

APPLICATION REFERENCE: PF/23/0459

LOCATION: 8 Bernard Road, Cromer, Norfolk,
NR27 9AW

PROPOSAL: Proposed two storey side extension, single storey rear extension and erection of outbuilding to the rear



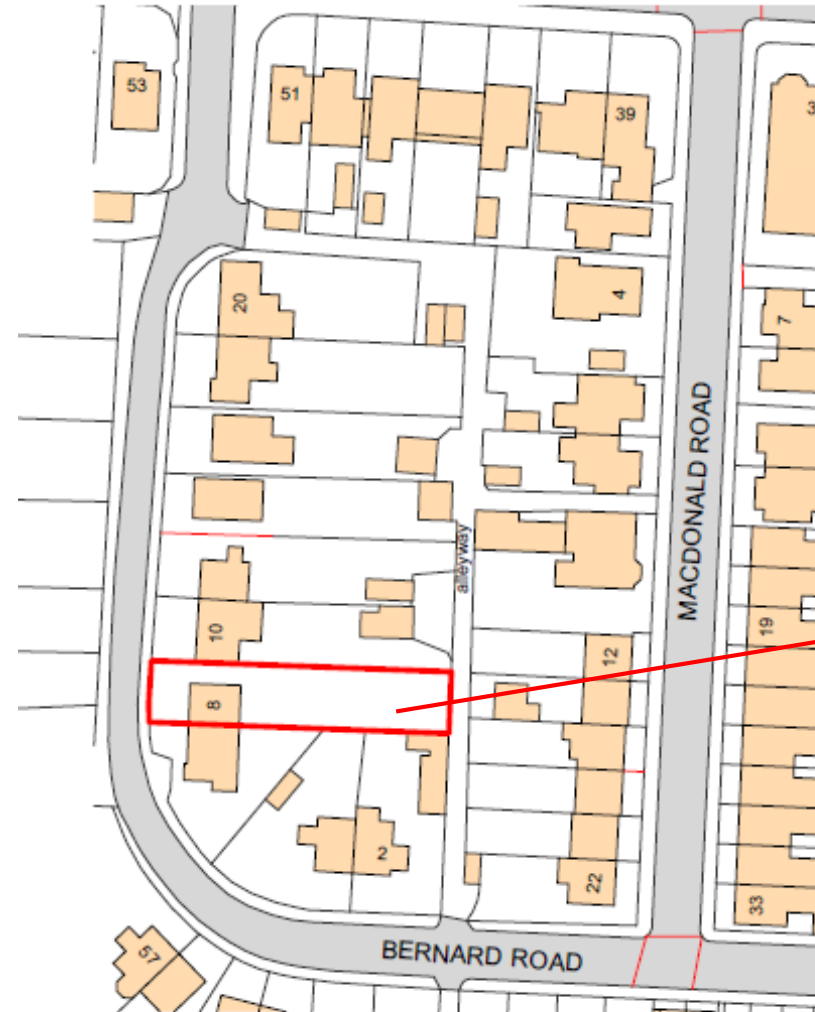
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

GENERAL LOCATION



SITE LOCATION PLAN



Application Site

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AERIAL PHOTO



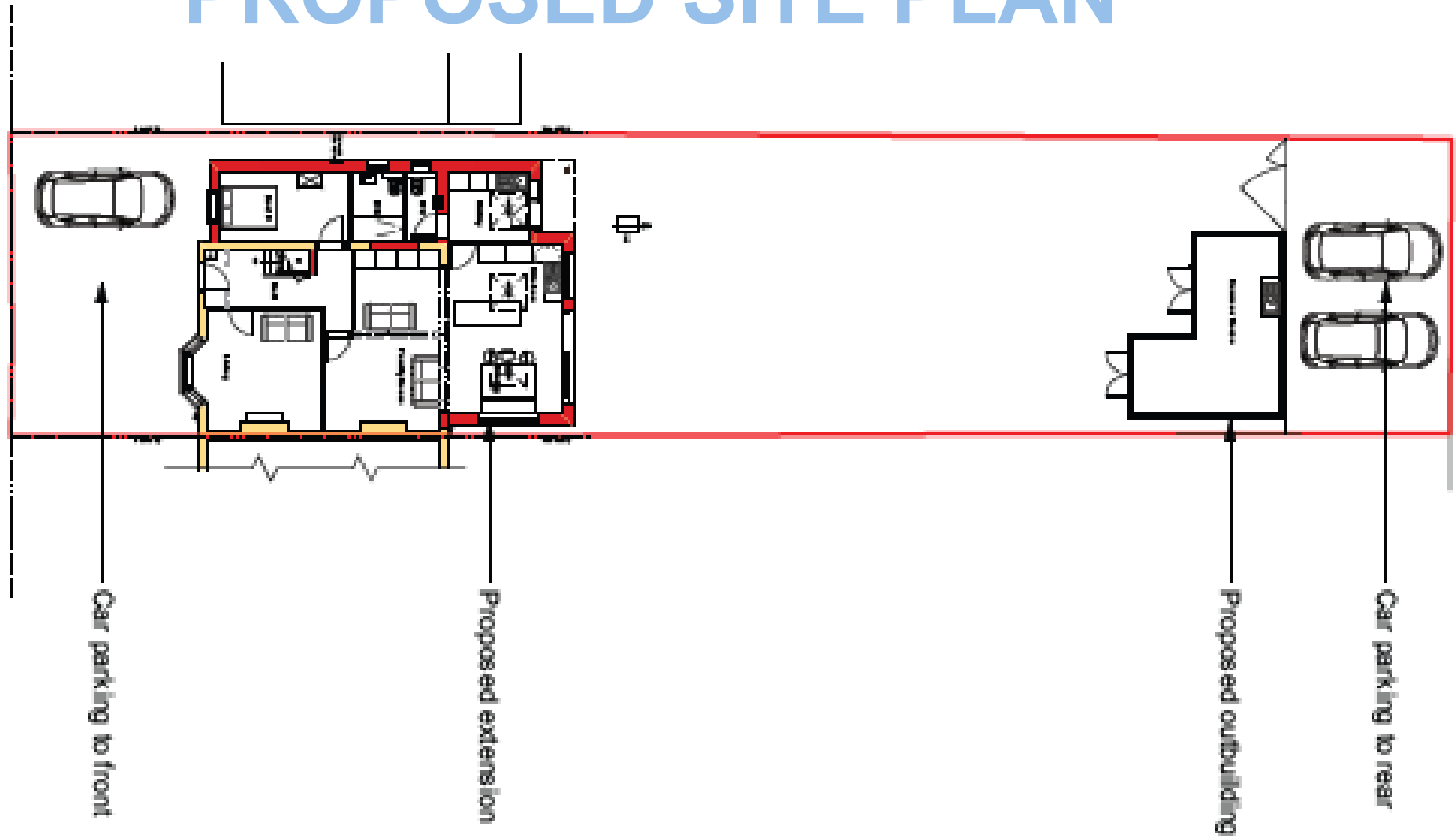
Application dwelling

Location of proposed outbuilding

Bernard Road

Existing Access Track

PROPOSED SITE PLAN



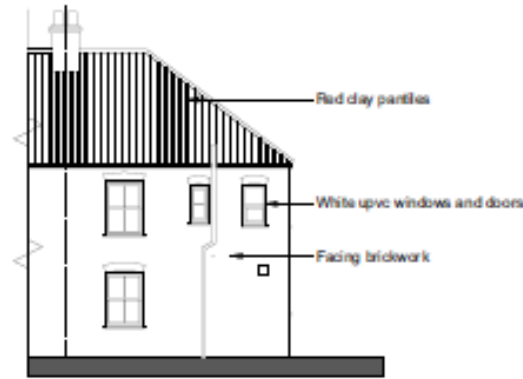
Scale 1:200 @ A1

EXISTING ELEVATIONS



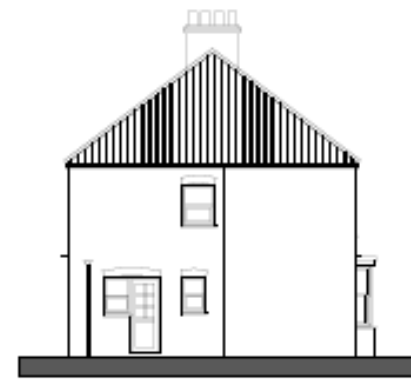
EXISTING WEST ELEVATION

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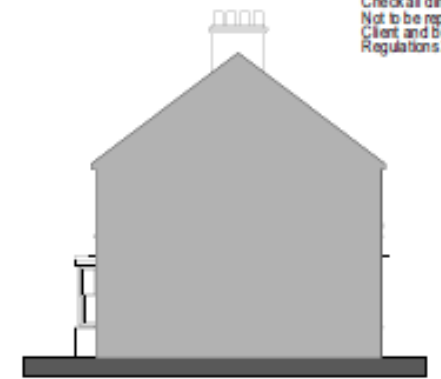
EXISTING EAST ELEVATION

Scale: 1:100



EXISTING NORTH ELEVATION

Scale: 1:100



EXISTING SOUTH ELEVATION

Scale: 1:100

Scale 1:100 @ A1

EXISTING FLOOR PLANS



Scale 1:50 @ A1

PROPOSED WEST AND EAST ELEVATION



PROPOSED WEST ELEVATION

Scale: 1:50



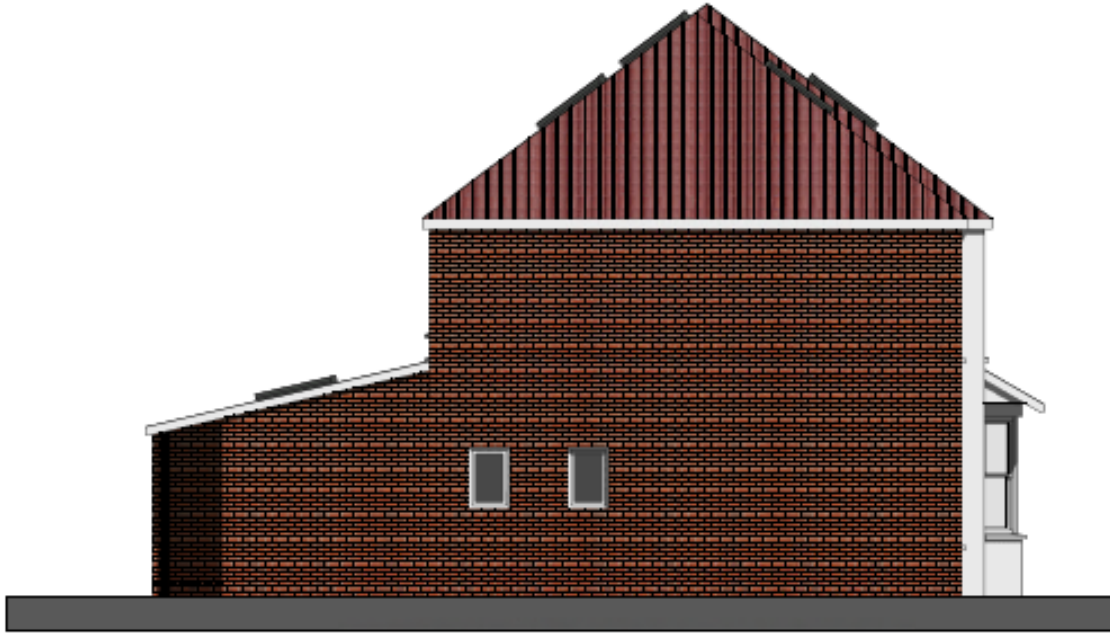
PROPOSED EAST ELEVATION

Scale: 1:50

White upvc windows and doors

Scale 1:50 @ A1

PROPOSED NORTH AND SOUTH ELEVATION



PROPOSED NORTH ELEVATION

Scale: 1:50

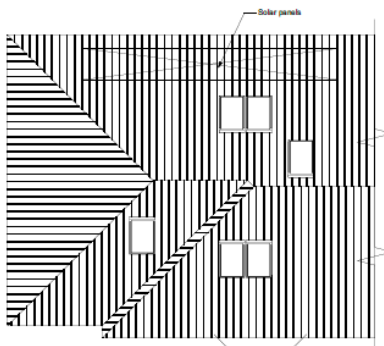


PROPOSED SOUTH ELEVATION

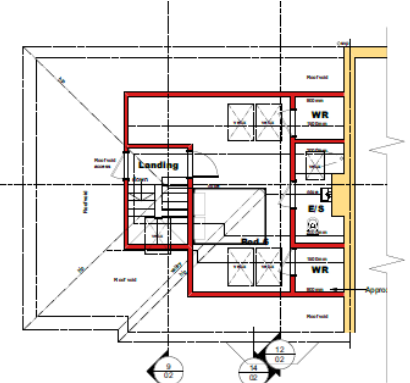
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Scale 1:50 @ A1

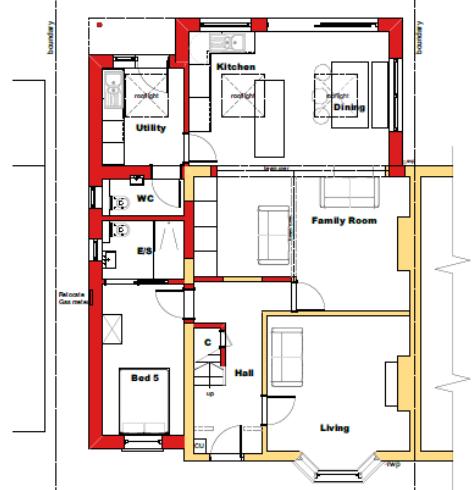
PROPOSED ROOF PLAN AND FLOOR PLANS



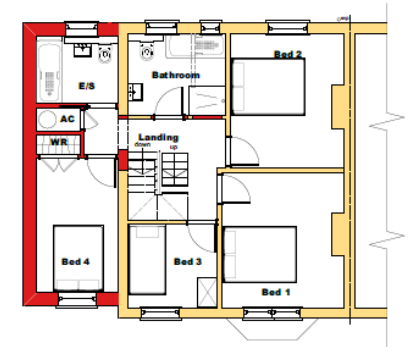
0 1 2 3 4 5M
PROPOSED ROOF PLAN
Scale: 1:50



0 1 2 3 4 5M
PROPOSED SECOND FLOOR PLAN
Scale: 1:50



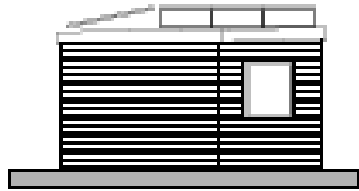
0 1 2 3 4 5M
PROPOSED GROUND FLOOR PLAN
Scale: 1:50



0 1 2 3 4 5M
PROPOSED FIRST FLOOR PLAN
Scale: 1:50

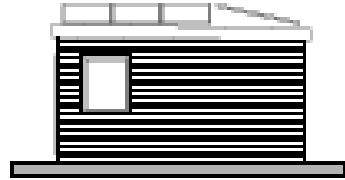
Scale 1:50 @ A1

PROPOSED OUTBUILDING



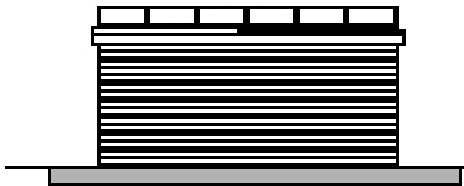
LEFT (N)

Scale: 1:100



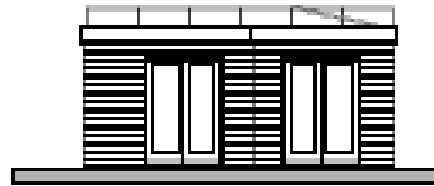
RIGHT (S)

Scale: 1:100



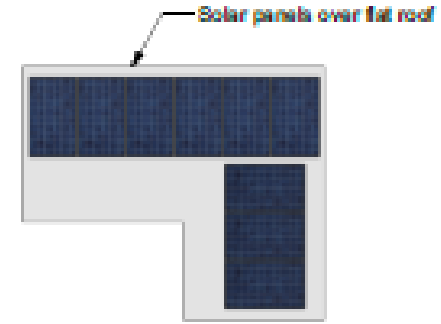
REAR (E)

Scale: 1:100



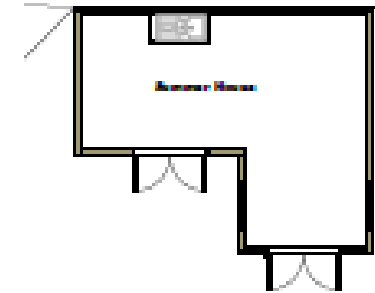
FRONT (W)

Scale: 1:100



ROOF PLAN

Scale: 1:100



OUTBUILDING

Scale: 1:100

Scale 1:100 @ A1

VIEW FROM WEST

Proposed Location Of
Two Storey Side
Extension



VIEW FROM EAST



Proposed Location Of
Outbuilding

Proposed Location Of
Two Storey Side
Extension

Proposed Location Of
Single Storey Rear
Extension

VIEW 2 FROM EAST



Proposed Location Of
Single Storey Rear
Extension

Proposed Location Of
Two Storey Side
Extension

VIEW LOOKING NORTH



VIEW LOOKING EAST



Proposed Location Of
Outbuilding

VIEW LOOKING SOUTH



MAIN ISSUES

- Whether the proposed development is acceptable in principle
- The effect on the character and appearance of the surrounding area
- The effect on residential amenity
- Whether the proposed development would have any effect on highway safety

RECOMMENDATION

APPROVAL subject to conditions to cover the matters listed below and any other considered necessary by the Assistant Director - Planning

- **Time Limit for commencement (3 years)**
- **Development in accordance with the approved plans**
- **Materials**
- **Ancillary Annex Accommodation**

Final wording of the reasons to be delegated to the Assistant Director – Planning