

APPLICATION REFERENCE:

PF/22/1928 - Full Planning Application: Revised scheme for the erection of 62. no retirement dwellings, access, roads, open space, parking areas and associated works

Site: Land South Of Sheringham House, Cremers Drift, Sheringham, Norfolk.

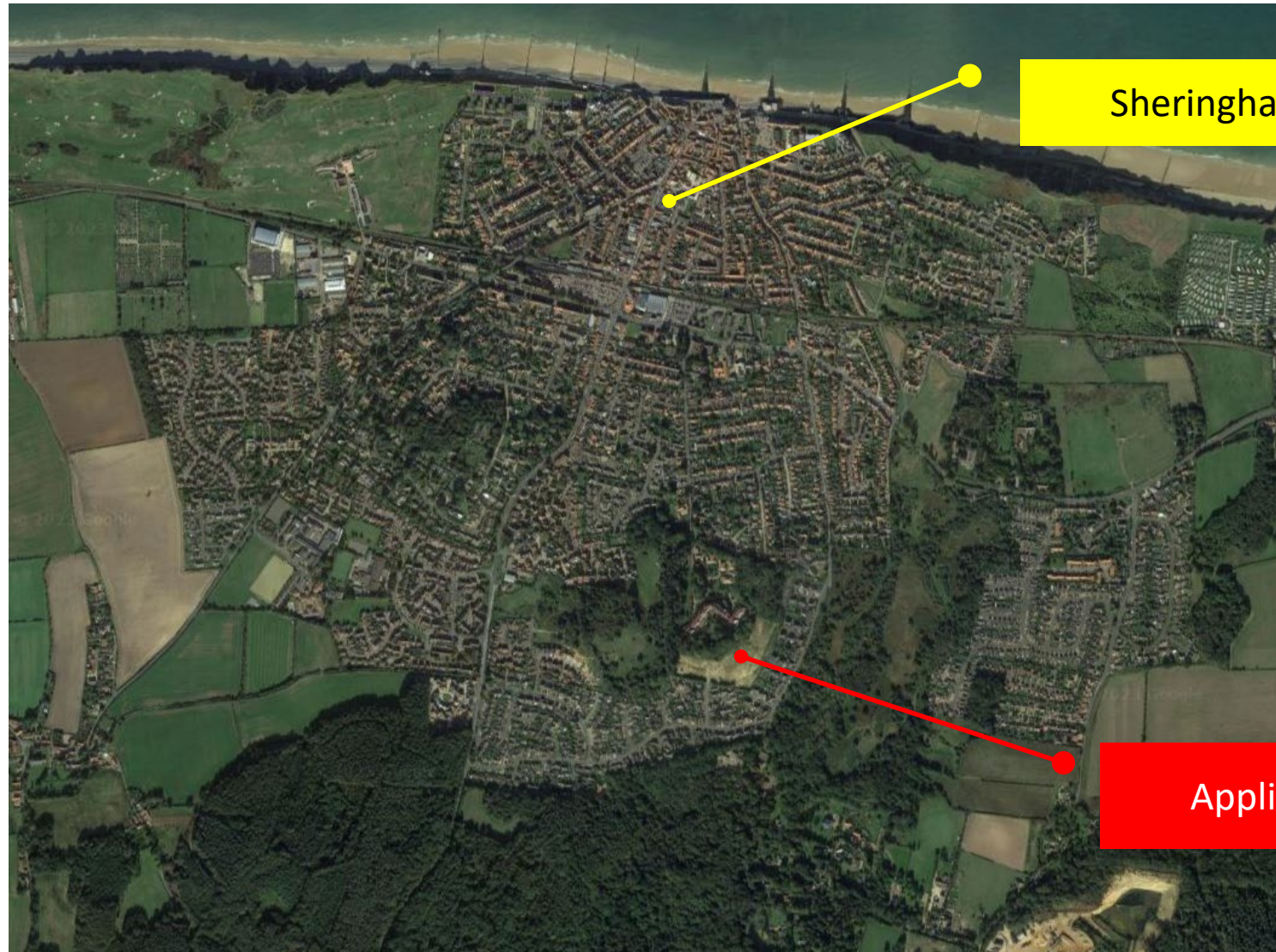
Applicant: Sutherland Homes Ltd



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION – Wider Context



Sheringham Town Centre

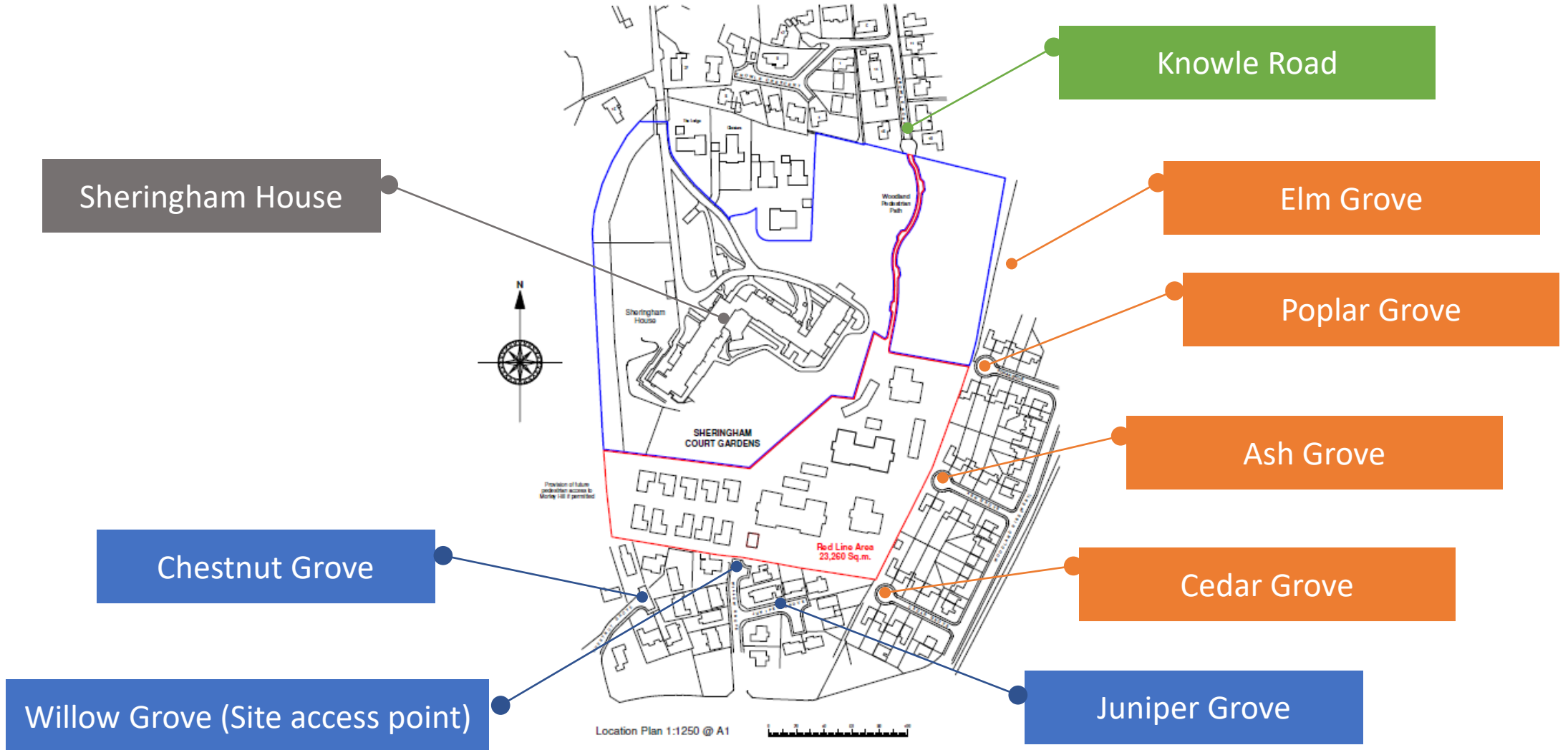
Application Site

SITE LOCATION

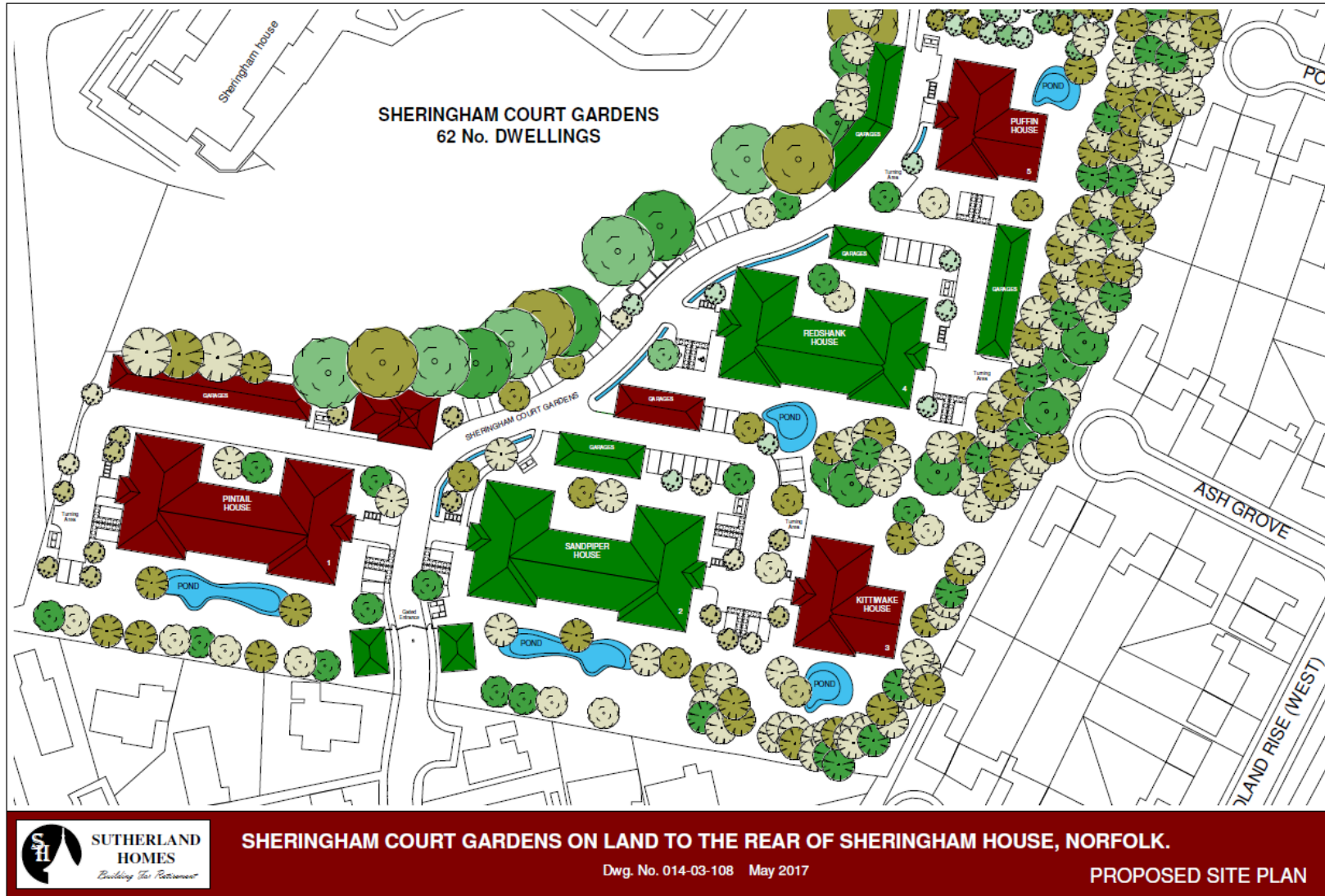


Application Site

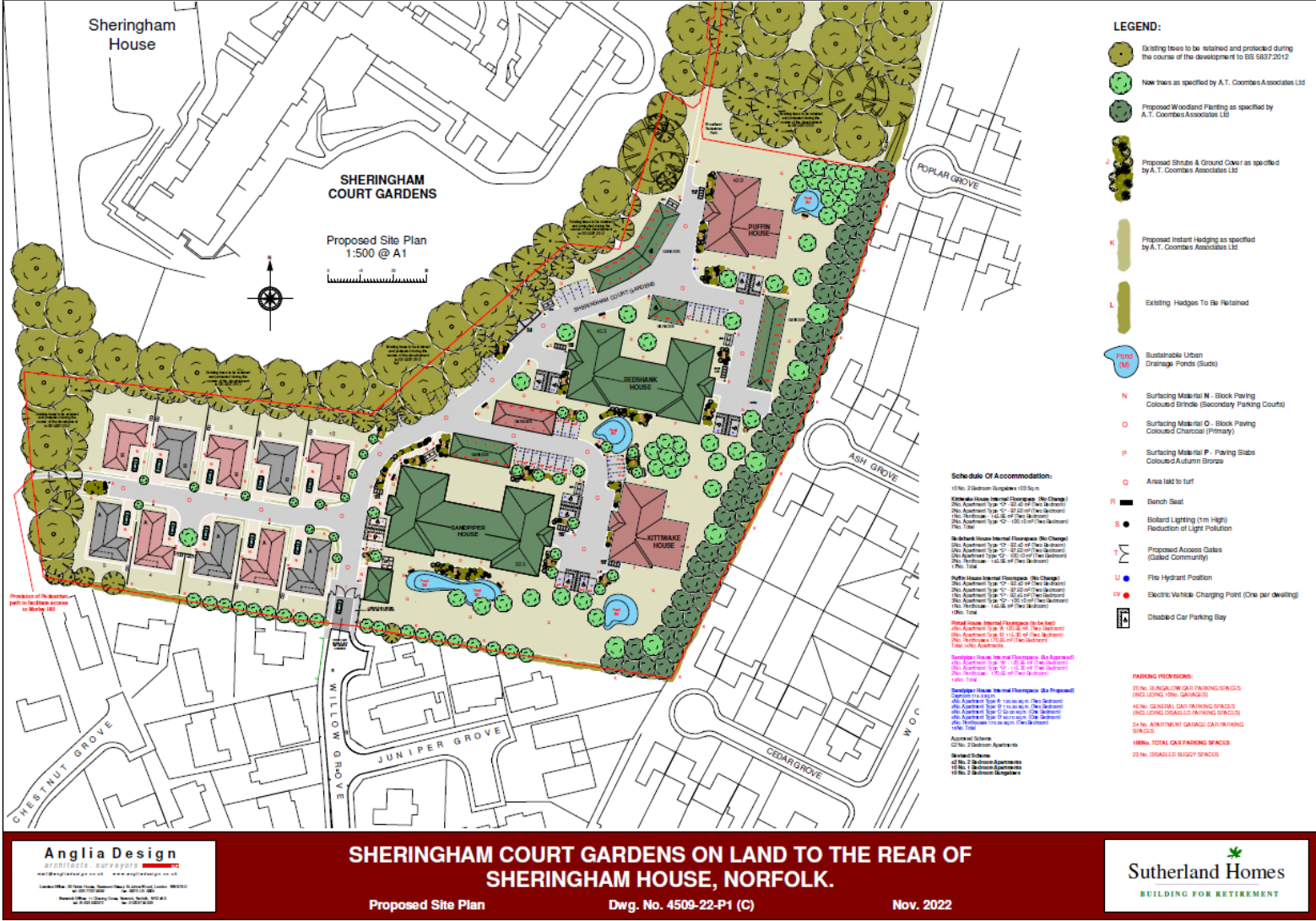
SITE LOCATION



Layout Plan as Approved under PO/16/1725



Proposed Layout Plan



Anglia Design
 20 CHERRY LANE, NORWICH, NORFOLK, NR1 3JG
 www.angliadesign.co.uk

SHERINGHAM COURT GARDENS ON LAND TO THE REAR OF SHERINGHAM HOUSE, NORFOLK.

Proposed Site Plan Dwg. No. 4509-22-P1 (C) Nov. 2022

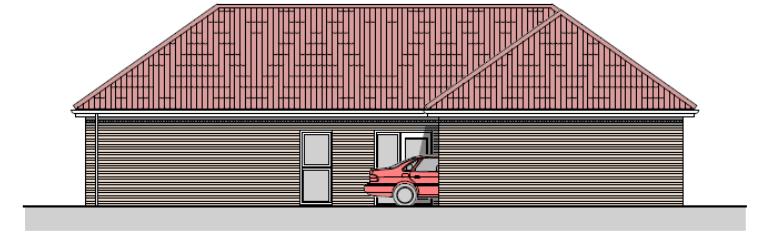
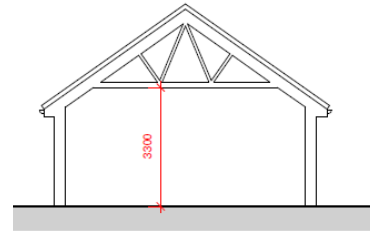
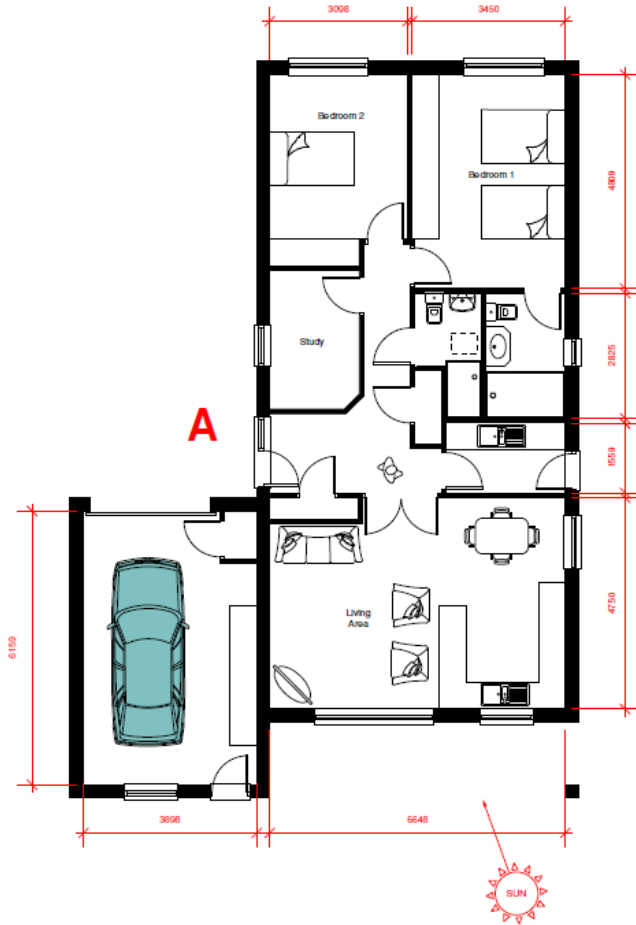
Sutherland Homes
 BUILDING FOR RETIREMENT

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Proposed Layout Plan (Zoomed)

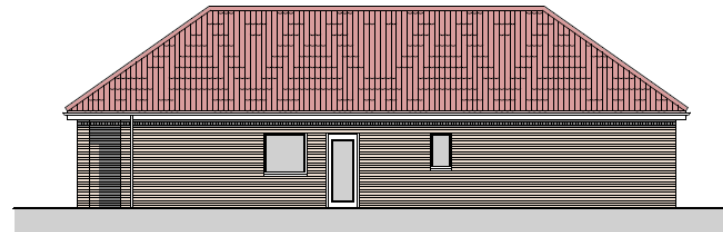


Proposed Bungalows (Type A)



Proposed Front Elevation (A) 1:100 @ A1

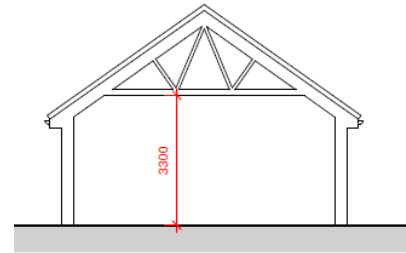
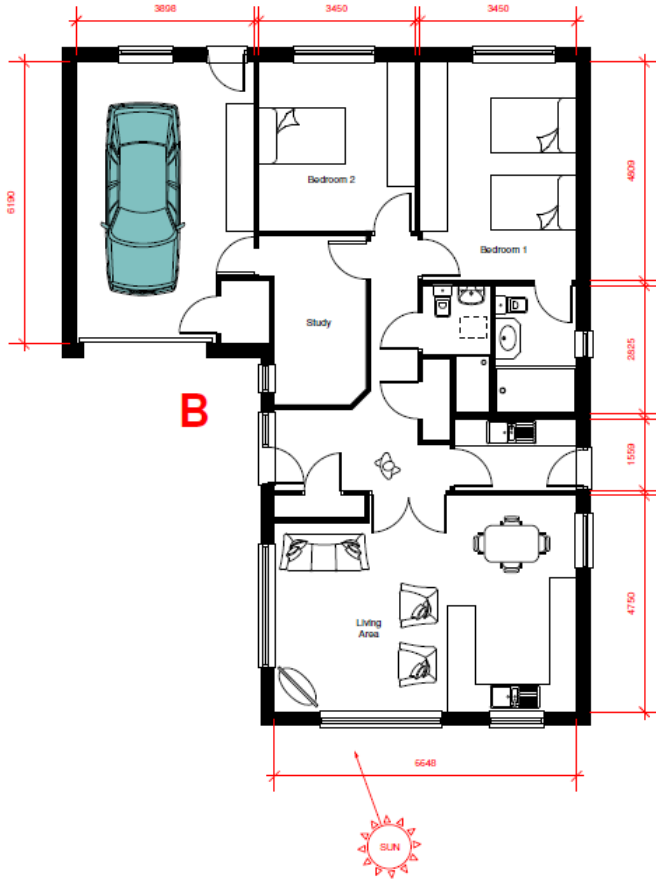
Proposed Side Elevation (A) 1:100 @ A1



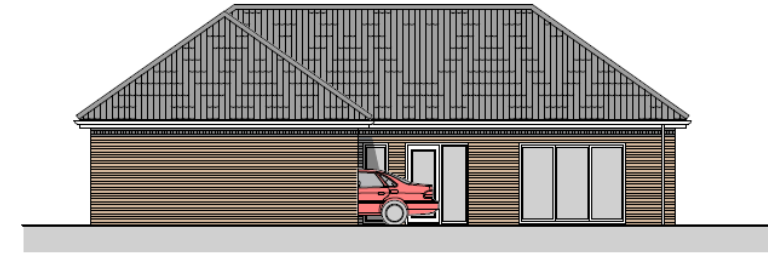
Proposed Side Elevation (A) 1:100 @ A1

Proposed Rear (South) Elevation (A) 1:100 @ A1

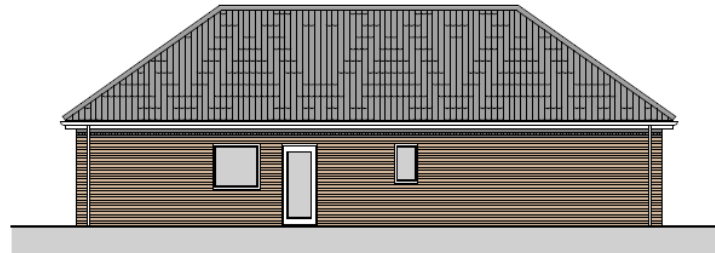
Proposed Bungalows (Type B)



Proposed Front (South) Elevation (B) 1:100 @ A1



Proposed Side Elevation (B) 1:100 @ A1



Proposed Side Elevation (B) 1:100 @ A1



Proposed Rear Elevation (B) 1:100 @ A1

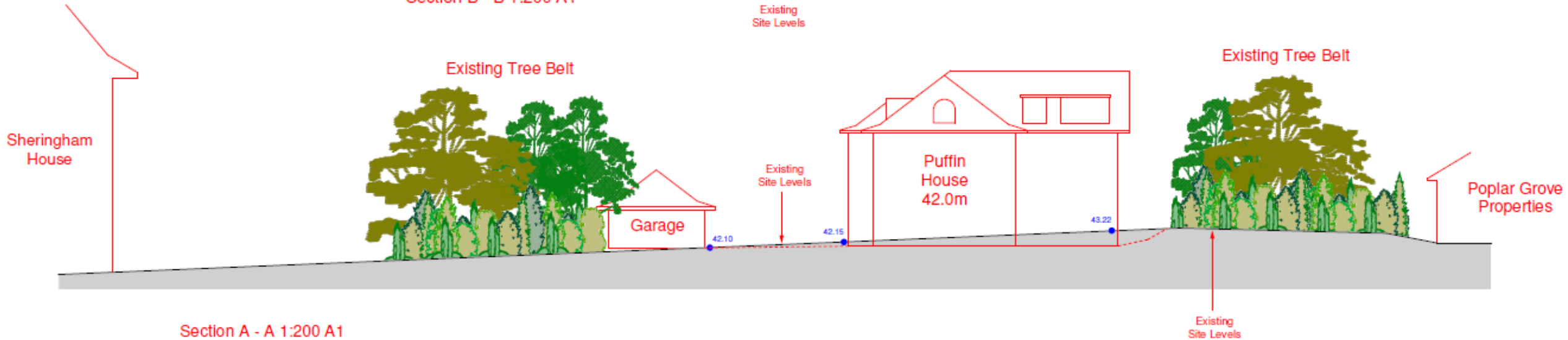
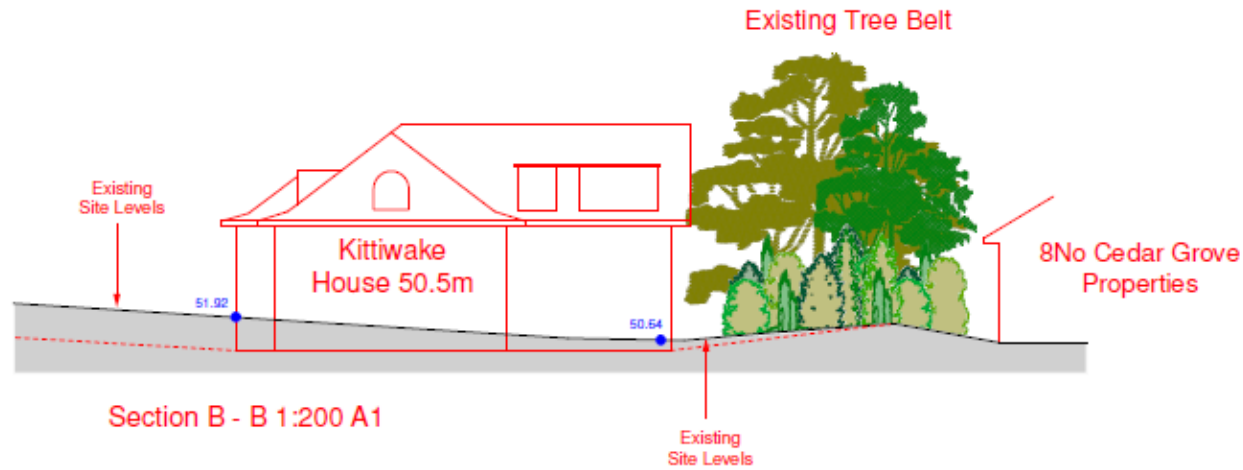
Applicant Submitted CGIs of Proposed Bungalows



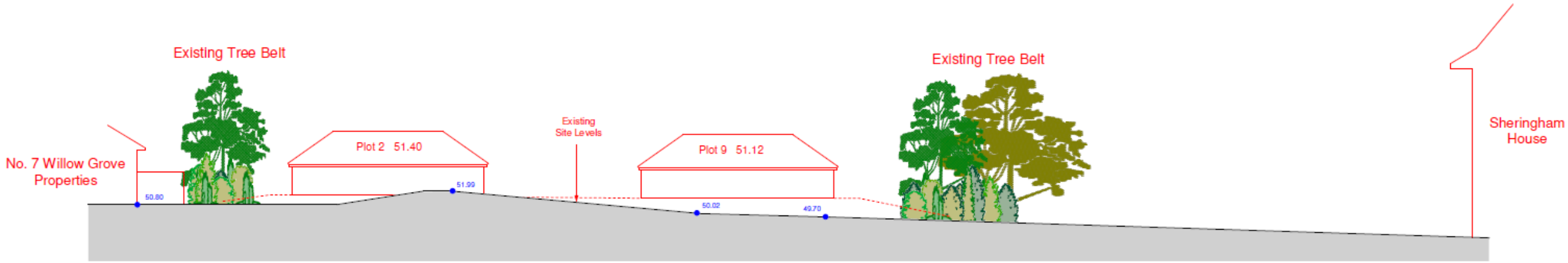
Southern Elevation - 'Sandpiper House'



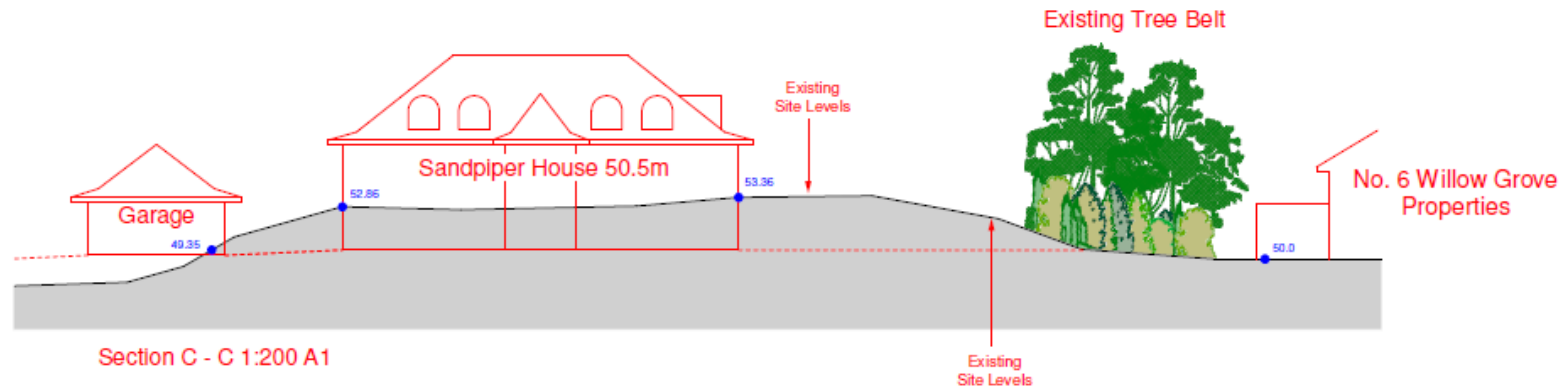
Site Sections (A-A and B-B)



Site Sections (C-C and D-D)



Section D - D 1:200 A1



Section C - C 1:200 A1

MAIN ISSUES FOR CONSIDERATION:

1. Principle of development
2. Housing Mix and Type
3. Effect on residential amenity
4. Effect on highway safety
5. Effect on Flood Risk
6. Effect on Trees and Landscape
7. Effect on Ecology
8. Affordable Housing and Development Viability

RECOMMENDATION

DELEGATE APPROVAL TO THE ASSISTANT DIRECTOR - PLANNING SUBJECT TO:

1. **satisfactory resolution of surface water drainage and ecology matters;**
2. **Securing of S106 Obligations to the value of £97,265.00 for the purposes as set out in Section 8 of the report; and**
3. **Imposition of conditions including any considered necessary by the Assistant Director - Planning**

Final wording of conditions to be delegated to the Assistant Director – Planning.

That the application be refused if a suitable section 106 agreement is not completed within 4 months of the date of resolution to approve, and in the opinion of the Assistant Director - Planning, there is no realistic prospect of a suitable section 106 agreement being completed within a reasonable timescale.