

# APPLICATION REFERENCE: PF/22/1660

LOCATION: Land to the east of The Reef  
Leisure Centre, Weybourne Road, Sheringham

PROPOSAL: 37 suite apartment hotel (Class  
C1) with associated access, parking and  
landscape



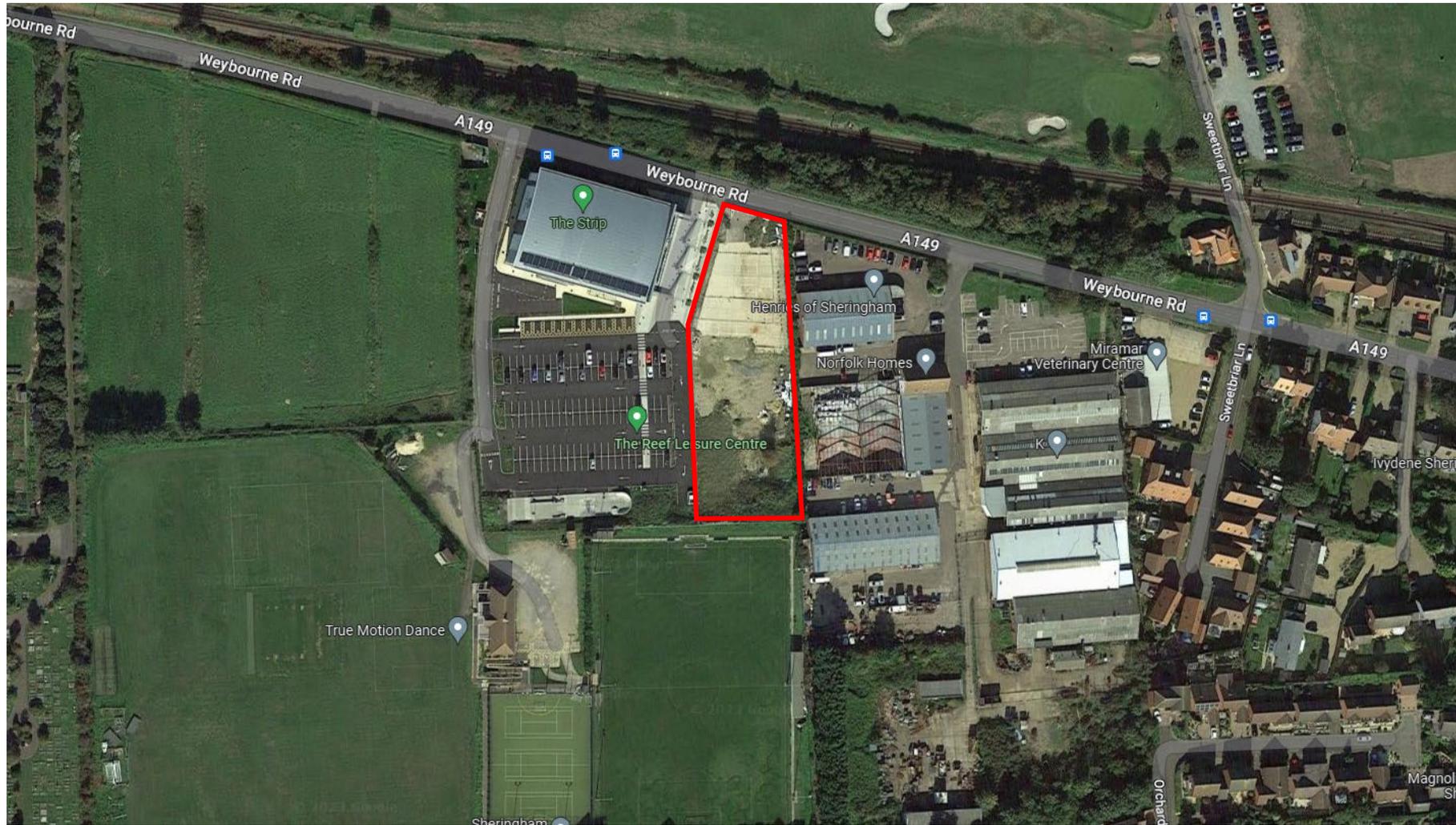
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

23/03/2023

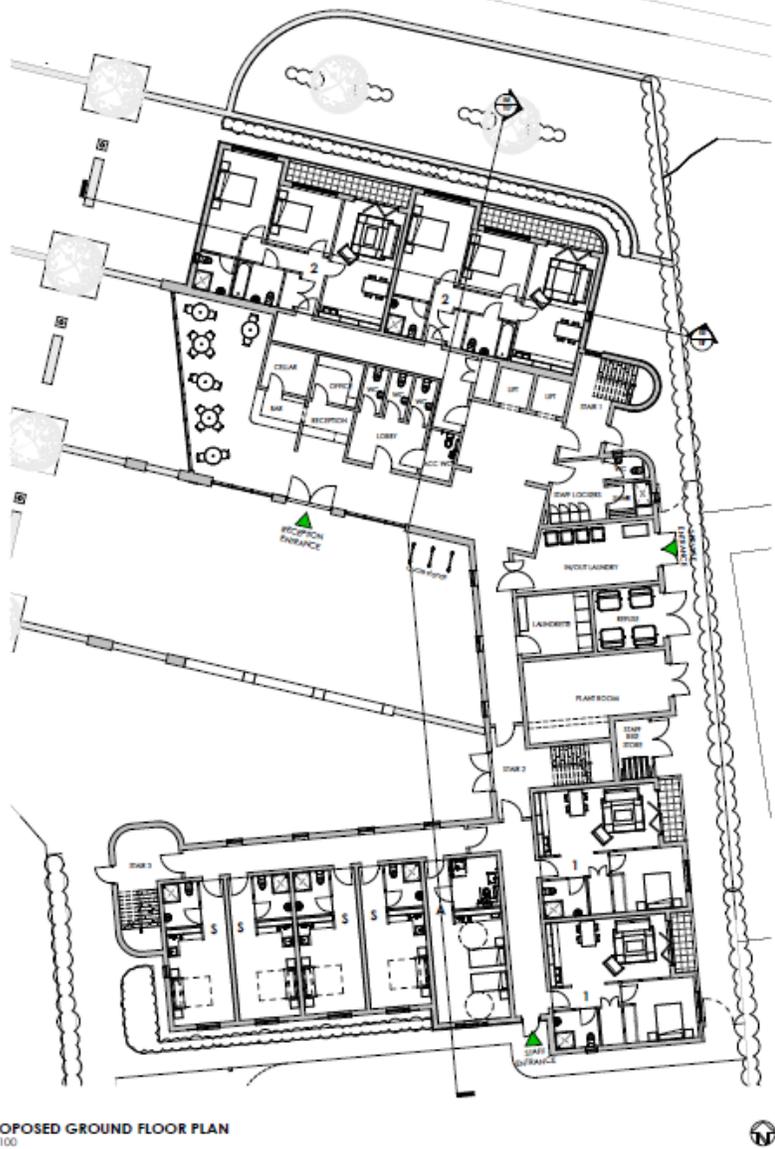


# SITE LOCATION PLAN





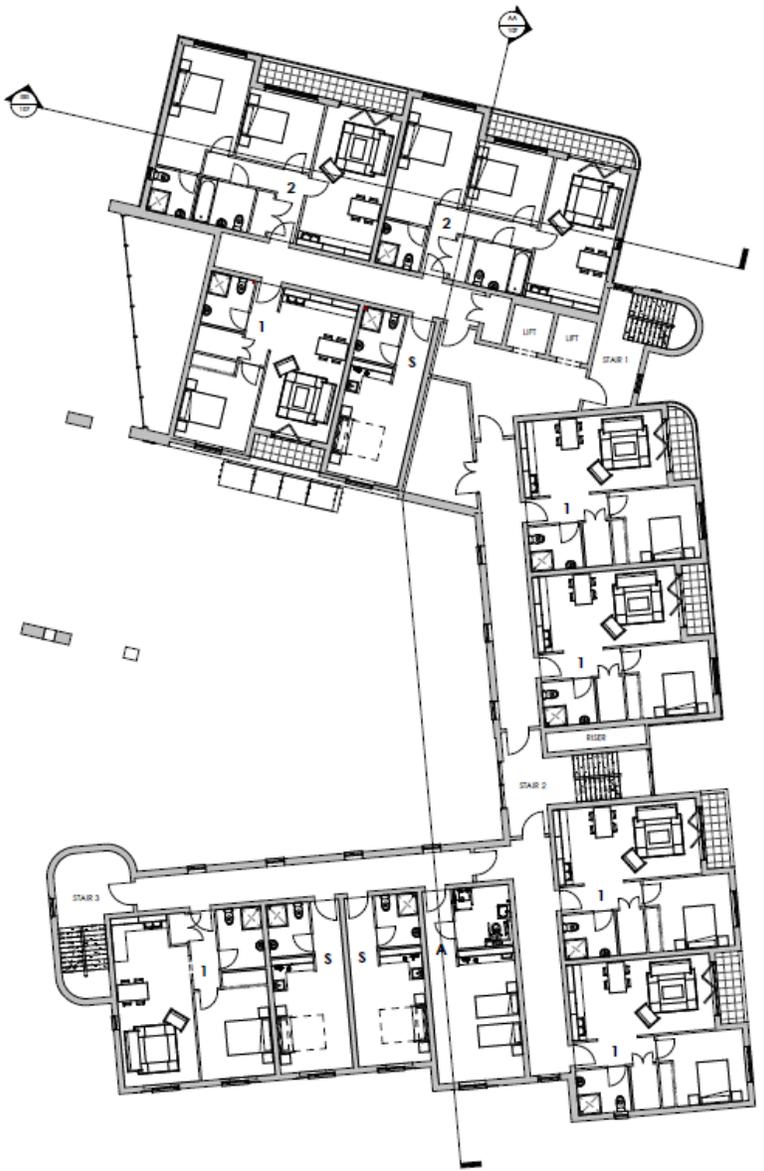
# Proposed Site Plan



- APARTMENT TYPE KEY:**
- 1 - 1 BEDROOM APARTMENT
  - 2 - 2 BEDROOM APARTMENT
  - S - STUDIO APARTMENT
  - A - ACCESSIBLE APARTMENT

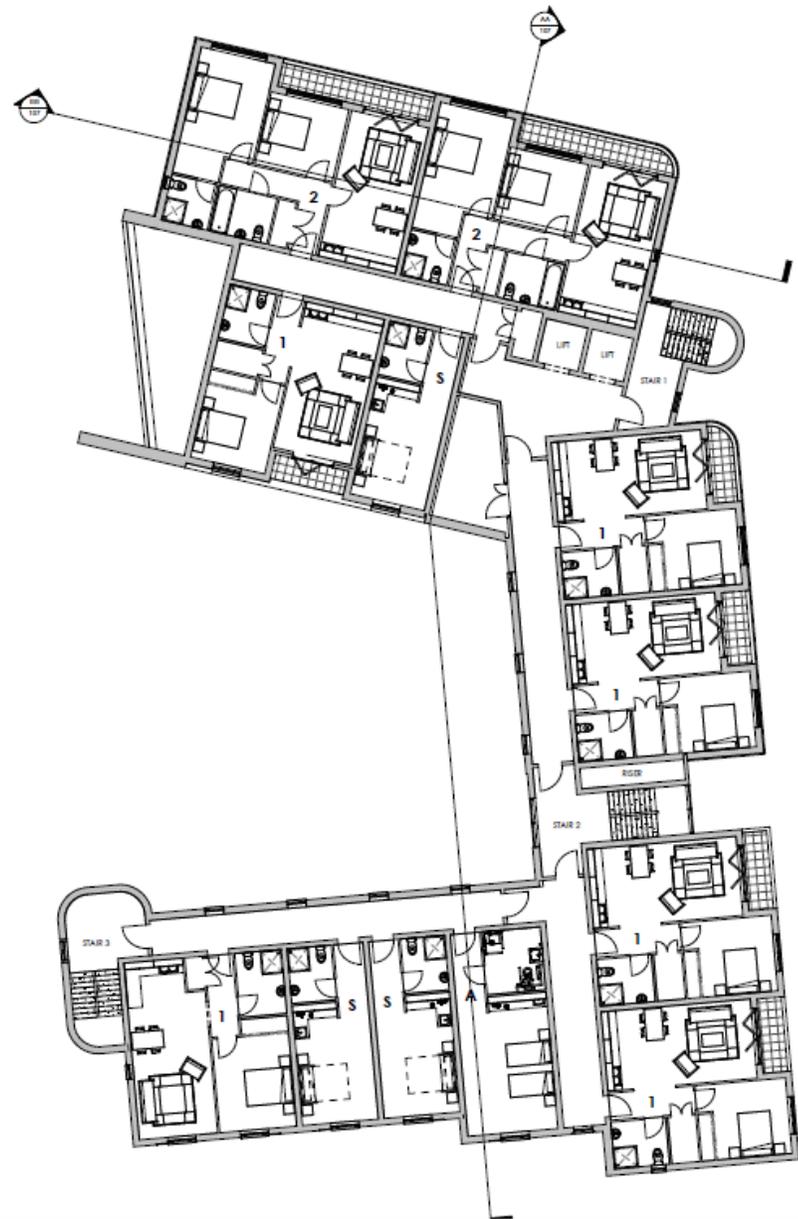
# Proposed Ground Floor Plan

**PROPOSED GROUND FLOOR PLAN**  
1:100

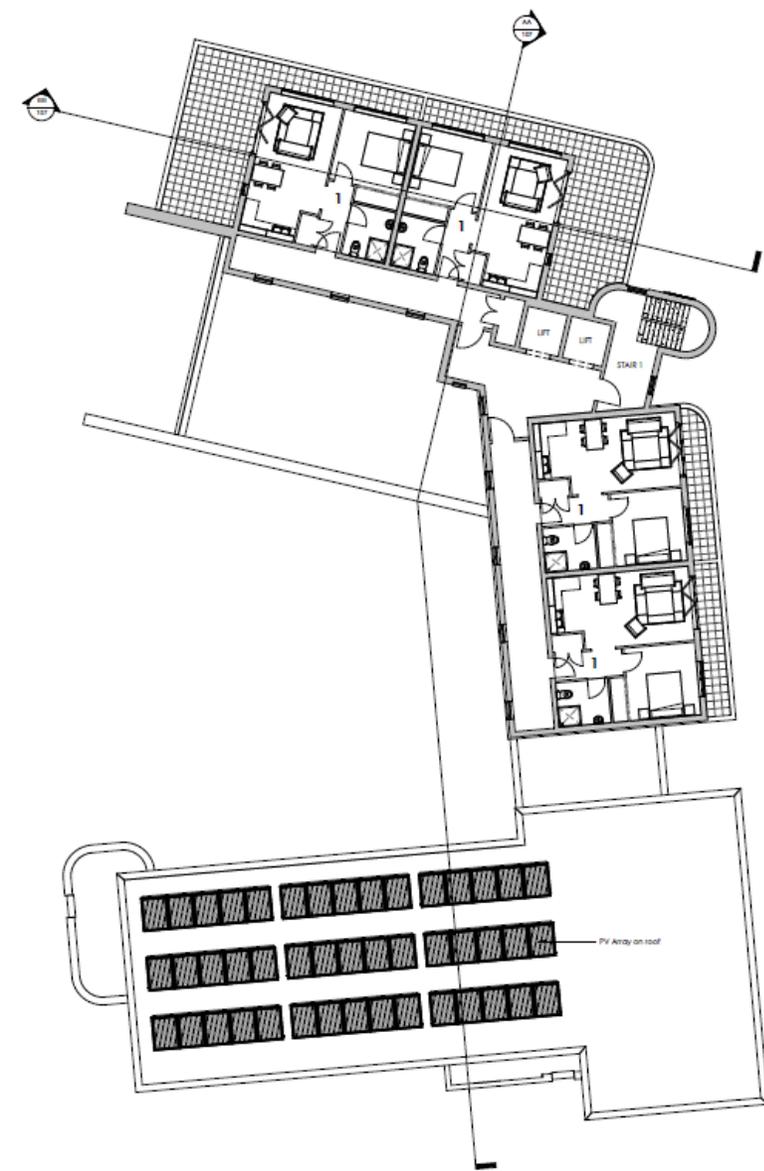


- APARTMENT TYPE KEY:**
- 1 - 1 BEDROOM APARTMENT
  - 2 - 2 BEDROOM APARTMENT
  - S - STUDIO APARTMENT
  - A - ACCESSIBLE APARTMENT

# Proposed First Floor Plan



## Proposed Second Floor Plan



**APARTMENT TYPE KEY:**

- 1 - 1 BEDROOM APARTMENT
- 2 - 2 BEDROOM APARTMENT
- S - STUDIO APARTMENT
- A - ACCESSIBLE APARTMENT

# Proposed Third Floor Plan

# Proposed North and West Elevations

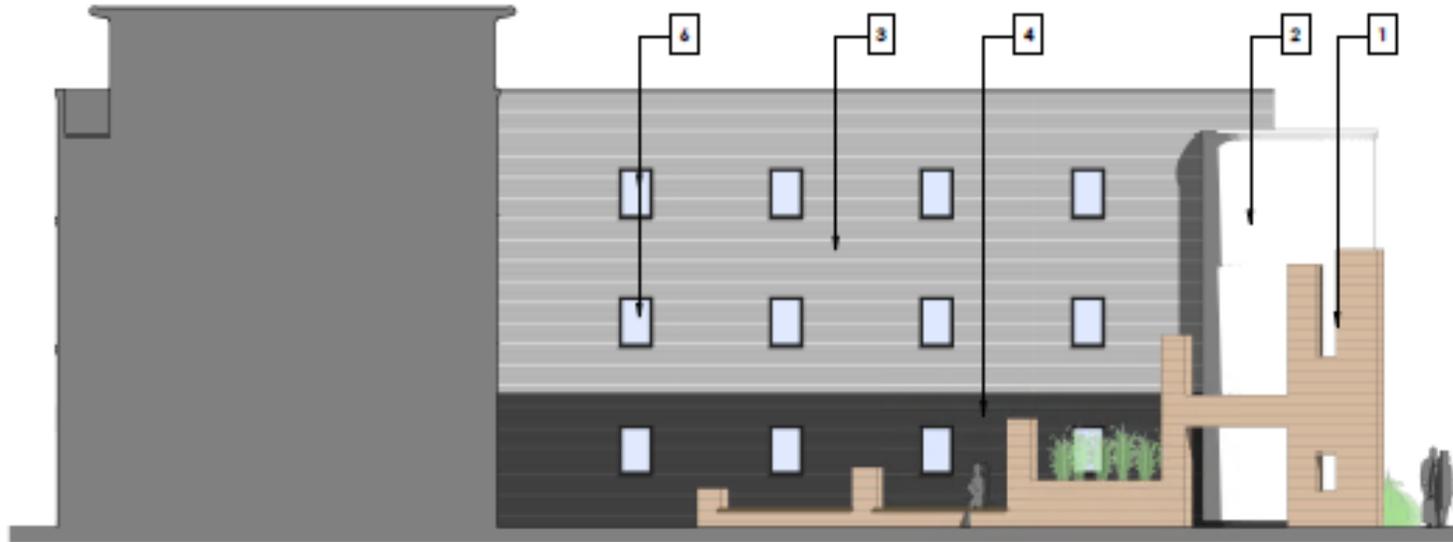


**PROPOSED NORTH ELEVATION - WITH THE REEF SHOWN IN CONTEXT**  
1:100



**PROPOSED WEST ELEVATION**  
1:100

# Proposed North Courtyard Elevation and Materials Palette



**PROPOSED NORTH COURTYARD ELEVATION**

1 : 100



## MATERIALS KEY:



1 - Timber effect rainscreen cladding



2 - White render



3 - Grey facing brick



4 - Black facing brick



5 - Dark grey aluminium cladding



6 - Black aluminium window



7 - Curtain wall system

# Proposed South Courtyard Elevation and Materials Palette

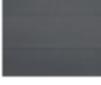


**PROPOSED SOUTH COURTYARD ELEVATION**

1 : 100

0 1 2 3 4 5 10m

## MATERIALS KEY:

-  1 - Timber effect Rainscreen Cladding
-  2 - White Render
-  3 - Grey Facing Brick
-  4 - Black Facing Brick
-  5 - Dark Grey Aluminium Cladding
-  6 - Black Aluminium Window
-  7 - Curtain Wall System

# Proposed South and East Elevations



**PROPOSED EAST ELEVATION - WITH THE REEF SHOWN IN CONTEXT**

1:100



**PROPOSED SOUTH ELEVATION - WITH THE REEF SHOWN IN CONTEXT**

1:100



# Proposed Landscaping Plan

# From A149 to the West of Site



# From A149 to Site Frontage



# From A149 to East of Site



# From Courtyard to West of Site



Looking to the north



Looking to the South

# From Southern Boundary of the Site



Approximate point for new access

# From Residential Area to the South of Sheringham FC



Approximate location of photo

# Key Provisions of the Development

- 3/4 storeys in height
- 37 suites comprising:
  - 10 no. one bed studios
  - 18 no. one bedroom suites
  - 6 no. two bedroom suites
  - 3 no. accessible suites located at ground, first and second floor level
- 49 total car parking spaces:
  - 7 EV
  - 2 EV and disability accessible
  - 1 disability accessible
- Motorcycle and bicycle parking provision
- Art-deco styling of the building
- Hard and soft landscaping across the site

# Recommendation

DELEGATE APPROVAL of the application to the Assistant Director – Planning subject to:

1. Satisfactory resolution of surface water drainage matters including through the imposition of planning conditions where appropriate to do so;
2. Securing a GI RAMS tariff of £2,655.00 via either S111 payment or S106 Obligation to mitigate the impact of development on recreational disturbance,

And, subject to the imposition of conditions to cover the following matters and any others considered necessary by the Assistant Director – Planning – (Recommendations below):

1. Time limit for implementation
2. Occupancy Restrictions
3. Approved plans
4. Samples of materials
5. Landscaping
6. External lighting
7. Parking layout
8. Refuse areas
9. Construction parking
10. Land contamination
11. Biodiversity enhancement