

APPLICATION REFERENCES: PF/23/1029
LOCATION: Cedar House, 21 Cromer Road
North Walsham, Norfolk
NR28 0HA

PROPOSAL: Veranda to rear of dwelling and
extension of first floor balcony



NORTH
NORFOLK
DISTRICT
COUNCIL

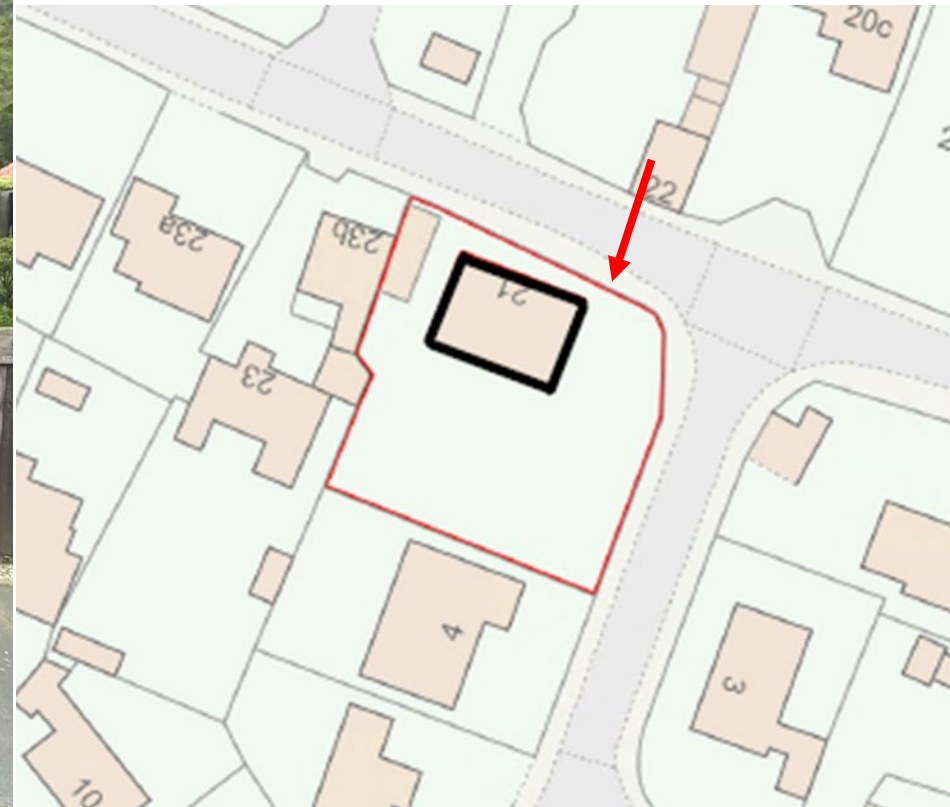
north-norfolk.gov.uk

Site Location Plan



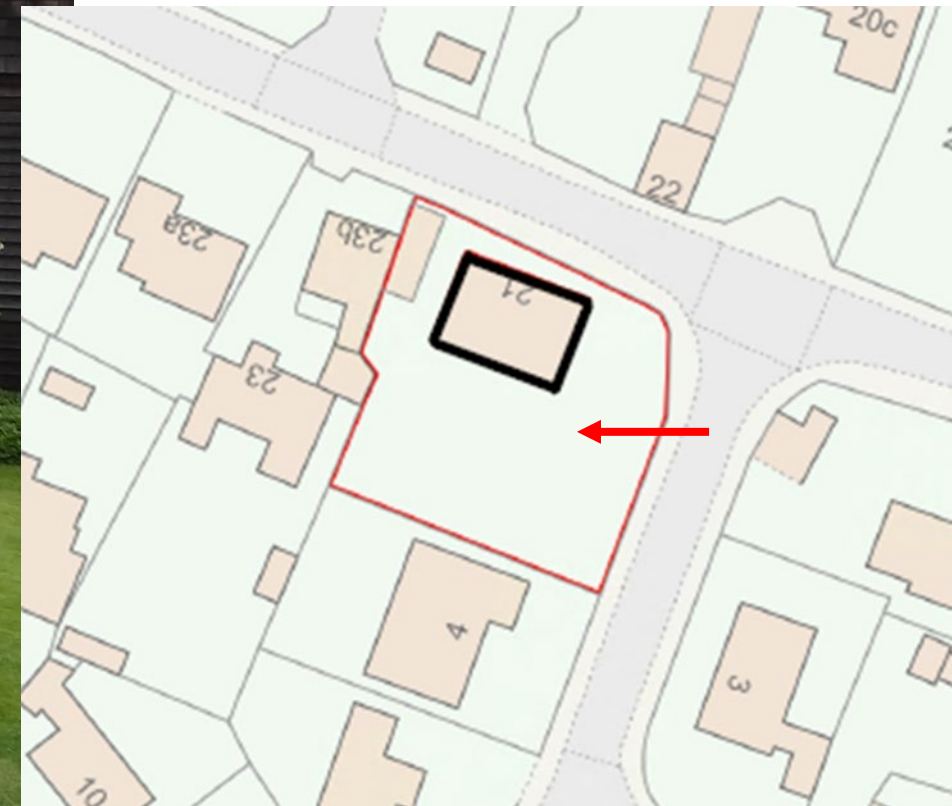


View from Cromer Road
of frontage

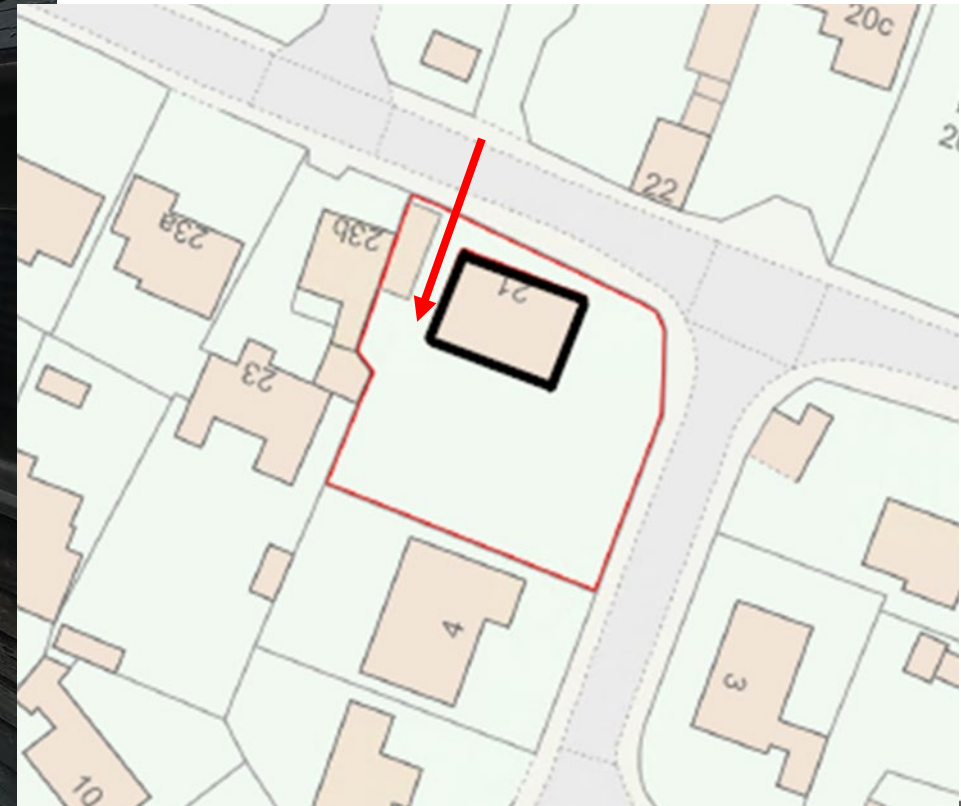


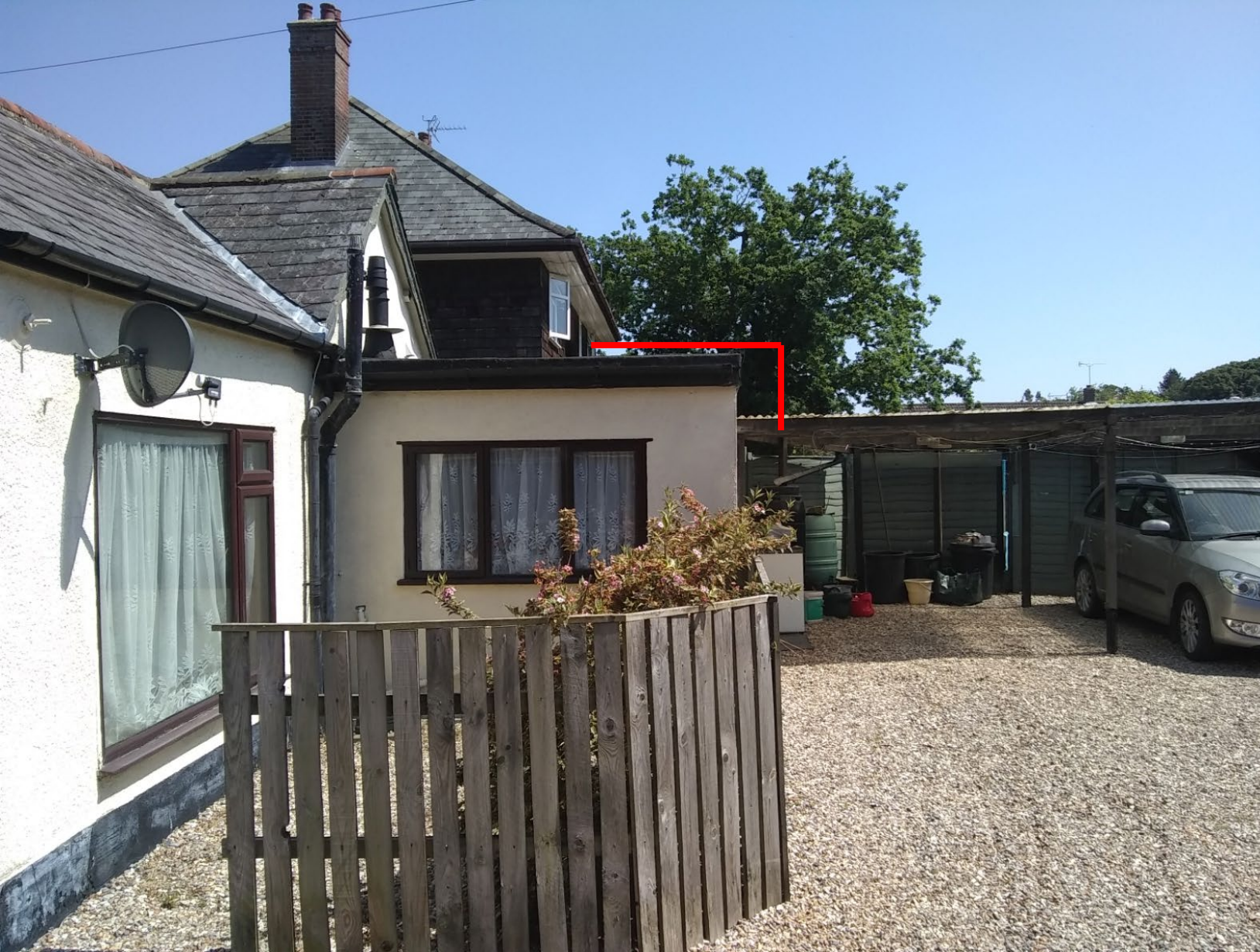


View to west across rear where veranda is to extend. Gable wall of 4 Morrison Close to the left of picture



North Elevation





Looking East across the rear of 23B to the rear of Cedar House showing rear extension's screening effect in regard to the proposed balcony (approximate balustrade line in red)

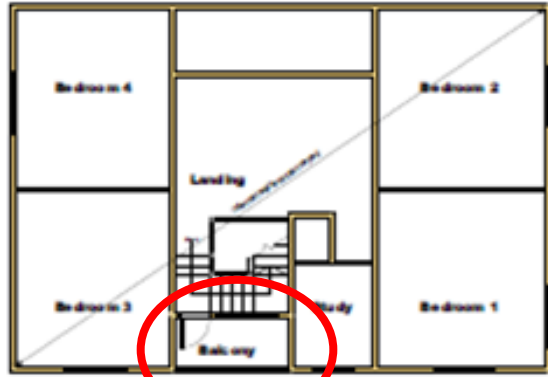




Looking southeast across 23B with 23 to the rear on the right (pink render) showing privacy relationship

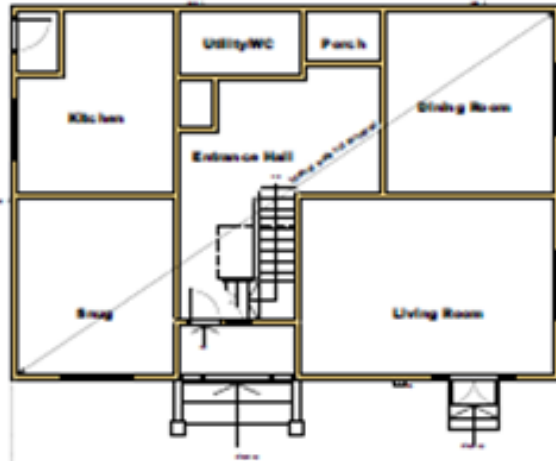


First Floor plan



Existing balcony position

Ground floor plan



EXISTING S/E ELEVATION

Scale: 1:100

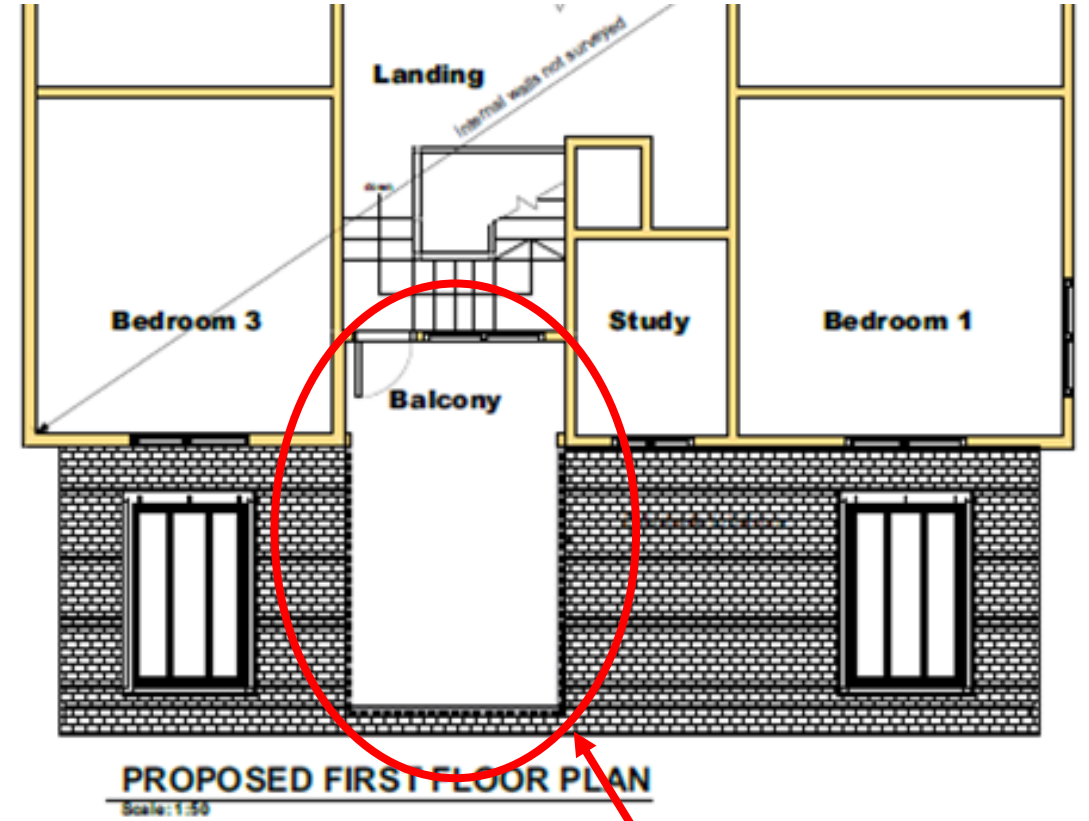
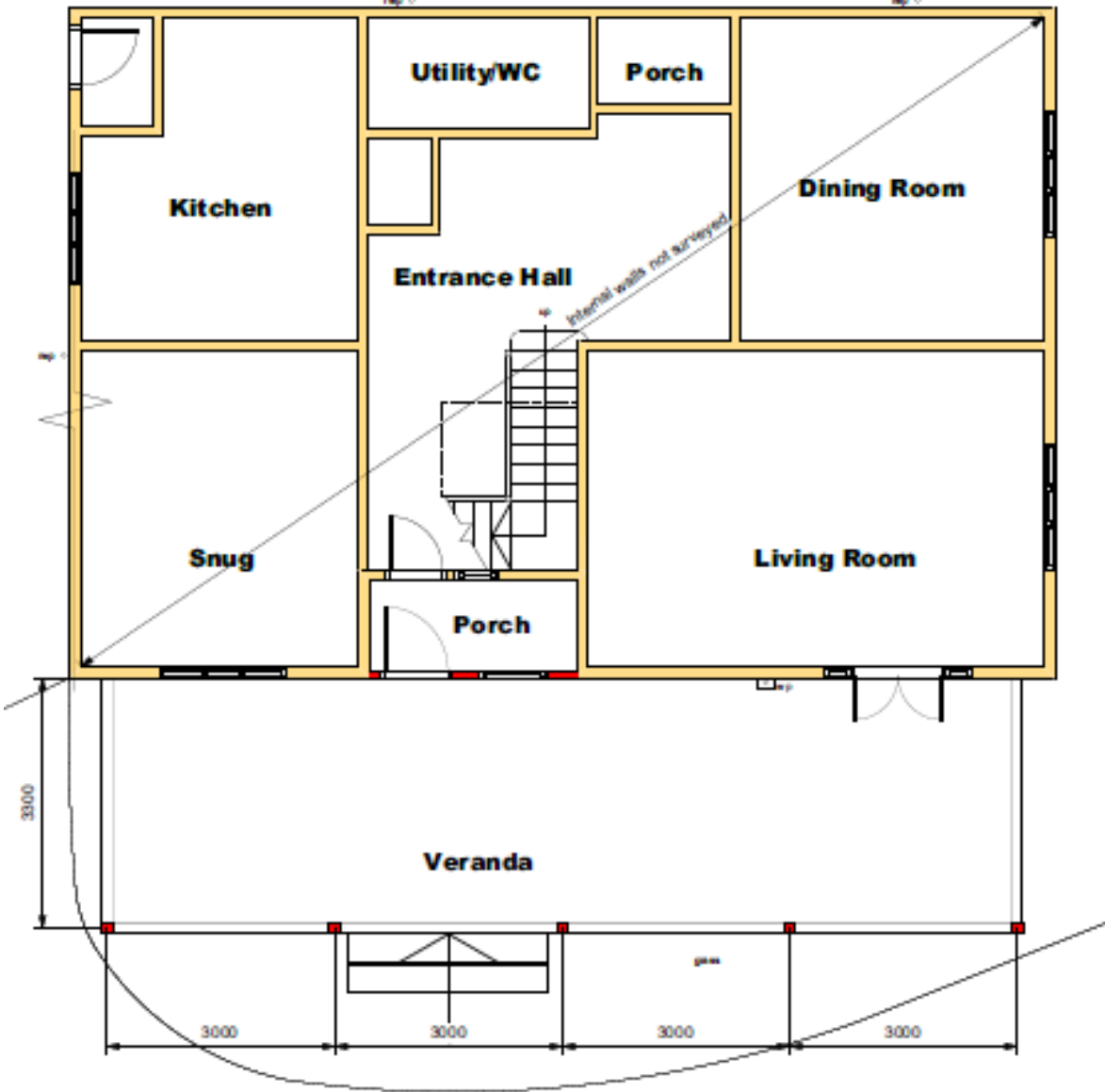


EXISTING S/W ELEVATION

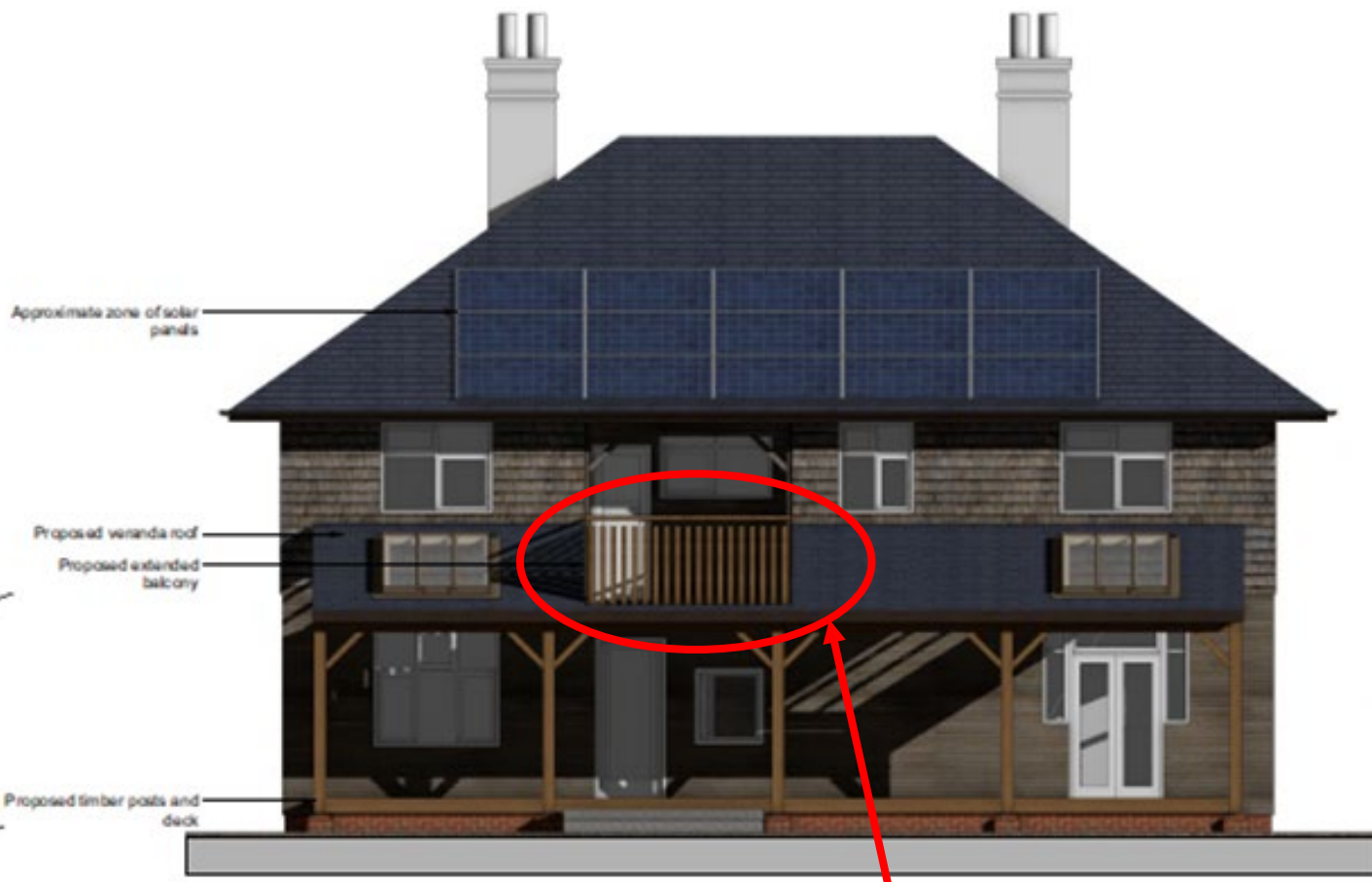
Existing plans and elevations



EXISTING N/W ELEVATION

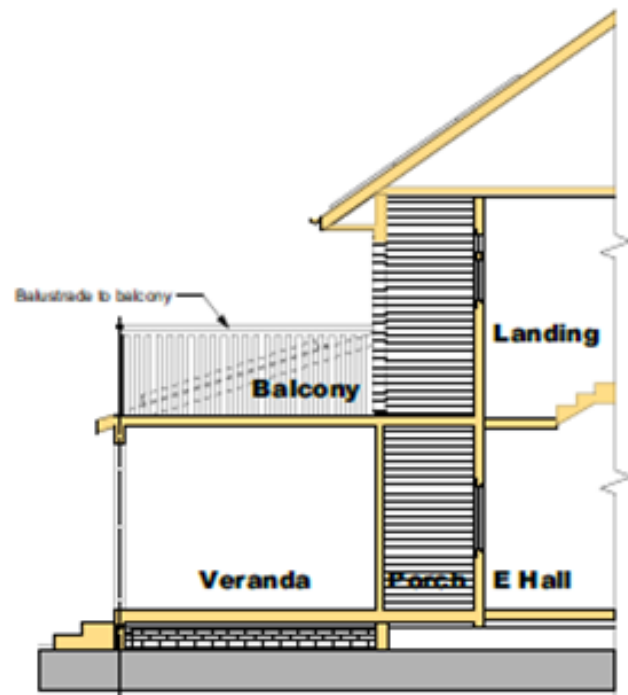


Proposed extended balcony



PROPOSED SW ELEVATION
Scale: 1:50

Proposed extended balcony



SECTION THROUGH VERANDA
Scale: 1:50

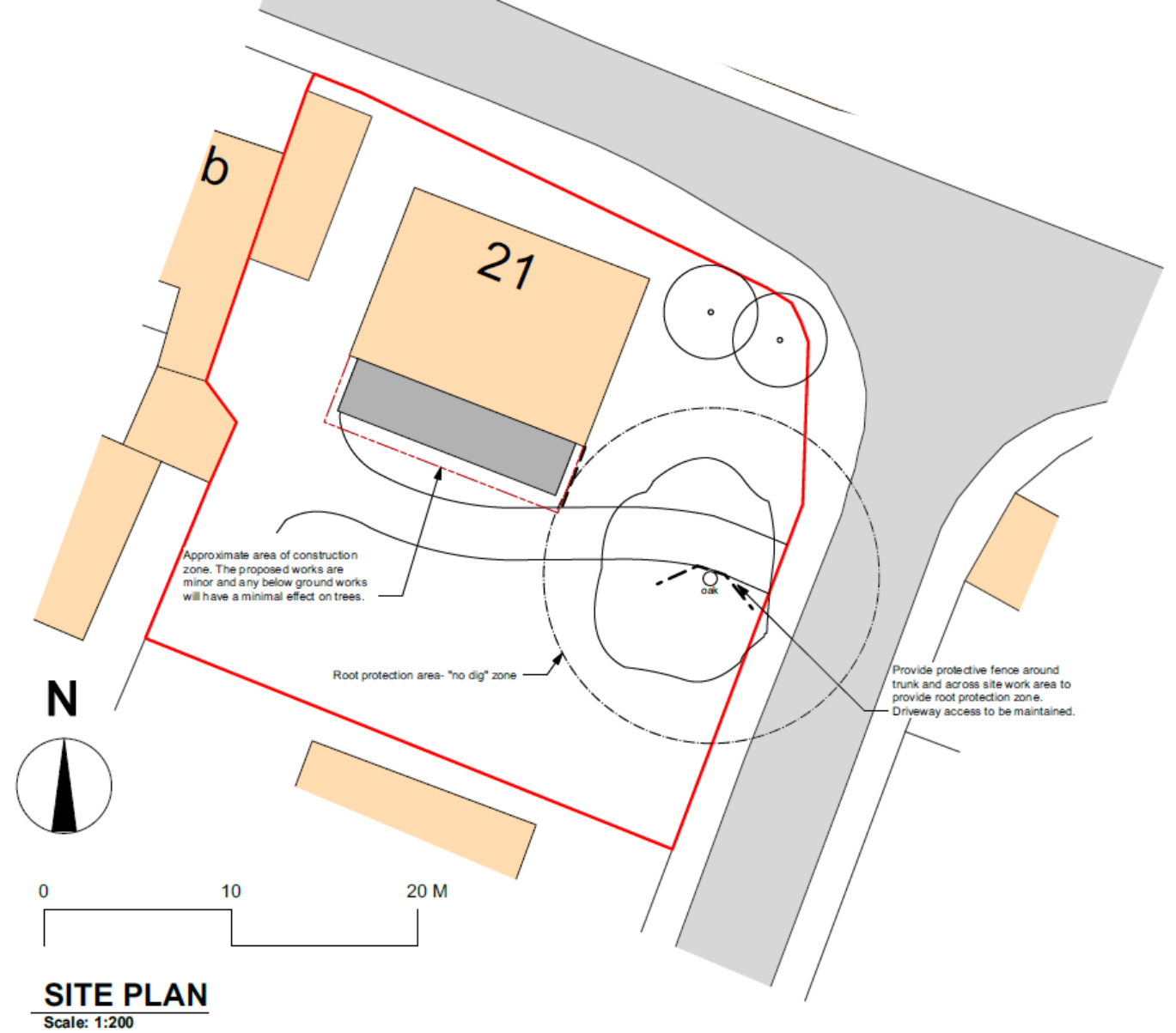


PROPOSED N/W ELEVATION



PROPOSED S/E ELEVATION

Tree protection



Main Issues

1. Principle of Development
2. Design
3. Amenity
4. Ecology, Parking and Highways
5. Conclusion

Recommendation:

Delegate authority to the Head of Planning to APPROVE with the following conditions:

1. Timing condition
2. Approved Plans
3. Tree protection condition.