

APPLICATION REFERENCE: PF/22/1843

LOCATION: West Cottage, New Road, Cley-next-the-Sea, Holt, Norfolk, NR25 7RA

PROPOSAL: Change of use of outbuilding from shop (Use Class E(a)) to self-contained annexe (Use Class C3) for use in conjunction with West Cottage with extension and external alterations

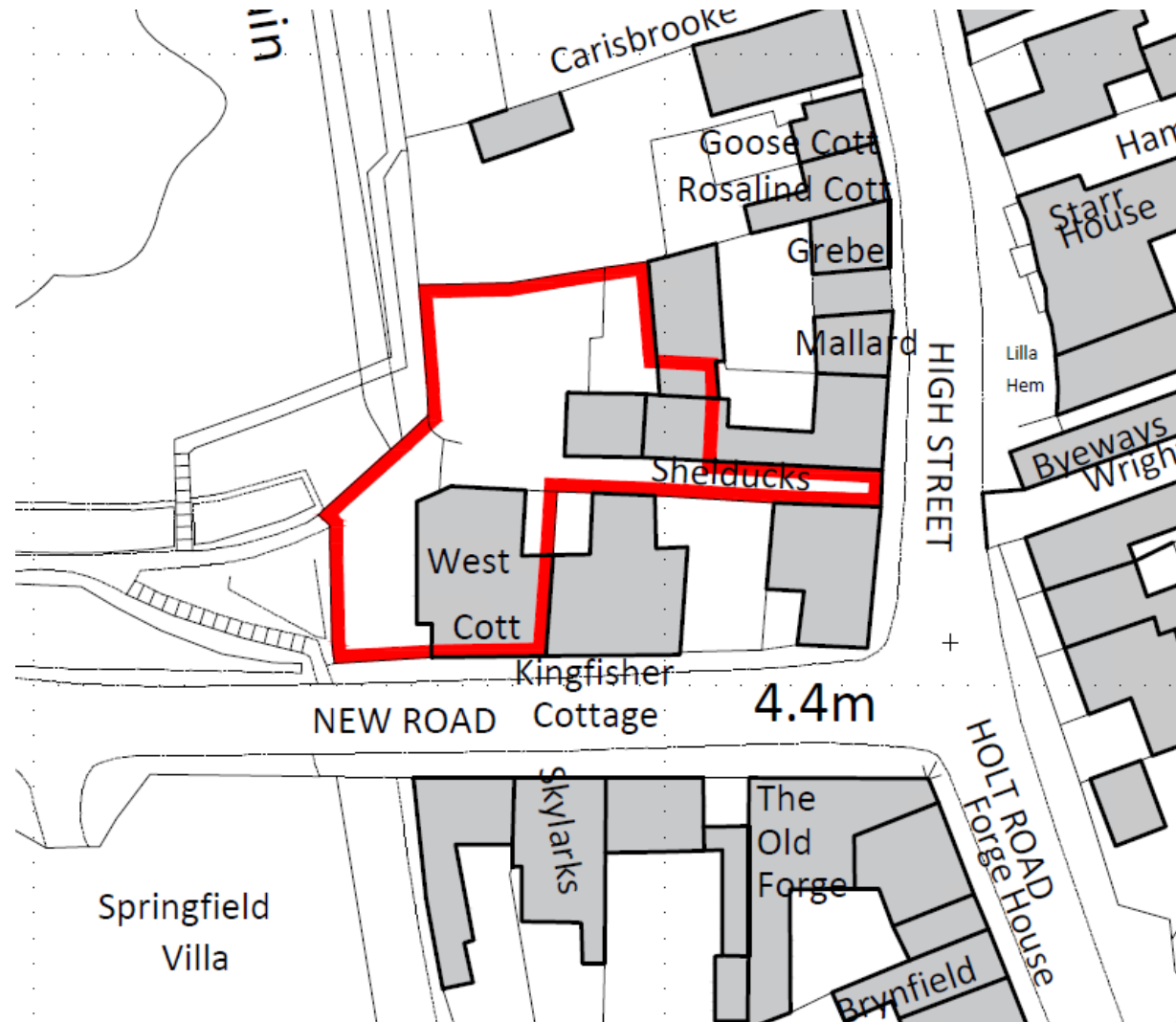


NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

22/06/2023

SITE LOCATION PLAN



SITE LOCATION PLAN (aerial)



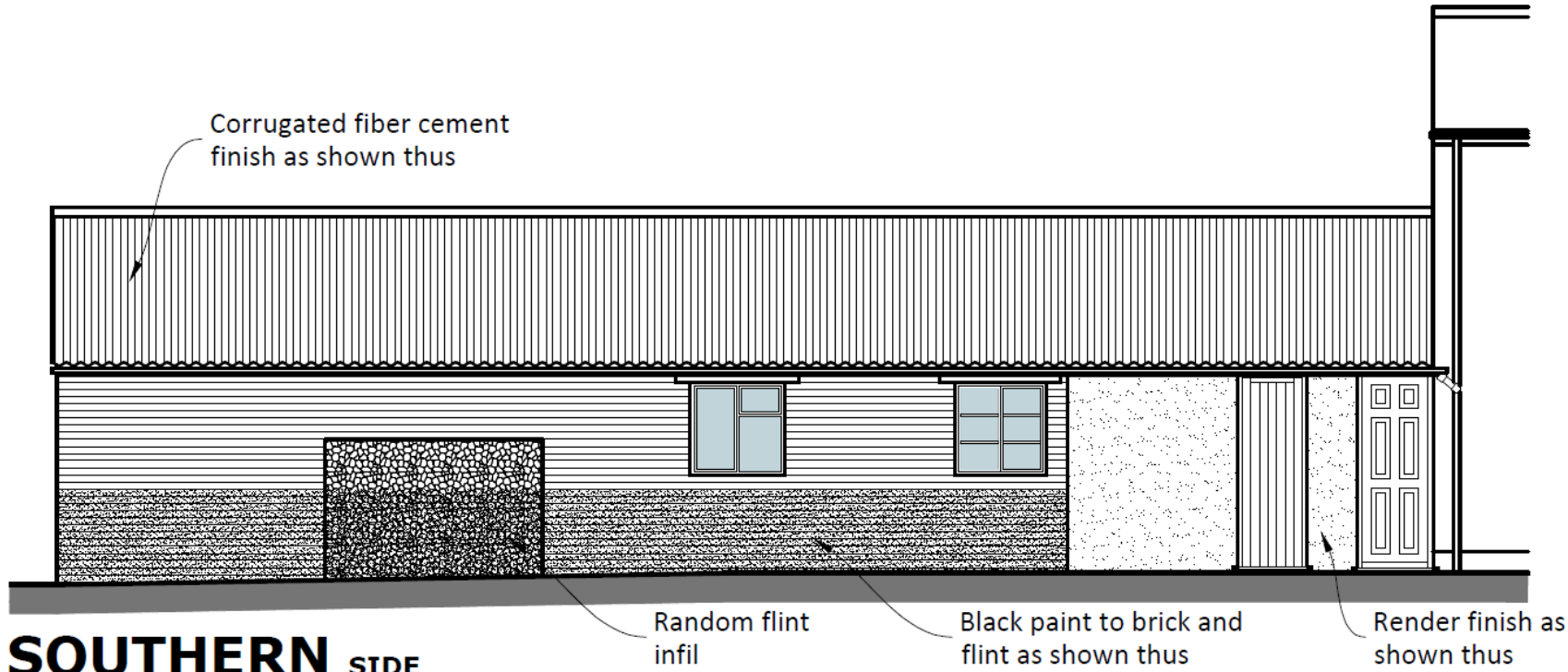
BLOCK PLAN (aerial)



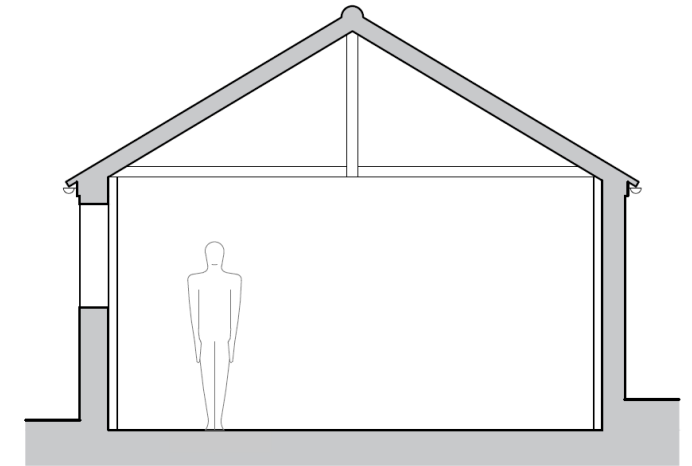


WIDER CONTEXT (aerial)

EXISTING ELEVATIONS AND SECTION

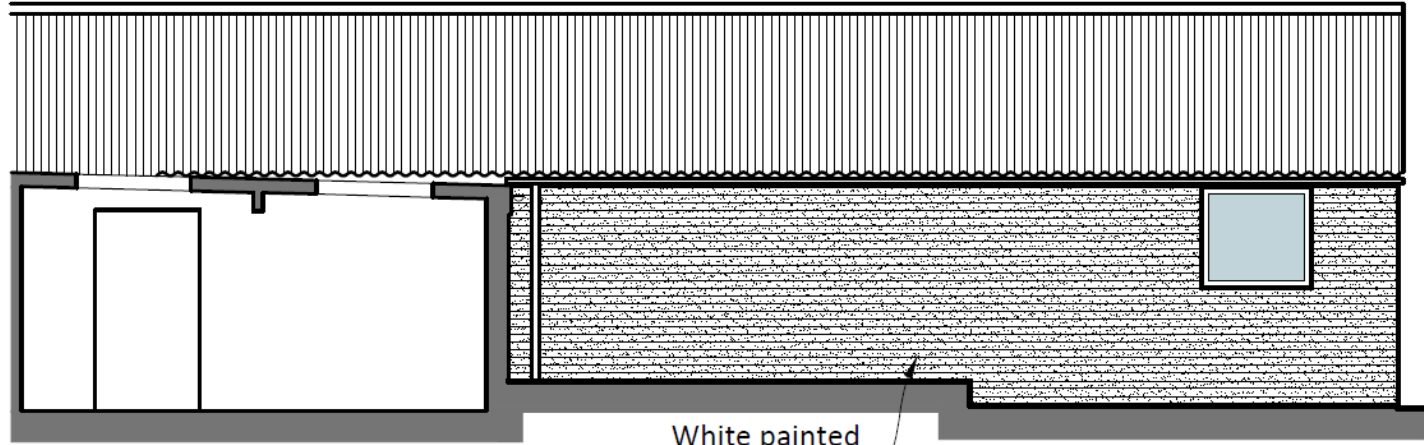


SOUTHERN SIDE
ELEVATIONS SCALE 1:100



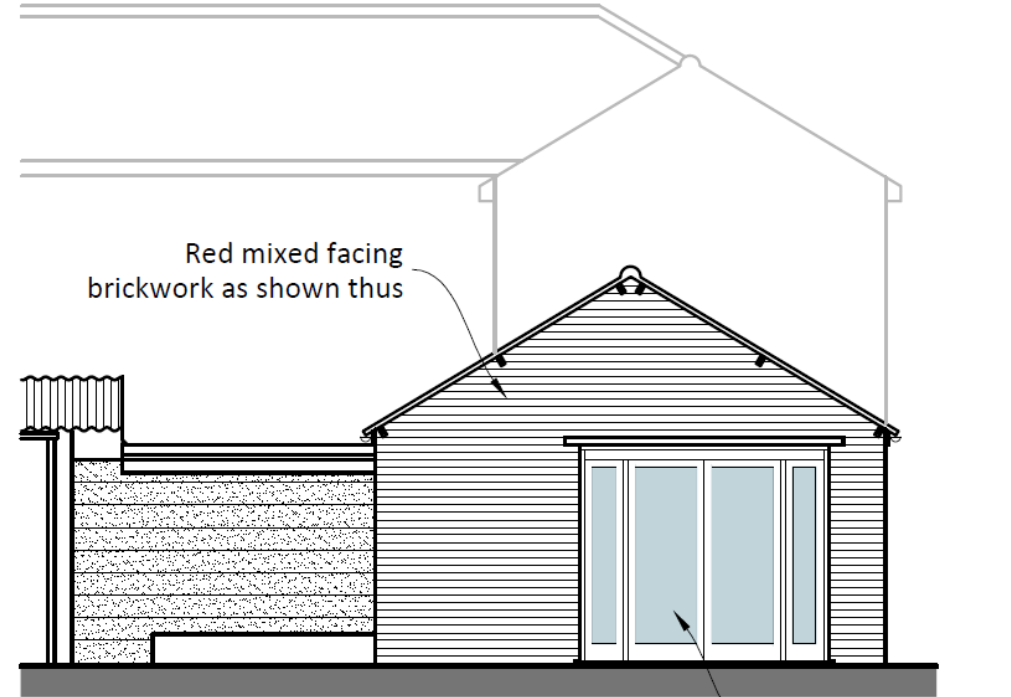
SECTION A-A SCALE 1:50

EXISTING ELEVATIONS



NORTHERN SIDE

White painted
Brickwork as shown
thus

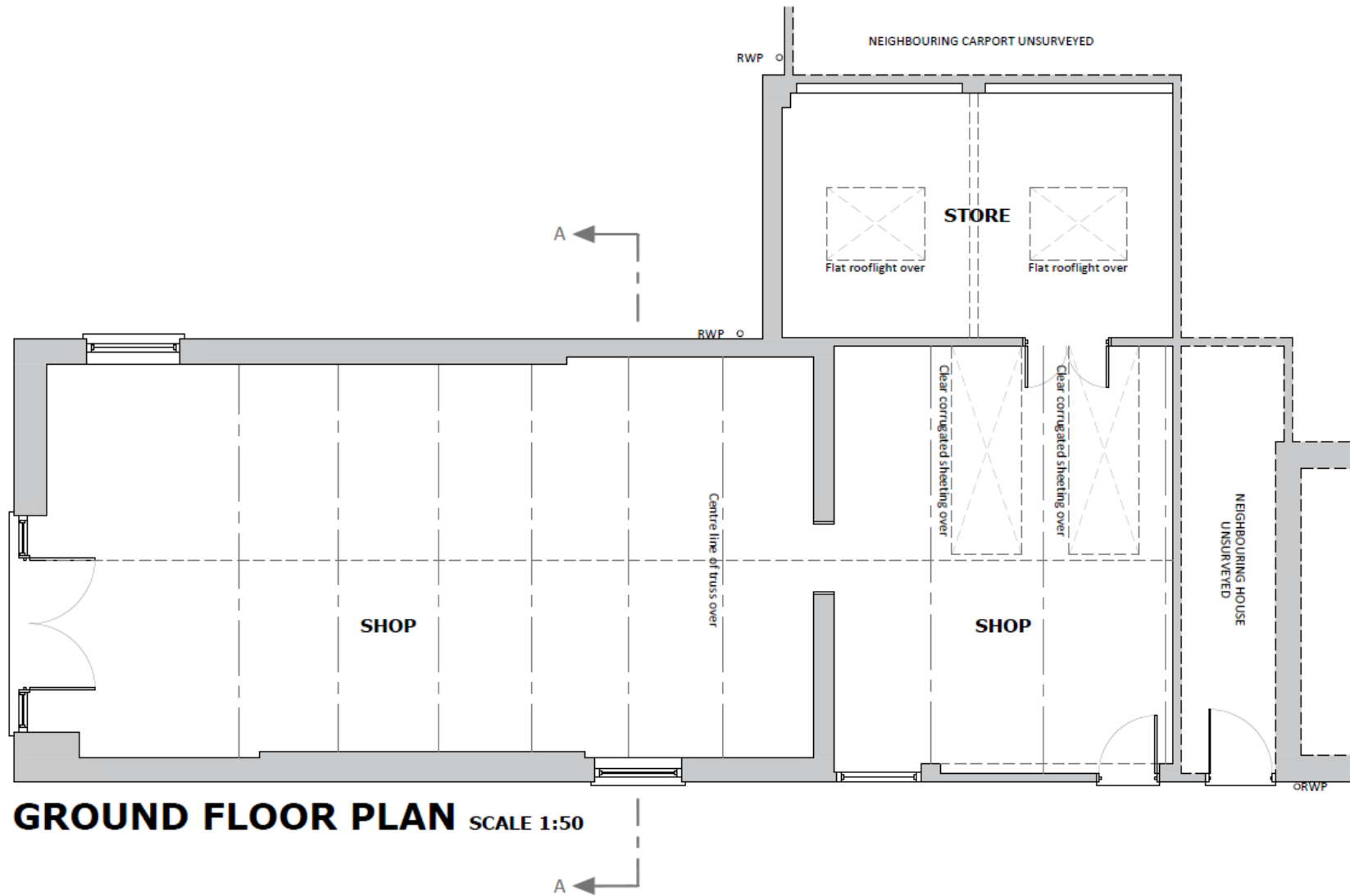


WESTERN FRONT

Red mixed facing
brickwork as shown
thus

timber joinery as
shown thus

EXISTING FLOOR PLAN



GROUND FLOOR PLAN SCALE 1:50

SITE AS EXISTING



View down the alley (PROW)



Side of the outbuilding

SITE AS EXISTING



Rear of the outbuilding

SITE AS EXISTING



Parking Area and Bin Storage

SITE AS EXISTING



View to steps of café and Cley Saltmarsh

SITE AS EXISTING



View from café outdoor area (part of the PROW)

SITE AS EXISTING



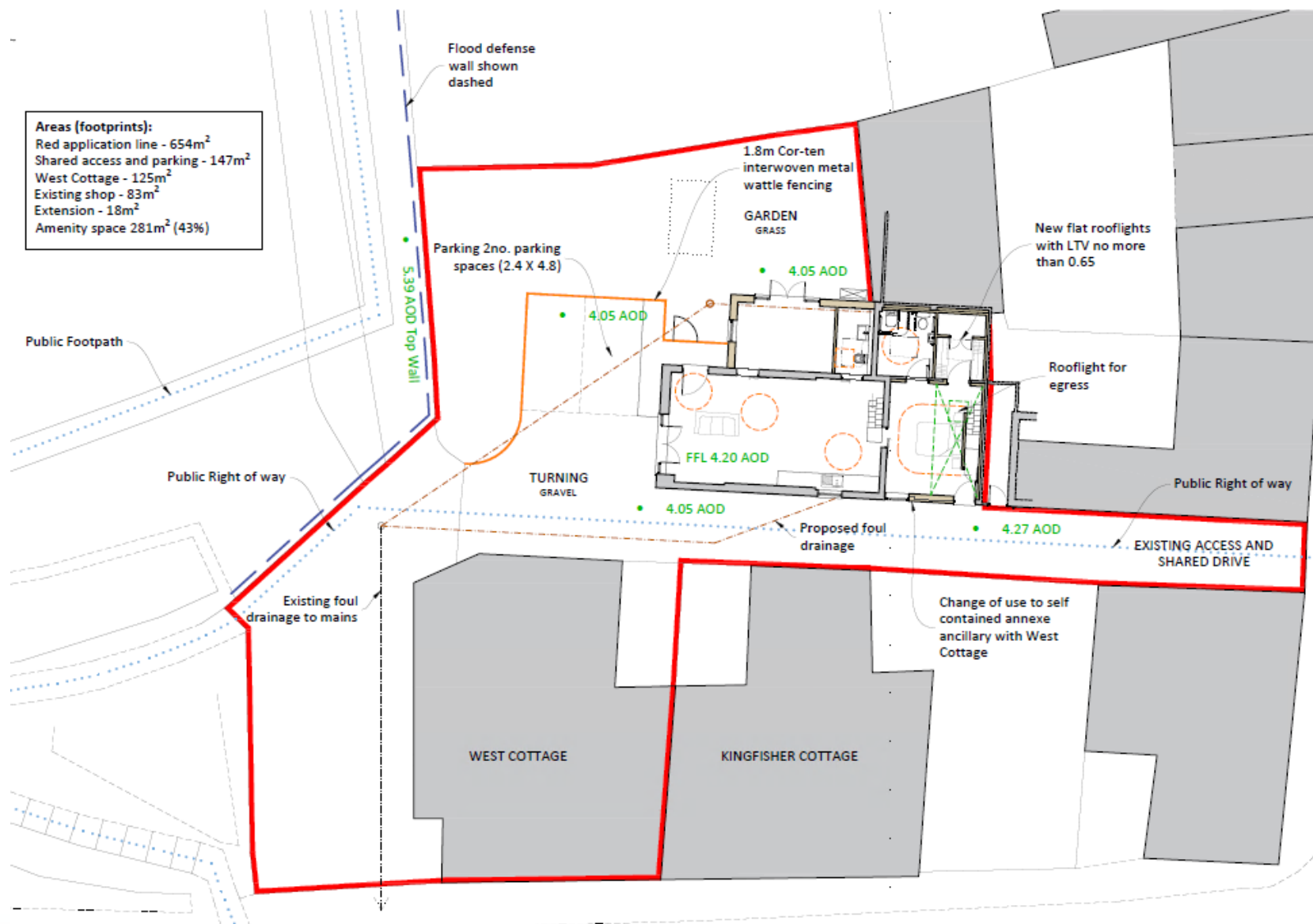
Front view of West Cottage

SITE AS EXISTING

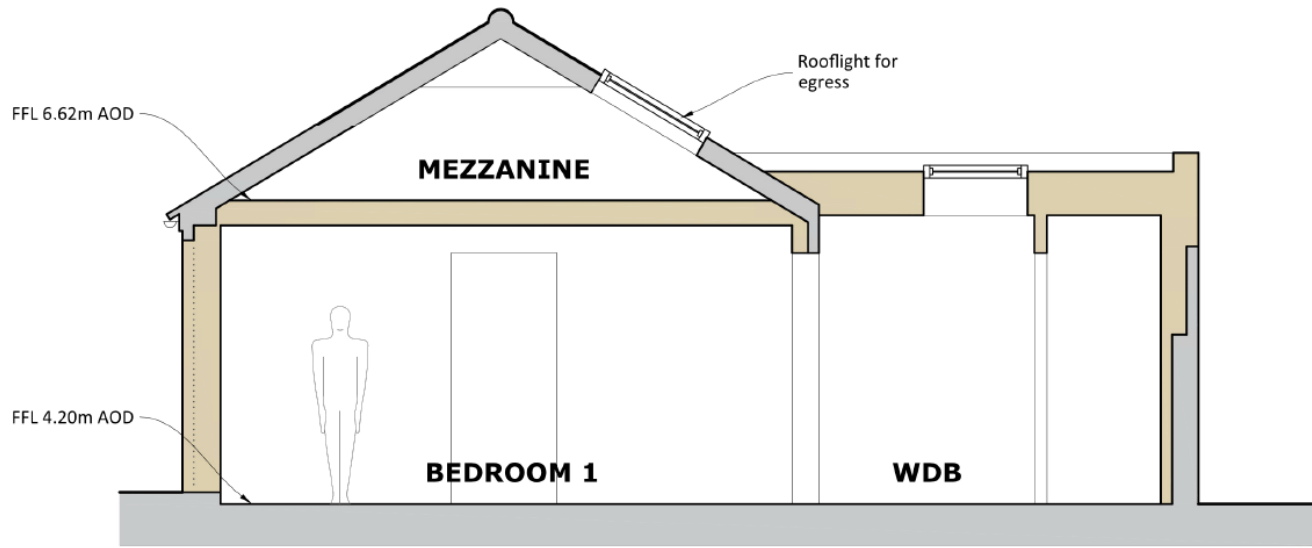


Entrance to both café and steps of PROW from New Road

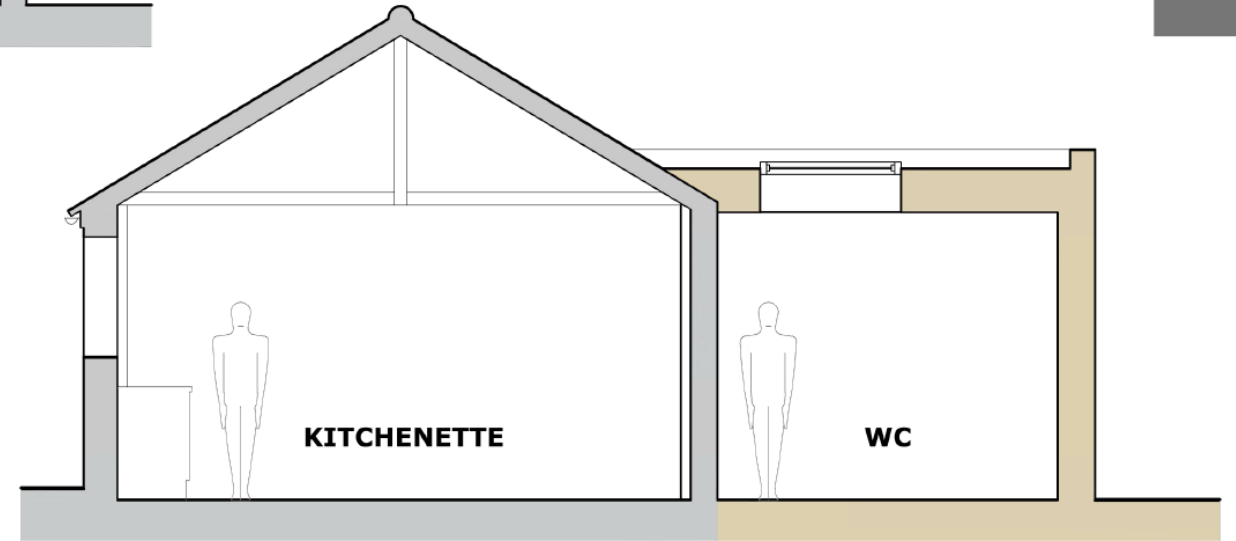
PROPOSED BLOCK PLAN



PROPOSED SECTIONS



SECTION C-C SCALE 1:50



SECTION B-B SCALE 1:50

PROPOSED ELEVATIONS



SOUTHERN SIDE
ELEVATIONS SCALE 1:100

Dark Gray seamed metal roof finish as shown thus

New Horizontal timber cladding

Render finish as shown thus



WESTERN FRONT

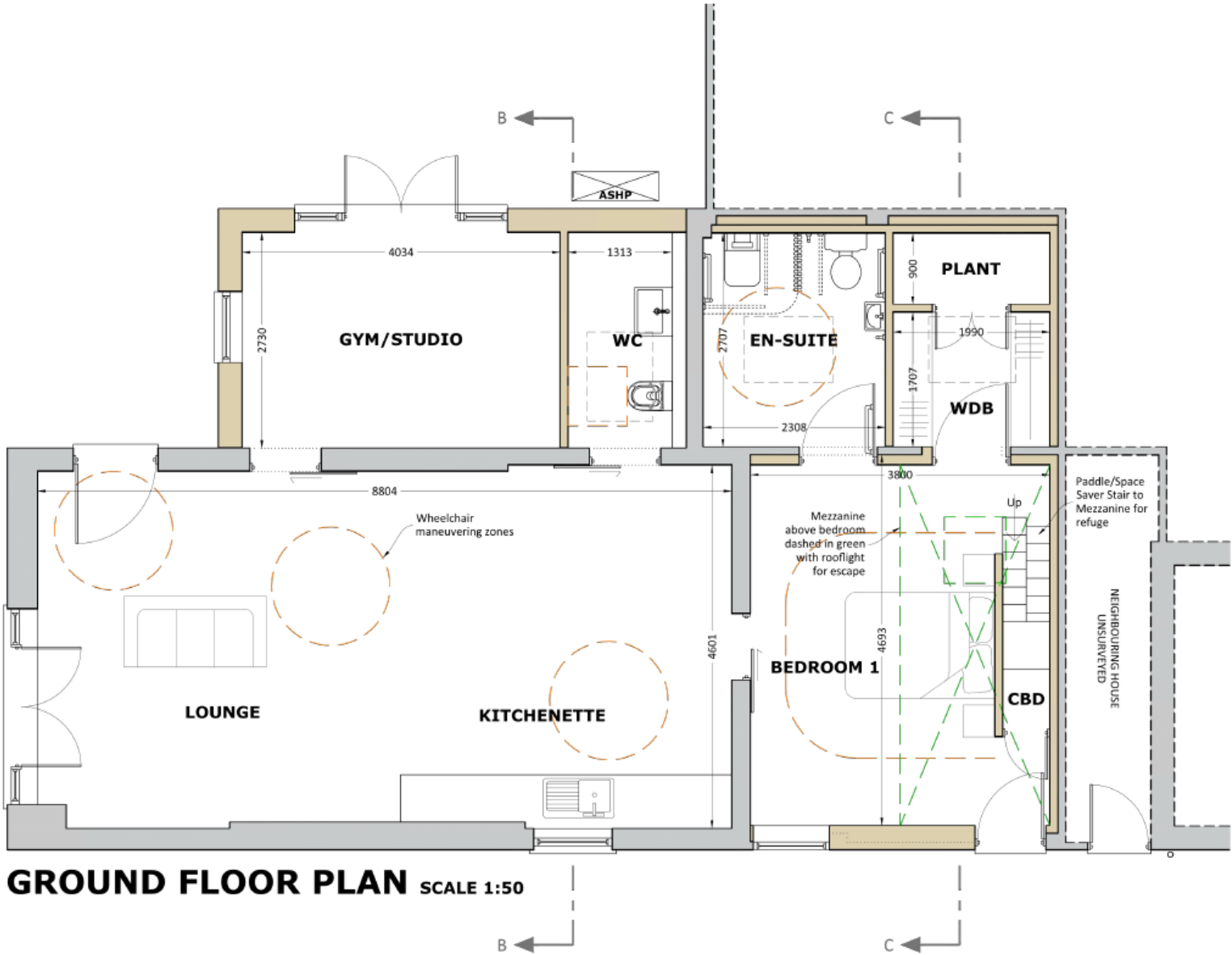
PROPOSED ELEVATIONS



NORTHERN SIDE

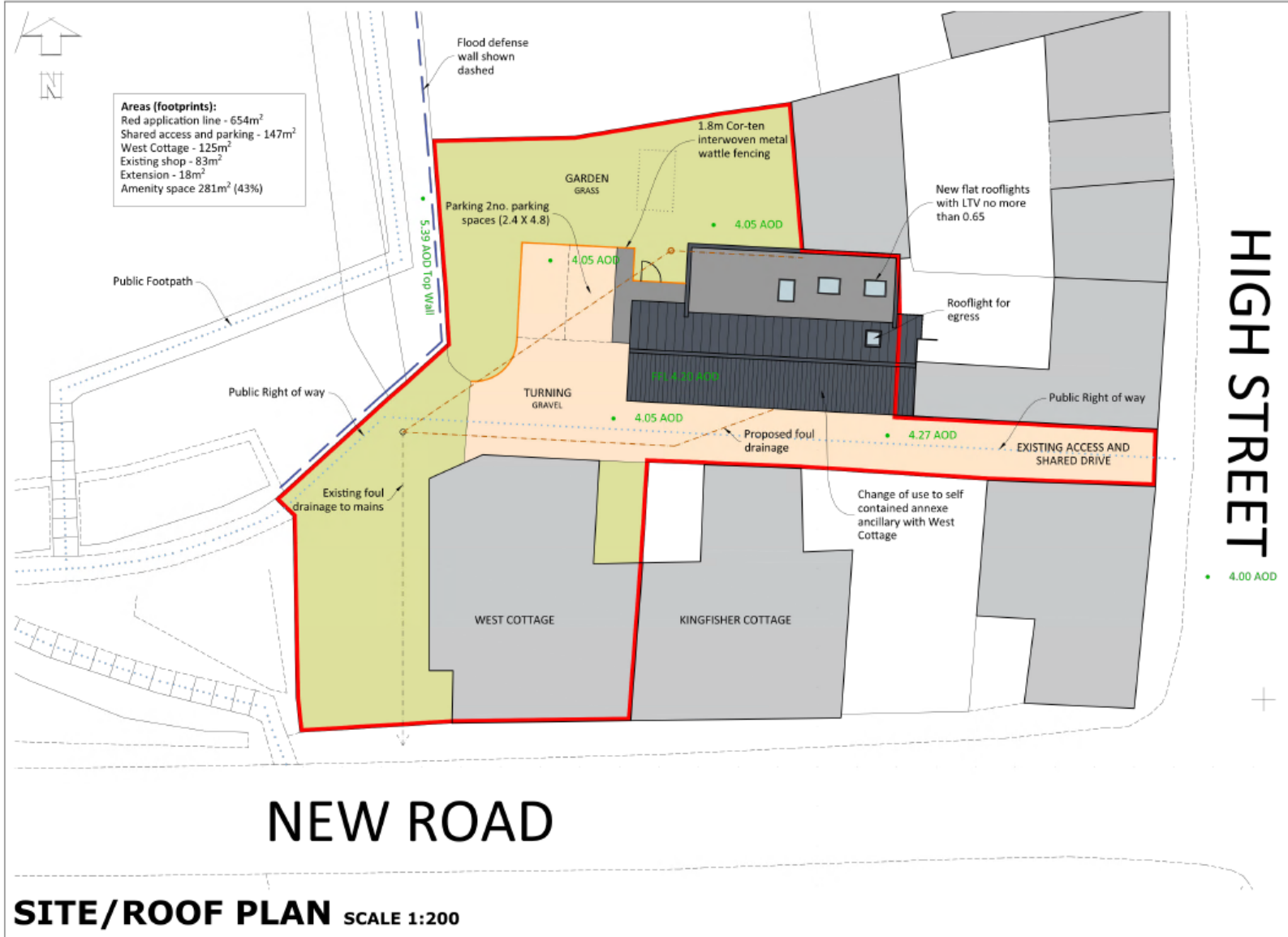
Replacement Dark Gray windows
and doors throughout

PROPOSED FLOOR PLAN



GROUND FLOOR PLAN SCALE 1:50

PROPOSED SITE AND ROOF PLAN



KEY ISSUES

1. Principle
2. Design
3. Amenity
4. Landscape impact
5. Heritage impact
6. **Flood Risk**
7. Highway impact

RECOMMENDATION

REFUSE for the following reason

The District Council adopted the North Norfolk Core Strategy on 24 September 2008, and subsequently adopted Policy HO9 on 23 February 2011, for all planning purposes. The following policy statements are considered relevant to the proposed development:

Policy EN 10 – Development and Flood Risk

National Planning Policy Framework – Paragraphs 164 and 167

Given the self-contained nature of the proposed accommodation which includes operational development, in being classified as 'more vulnerable' and within Flood Zone 3, the applicant has not sufficiently demonstrated that the proposed development has passed the exceptions test nor adequately demonstrated that it would be safe for its lifetime, with no safe escape/evacuation route having been provided to an area outside of the flood risk zone. Accordingly, the proposed development would result in an unacceptable increase in risk to life and property and as such, fails to meet the requirements of Policy EN 10 of the adopted North Norfolk Core Strategy and Paragraphs 164 and 167 of the NPPF.