

# APPLICATION REFERENCE: PF/21/1478

LOCATION: Agricultural Barns, Oak Road, Dilham, Norfolk,  
NR28 9PW

PROPOSAL: Conversion of agricultural building with  
associated external alterations to indoor  
swimming pool for private hire



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

14 September 2023

# LOCATION PLAN

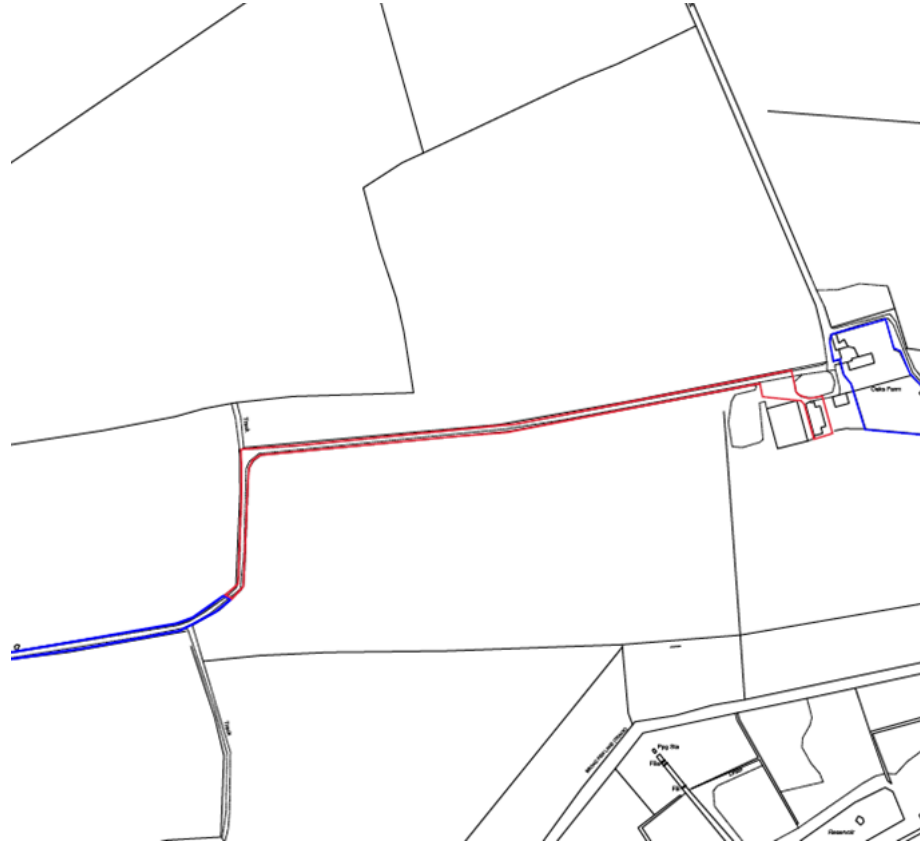


## CONSTRAINTS

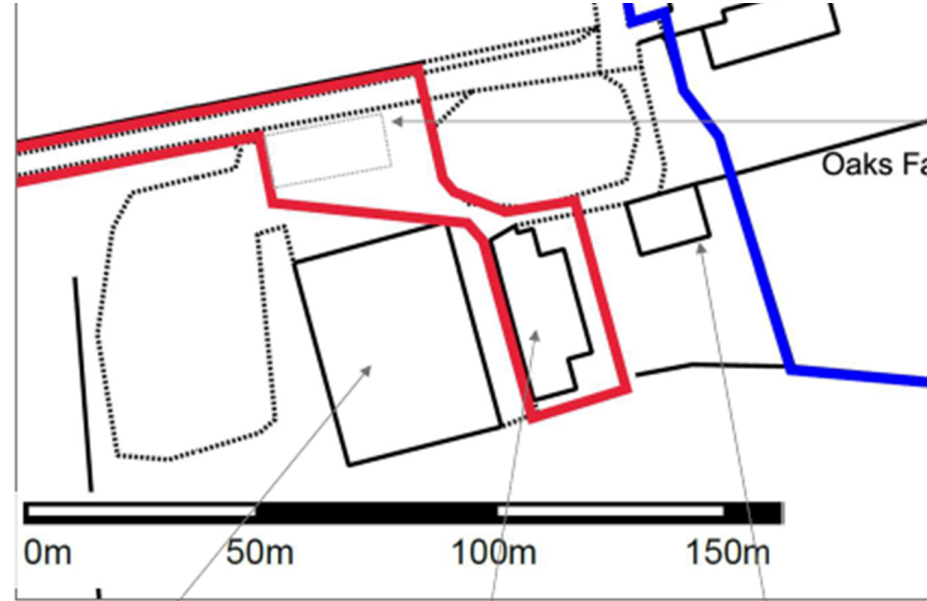
Countryside  
Low Plains Farmland  
Landscape Character  
Area

 Agricultural Barn

# EXISTING AND PROPOSED SITE PLANS



EXISTING SITE PLAN



Area of dedicated parking for proposed swimming pool use. Parking will use existing hardstanding and spaces not be demarcated

Blue line indicates land outside applicant's ownership

Redundant Grain Store – Application PF/21/0402 seeks consent for conversion to 5 dwellings

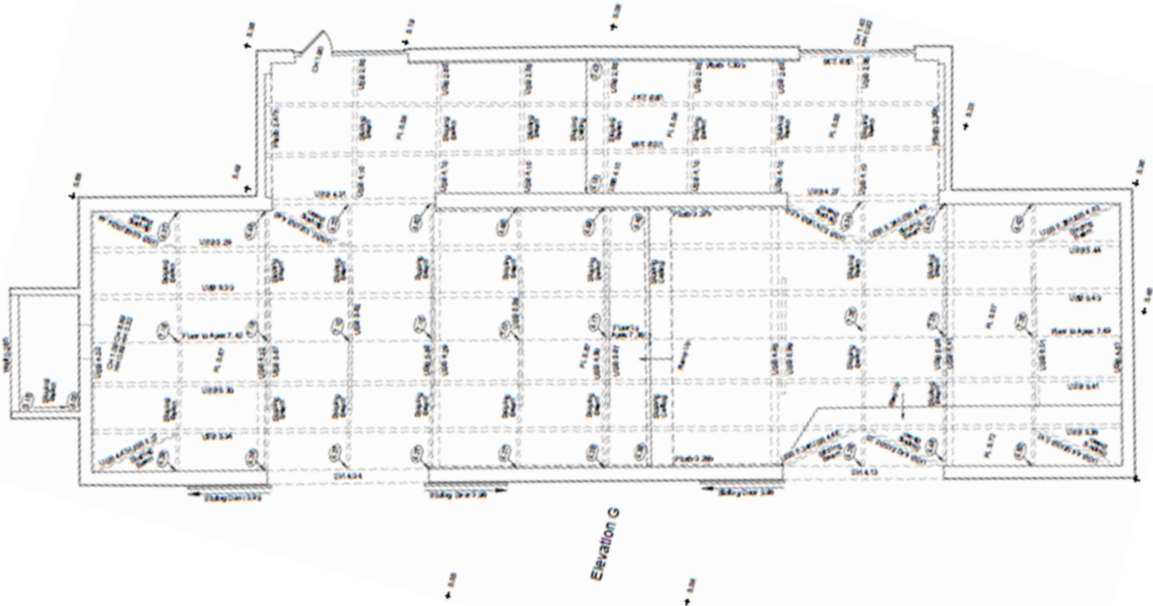
Application site, proposed change of use of barn to private swimming pool

Neighbouring 'Pumphouse' Barn – application to convert to holiday accommodation accompanies swimming pool application

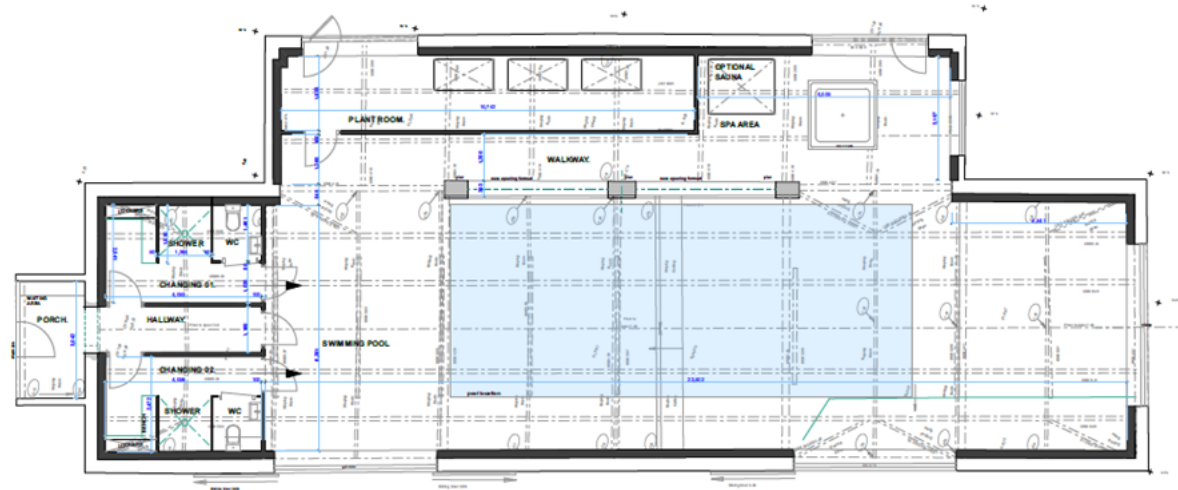
PROPOSED SITE PLAN



# EXISTING AND PROPOSED GROUND FLOOR PLANS

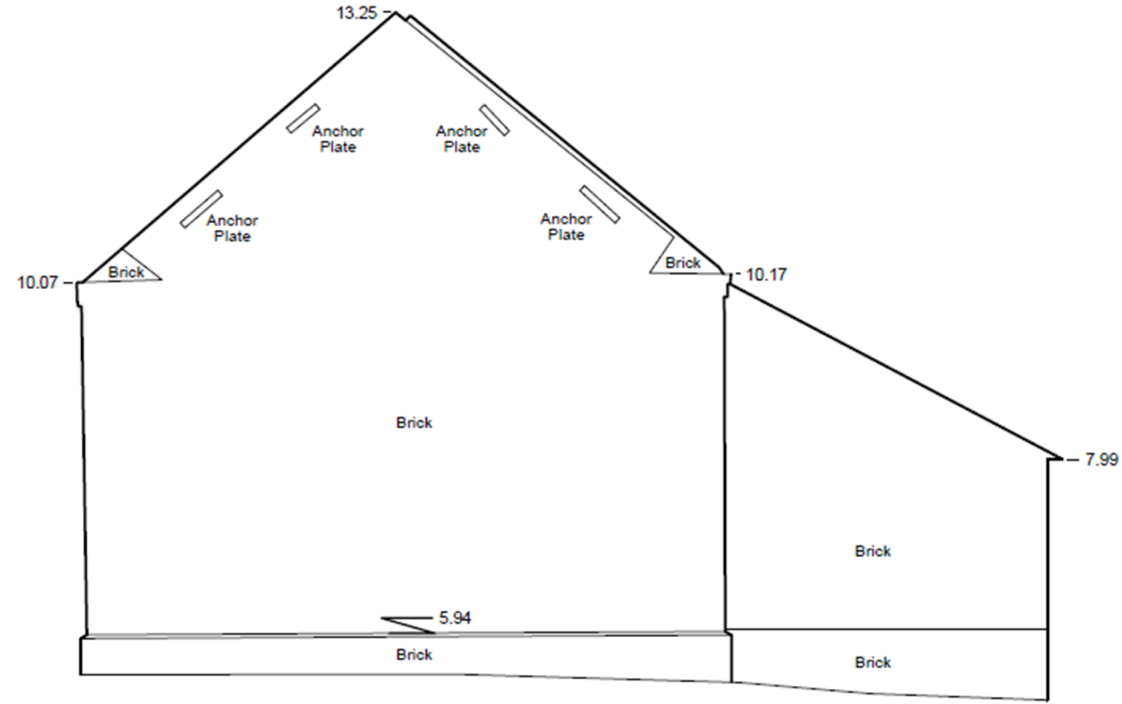


EXISTING GROUND FLOOR PLAN

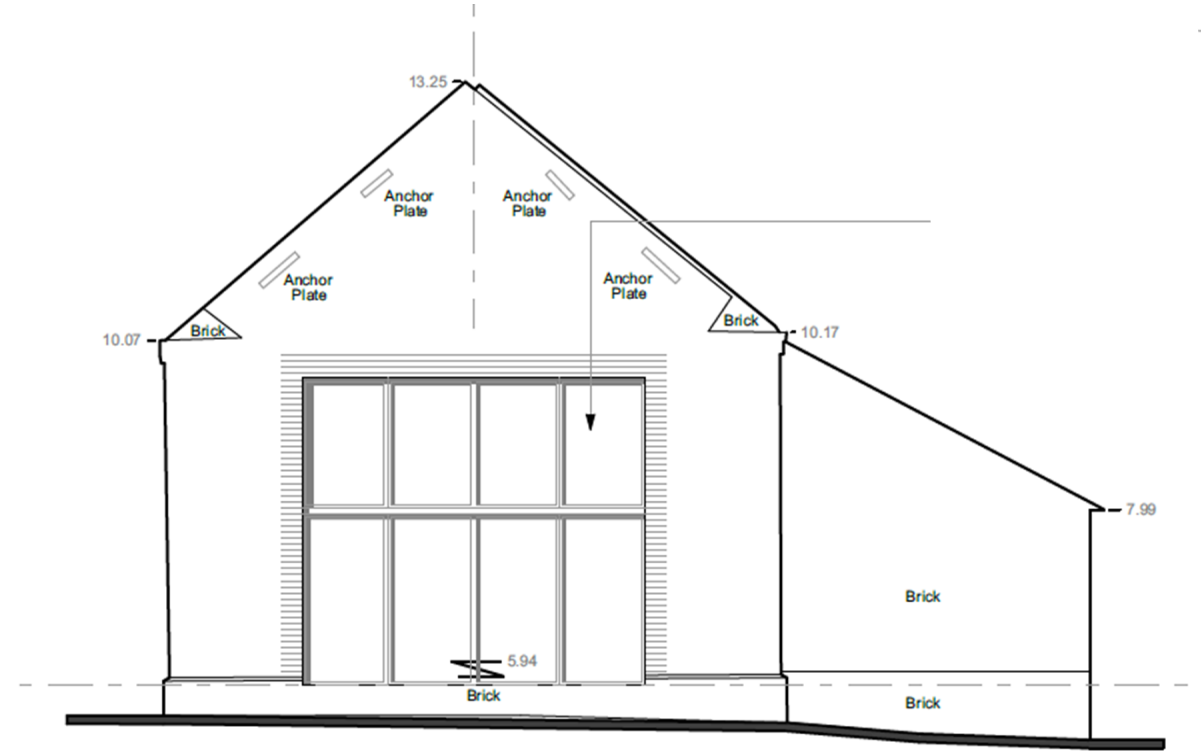


PROPOSED GROUND FLOOR PLAN

# EXISTING AND PROPOSED ELEVATIONS

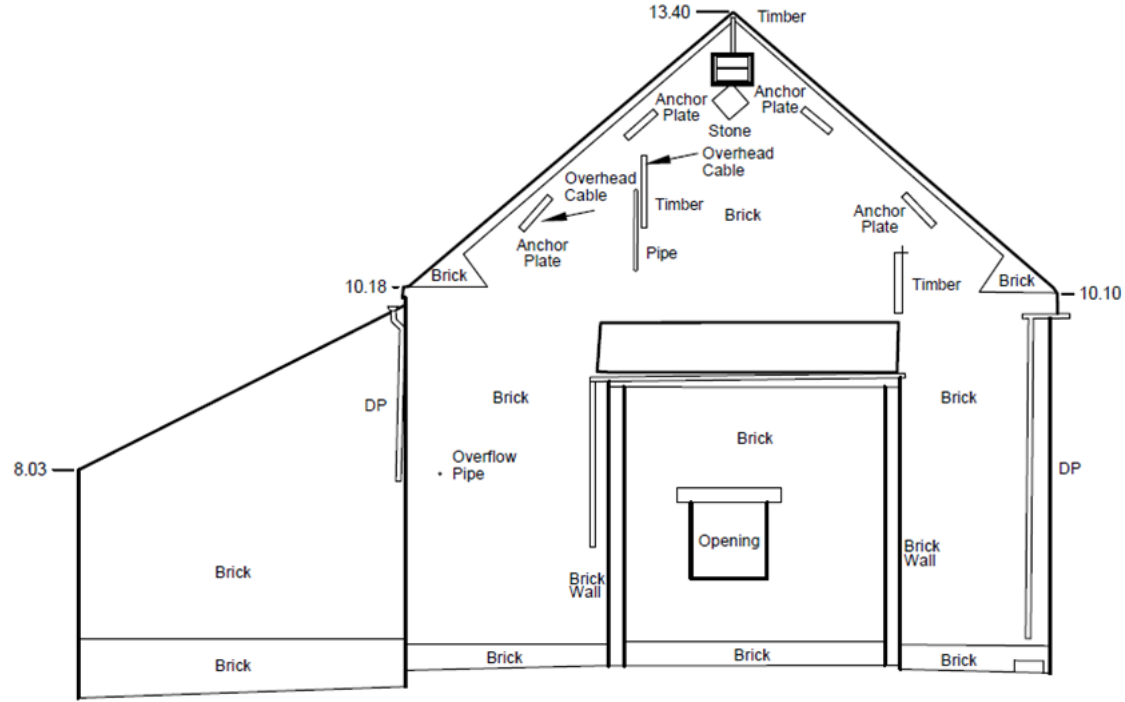


EXISTING SOUTH ELEVATION

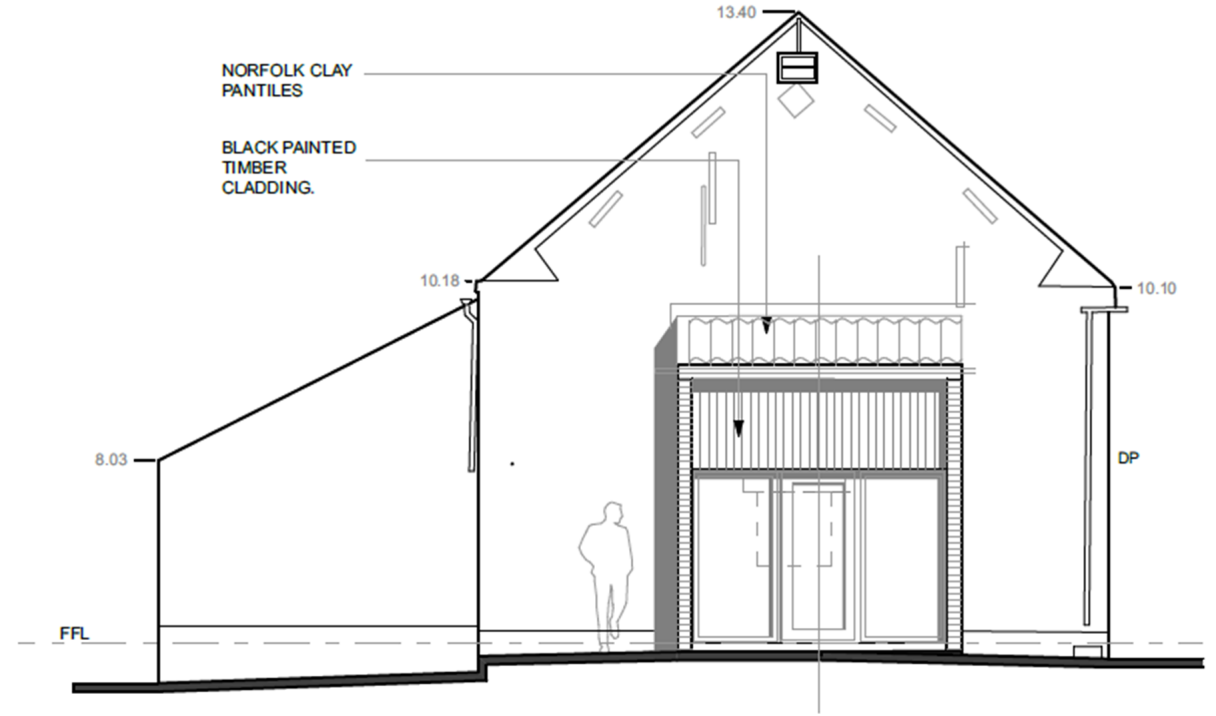


PROPOSED SOUTH ELEVATION

# EXISTING AND PROPOSED NORTH ELEVATIONS

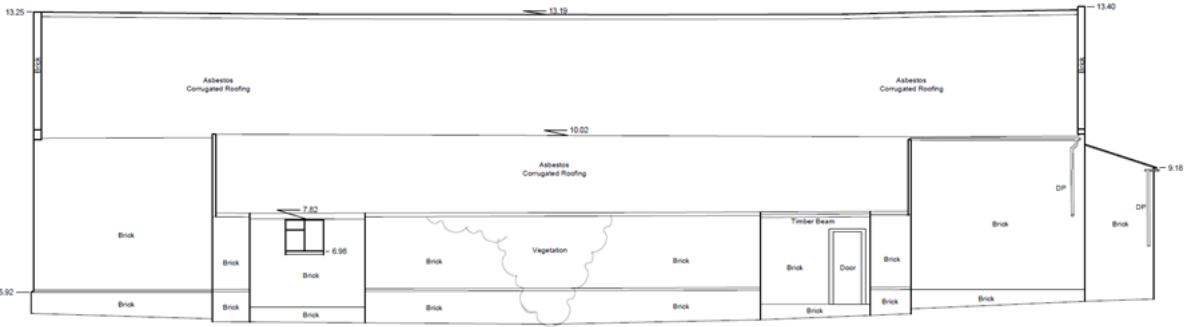


EXISTING NORTH ELEVATION

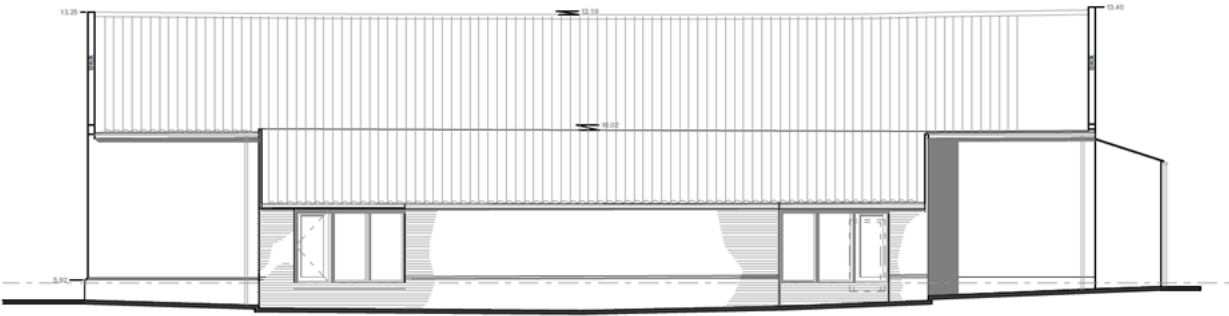


PROPOSED NORTH ELEVATION

# EXISTING AND PROPOSED EAST ELEVATIONS

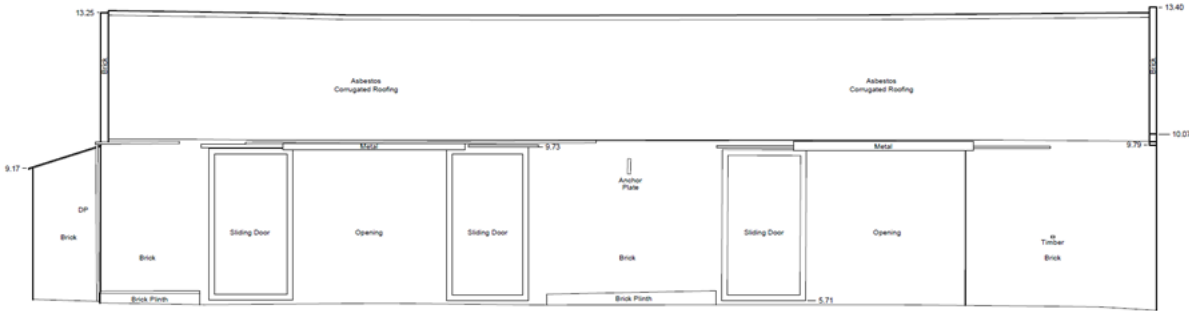


EXISTING EAST ELEVATION

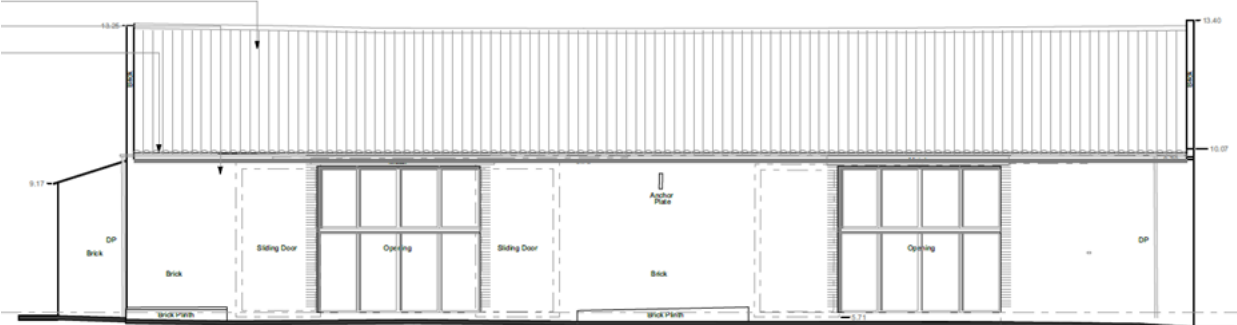


PROPOSED EAST ELEVATION

# EXISTING AND PROPOSED WEST ELEVATIONS



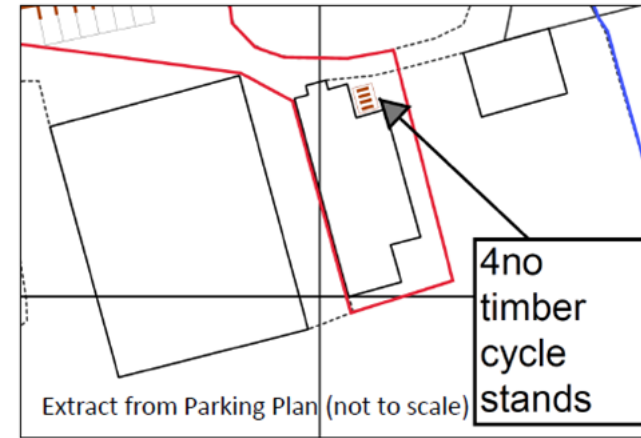
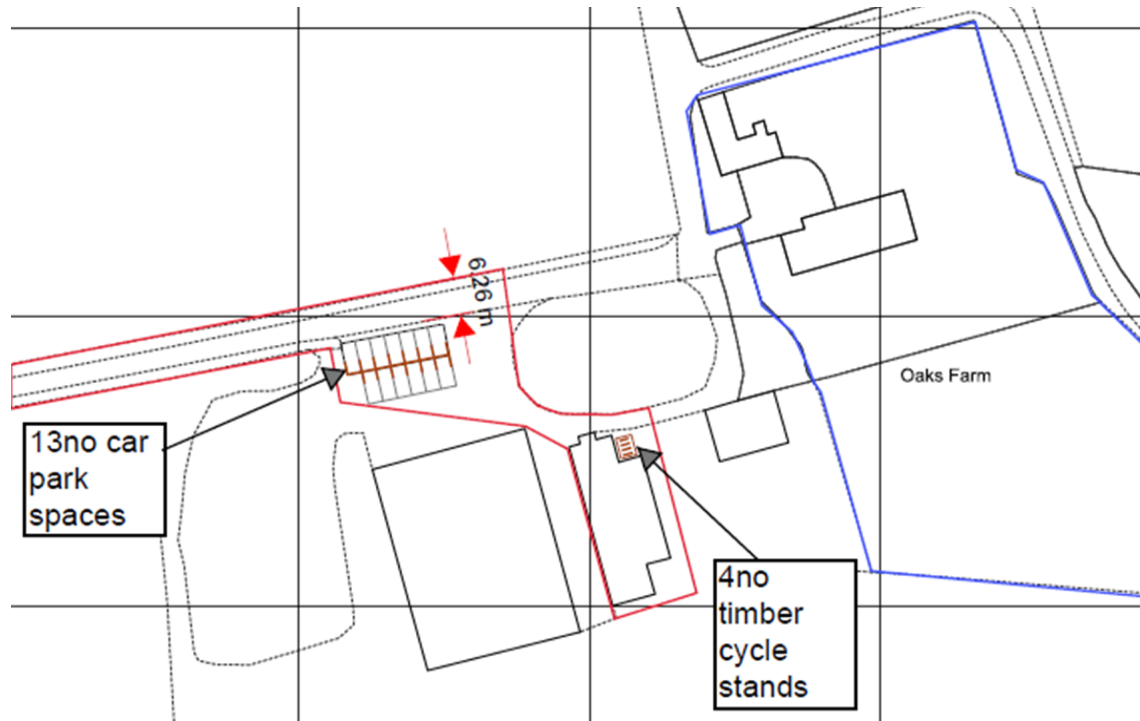
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



# CAR AND CYCLE PARKING PLANS



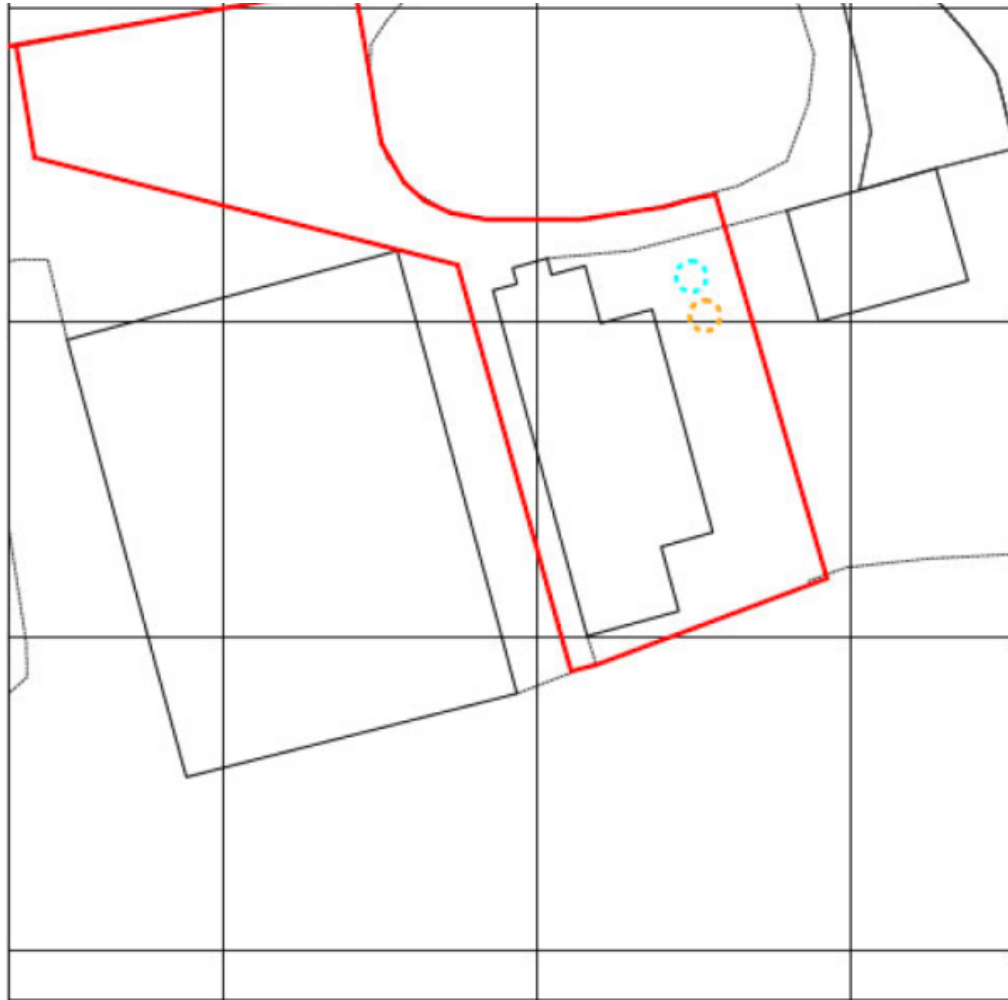
- Installation Detail**
- 1) Install new 4 timber cycle stands – specification as below.
  - 2) Base of stands to be secured with postcrete to prevent uprooting
  - 3) Stands to be spaced at intervals of 1050mm, leaving a minimum of 1050mm between stands (as per NCC standard).
  - 4) Stands to be installed on grass surface which will be maintained to a short sward as with access paths throughout the site.

**Specification of stands**

|                    |                  |
|--------------------|------------------|
| Material           | Timber / wood    |
| Fixing             | Root fixed       |
| Dimensions (h x l) | 1070 x 750 x 150 |



# LOCATION OF SEALED TANK FOR BACKWASH WATER FROM POOL/HOT TUB AND OF PACKAGE TREATMENT PLANT



Location of sealed tank for backwash water



Location of package treatment plant accepting foul water flows from swimming pool toilets, basins and showers only. Outfall to finger drains installed in agricultural field to immediate south of site (land under ownership of applicant)

# EXISTING BARN



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



# EXISTING BARN



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

# KEYS ISSUES

1. PRINCIPLE
2. LANDSCAPE
3. DESIGN
4. RESIDENTIAL AMENITY
5. BIODIVERSITY
6. POLLUTION AND HAZARD PREVENTION AND MINIMISATION
7. HIGHWAYS
8. OTHER MATTERS
9. CONCLUSION



# RECOMMENDATION

It is recommended that the application be **APPROVED** subject to conditions relating to the matters listed in the Officer report and any others considered necessary by the Assistant Director for Planning: