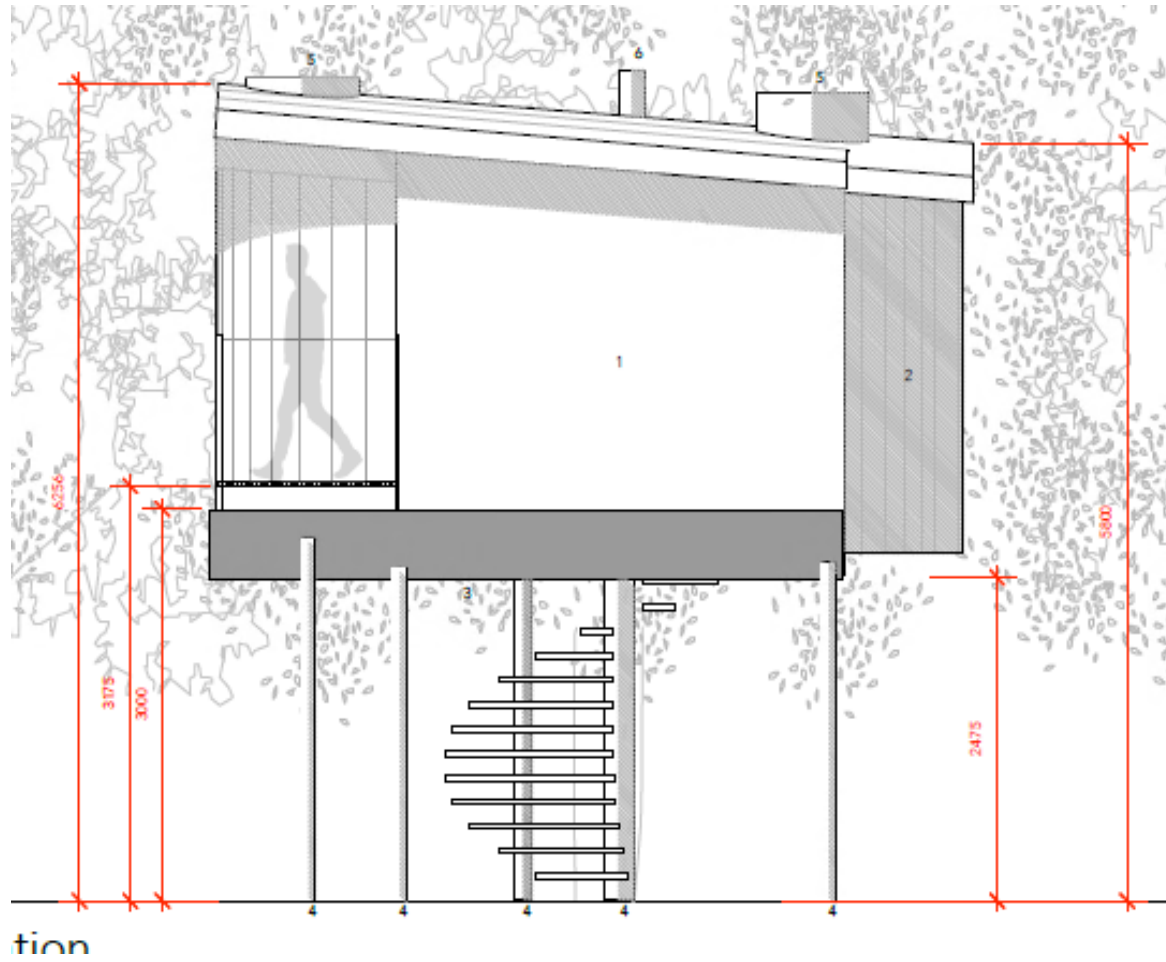


# Tree House 1 South East Elevation

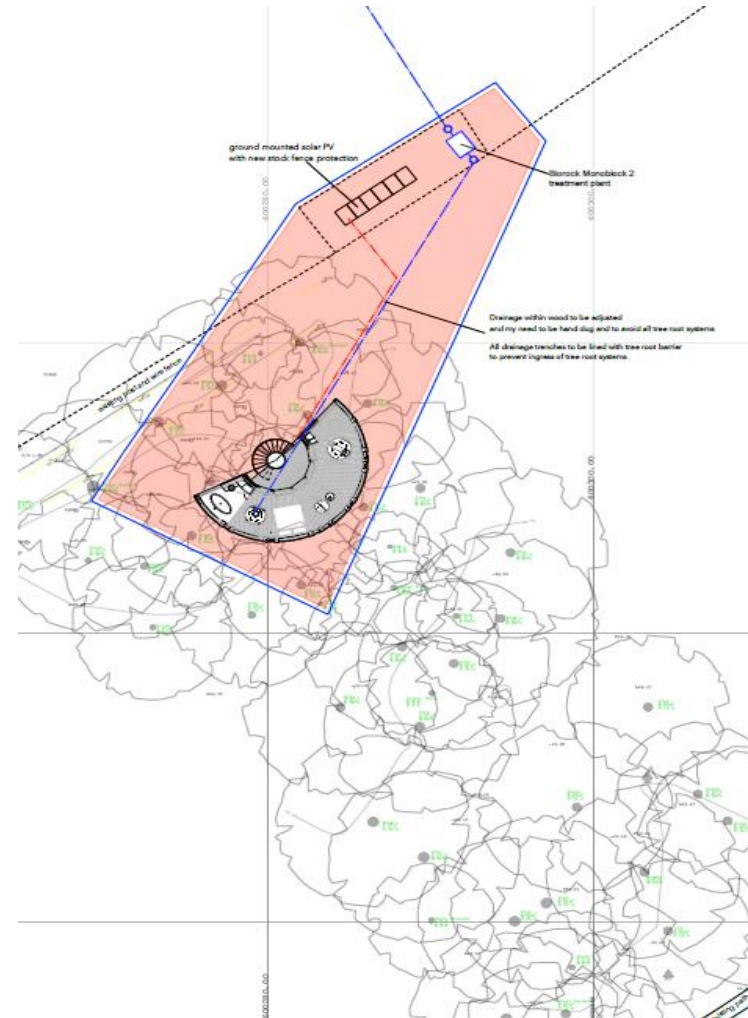
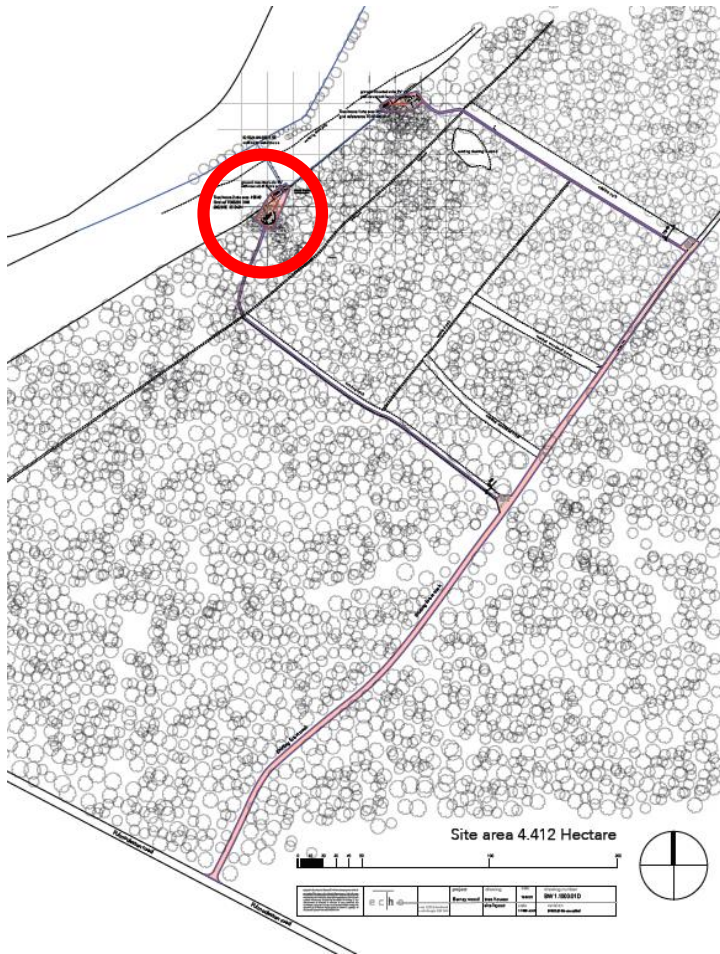
# Tree House 1 North West Elevation



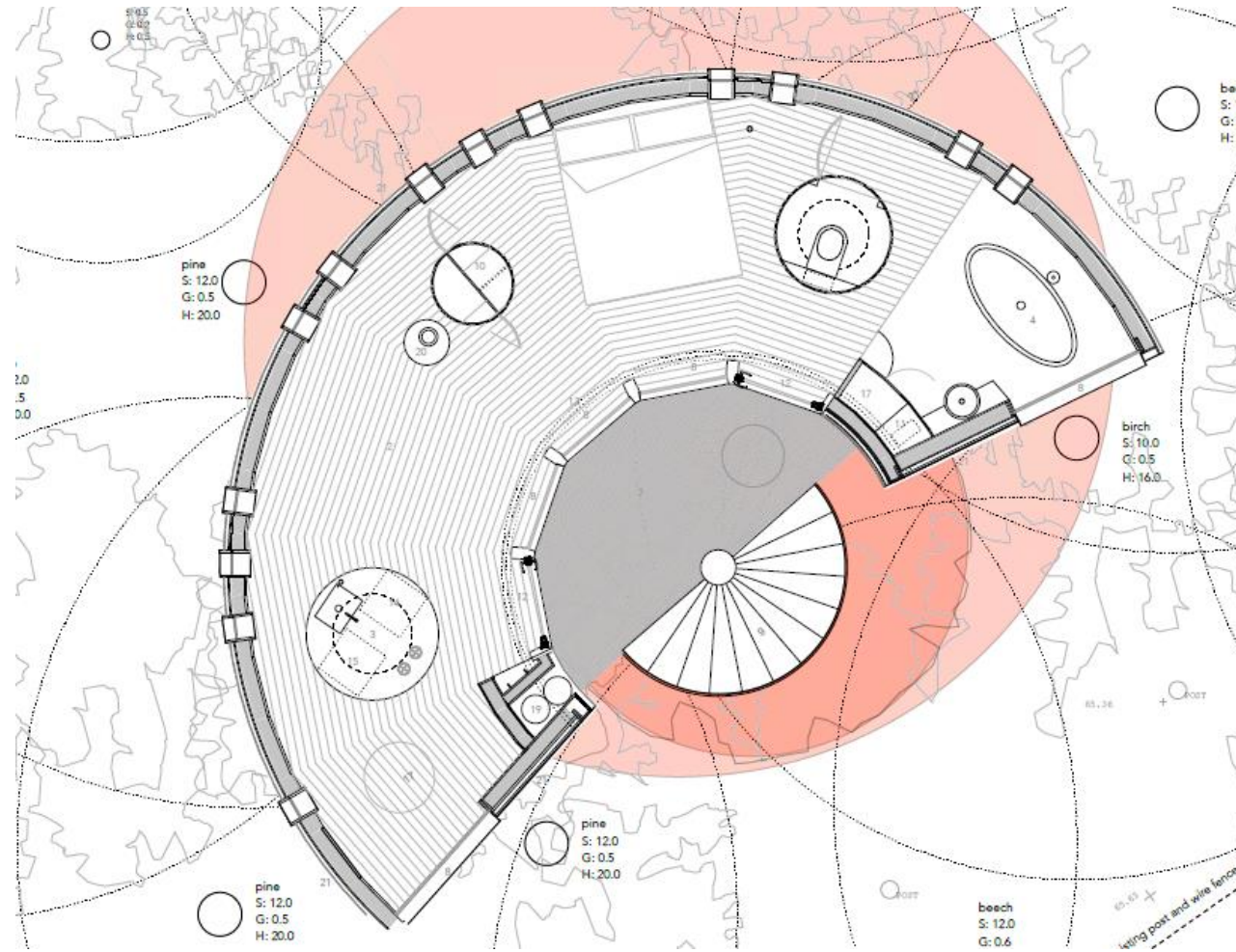
# Tree House 1 South West Elevation Tree House 1 North East Elevation



# Tree House 2 - Site Plan

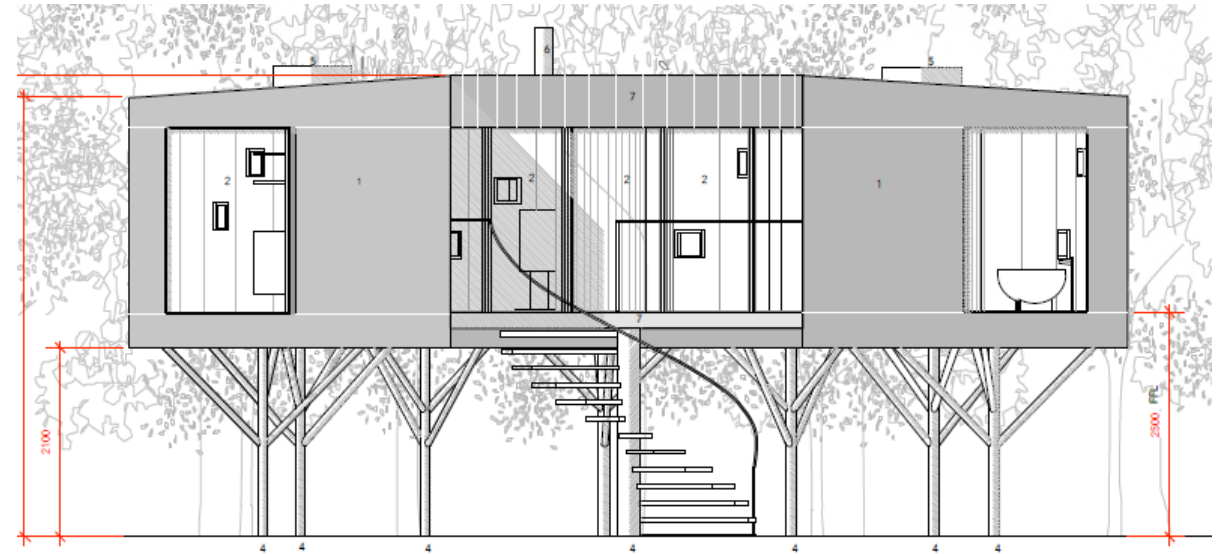
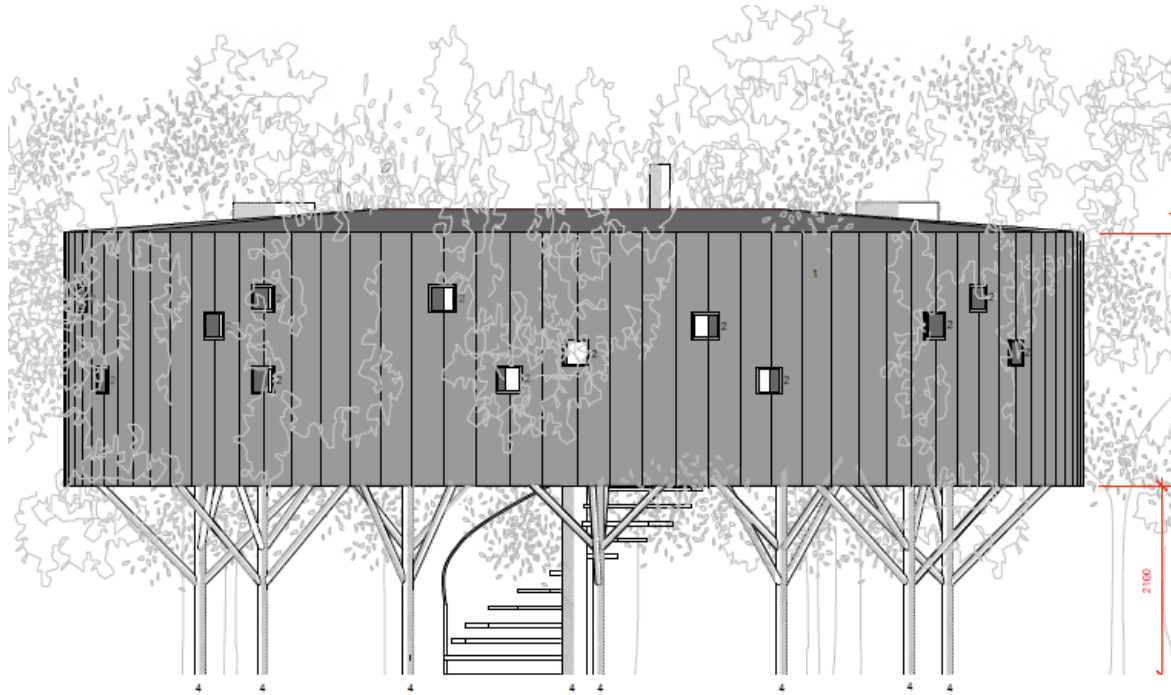


# Tree House 2 - Floor Plan





# Tree House 2 South East Elevation Tree House 2 North West Elevation



# Key elements of the applications

1. Whether the proposed development is acceptable in principle
2. The effect on the character and appearance of the area and landscape
3. The effect on protected species
4. The effect on trees
5. The effect on the living conditions of any nearby residents
6. Whether the proposed development would have any highway and parking impacts
7. Whether the proposed development would have any flooding or drainage impacts
8. The effect on designated habitats sites
9. Other Considerations

# View Point - Looking north west within the site



## View Point - Looking north west within the site



# View Point - Looking south east into the site



# View Point - Looking north west out from the site into the pastureland where the PROW would pass.



# View Point - Looking north west along the access for Treehouse 1



## View Point - Looking north west along the access for Treehouse 2

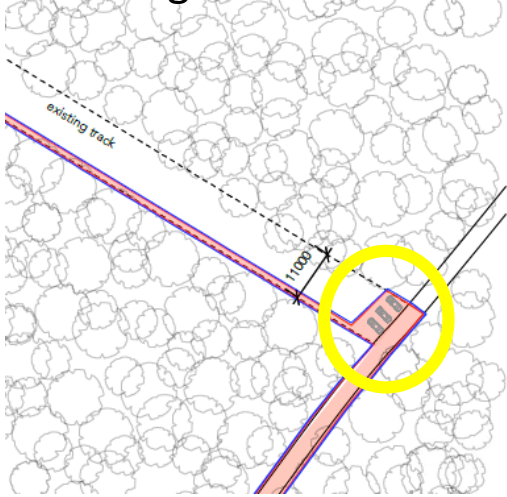




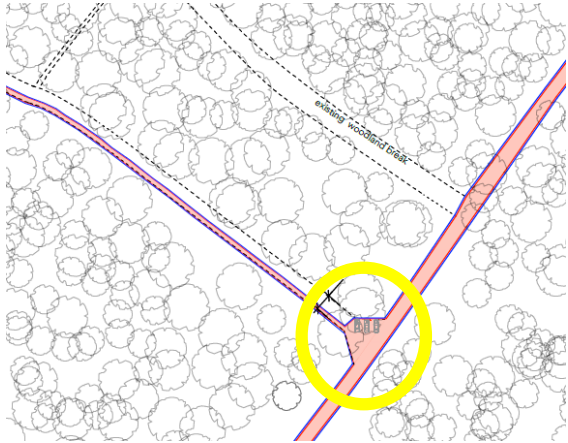
# Access and Parking



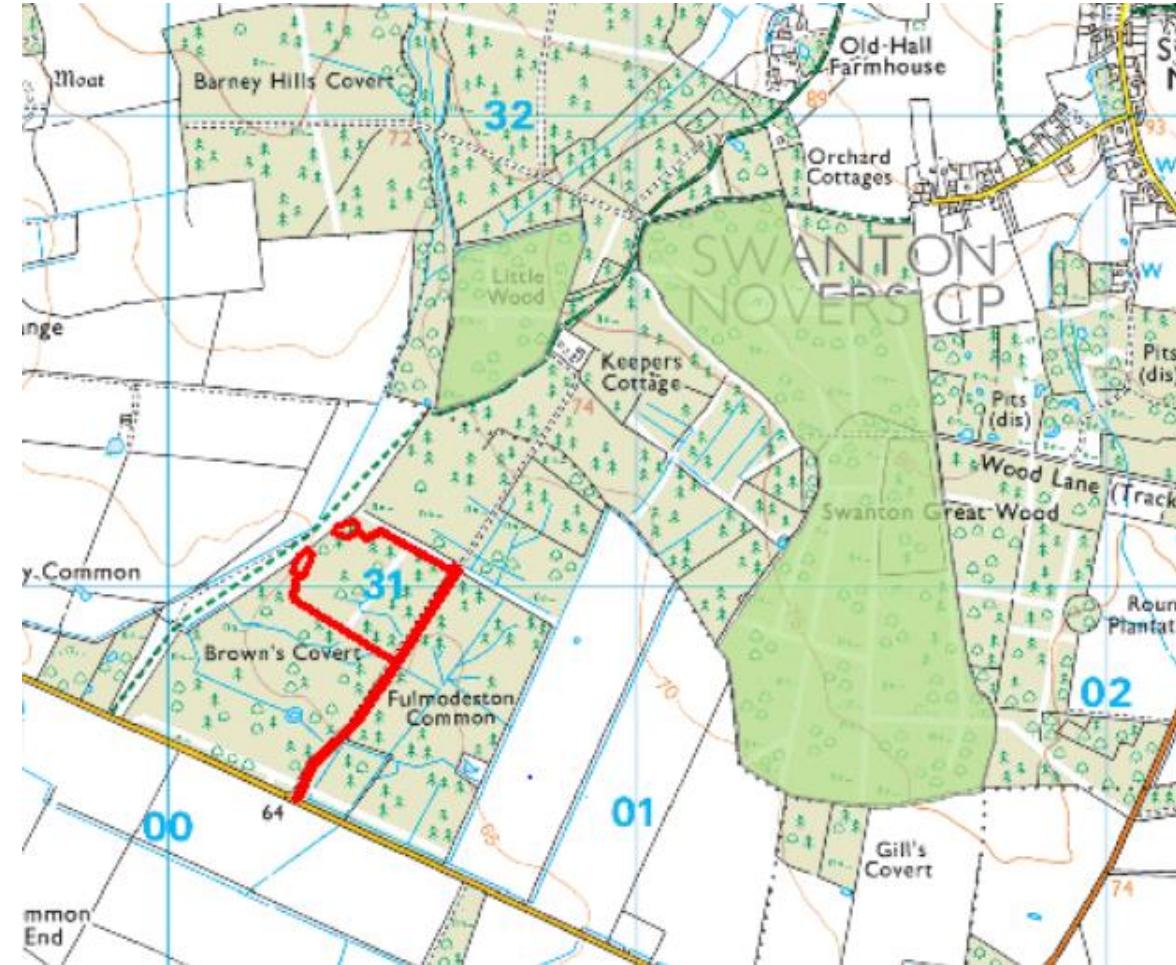
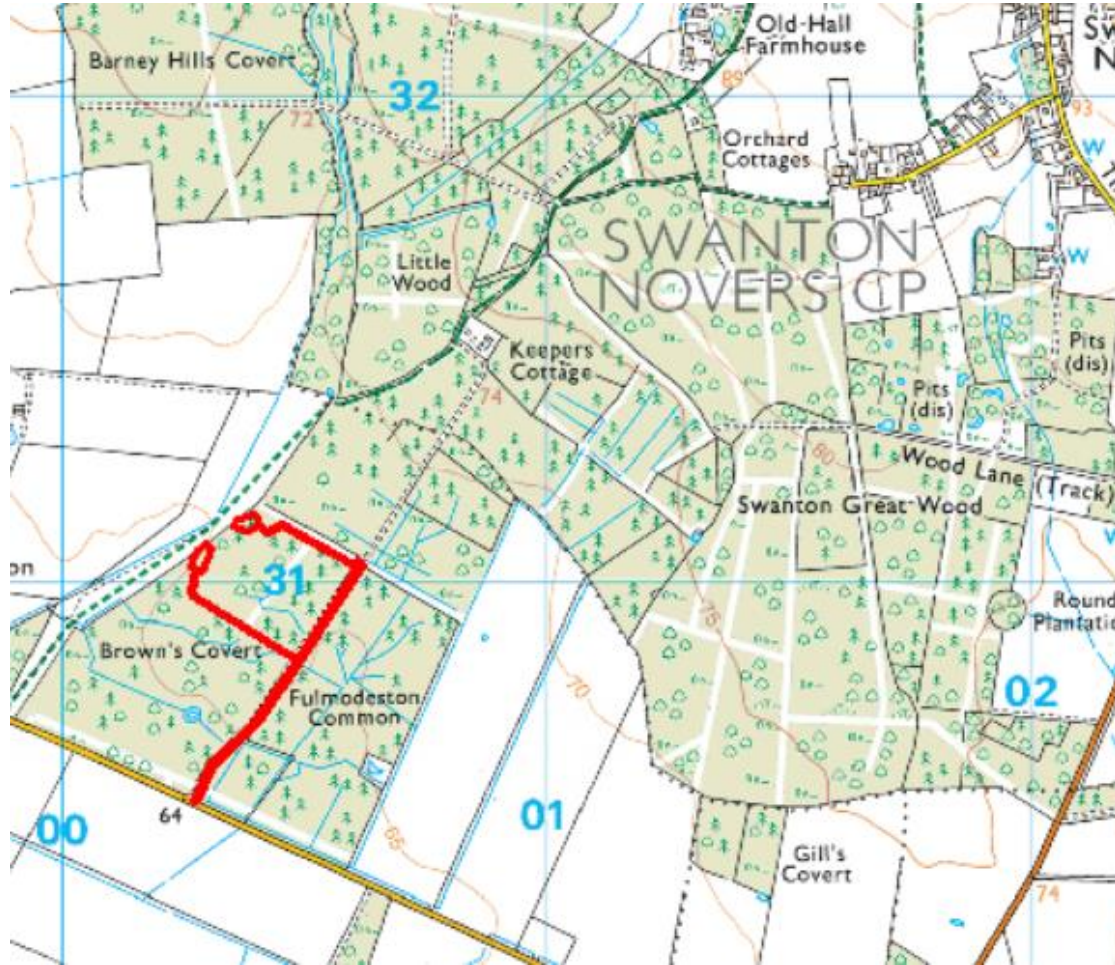
Parking for Treehouse 1



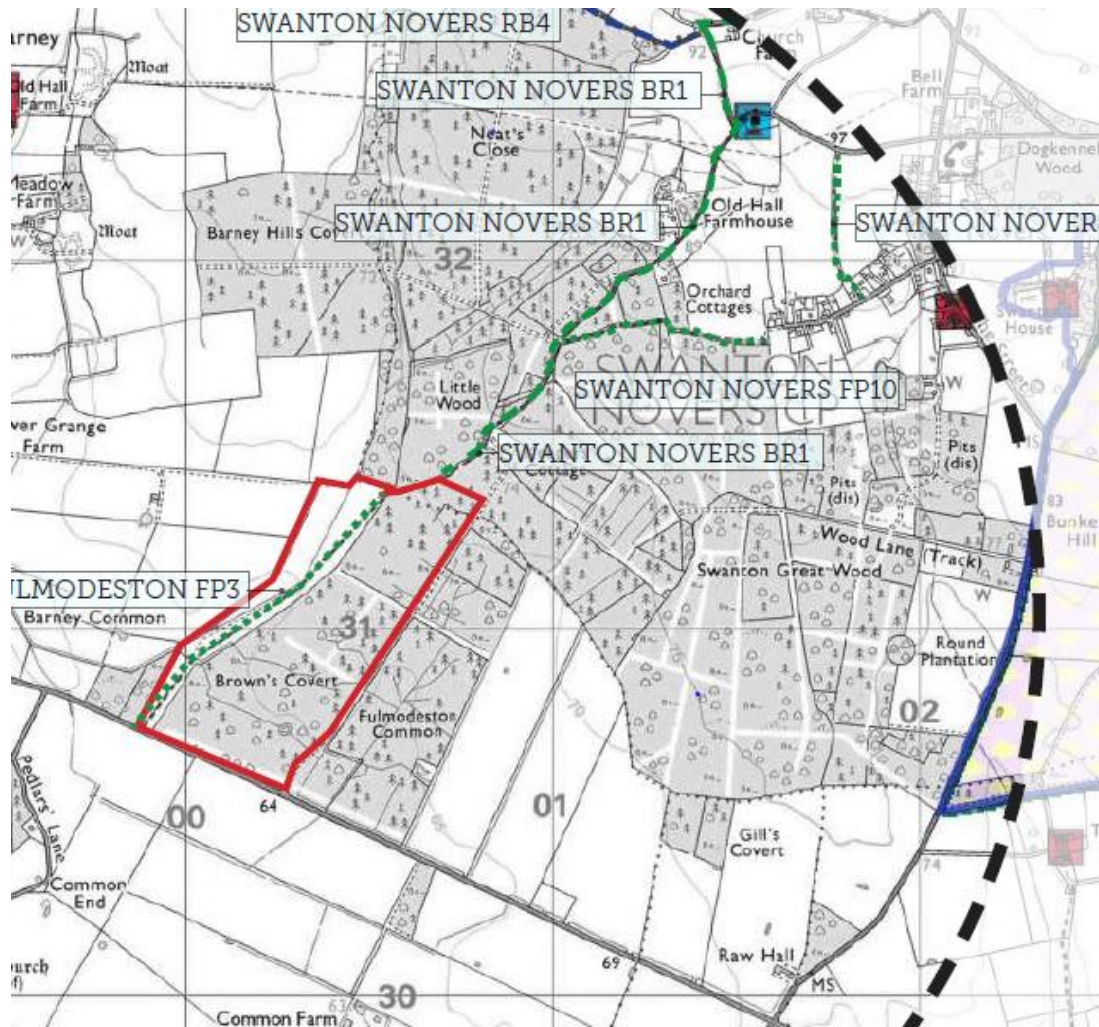
Parking for Treehouse 2



# National Nature Reserve



# Public Foot Path and Bridleway



- ..... Bridleway
- - - - - Public Footpath
- Site Location

Runs east of the application site

Taken from the LVIA

# Views looking north east along the PROW



Taken from the LVIA

# View looking south west along the PROW



# **Delegate authority to the Head of Planning to REFUSE due to the following:**

- **Policy EC 7 states that proposals for new un-serviced holiday accommodation in the countryside will be treated as though they are permanent residential dwellings and will not be permitted. The site lies within the countryside as designated within Policy SS 1 of the Core Strategy and the proposed tree houses would be fully self-contained and therefore un-serviced, the proposal therefore fails to comply with Policy EC 7 of the North Norfolk Core Strategy.**
- **The proposal would be contrary to Policy EC1 as it would not constitute diversification of a farm business.**
- **The proposed development, by virtue of its design, in particular the extent and level of glazing would fail to protect the appearance, tranquillity and rurality of the surrounding rural landscape (identified as Tributary Farmland landscape character area (North Norfolk Landscape Character Assessment, SPD 2021) resulting in changes to the prevailing landscape character from increased recreation pressure and light pollution. The proposed development is therefore contrary to the requirements of Policies SS 4, EN 2, EN 4 and EN 9 of the adopted North Norfolk Core Strategy, Para 's 130, 134 and 174 of the NPPF and the principles set out in the North Norfolk Landscape Character Assessment, 2021 (NNLCA SPD) and the North Norfolk Design Guide (SPD).**
- **It is considered that the proposal is remote from local service centre provision conflicting with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car as required by Policy CT 5 of the adopted Core Strategy and the aim of Policy EC7 in relation to new tourism development given its remote countryside location. The proposed development would therefore conflict with Policy CT5, EC7 and para 105 of the NPPF.**

## **Final wording for the reason to be delegated to the assistant Director of Planning**