

# APPLICATION REFERENCE: PF/23/1065

LOCATION: Land to the north of Church Road,  
West Beckham

PROPOSAL: Erection of 5 dwellings (affordable  
homes) with associated access, parking and  
landscaping



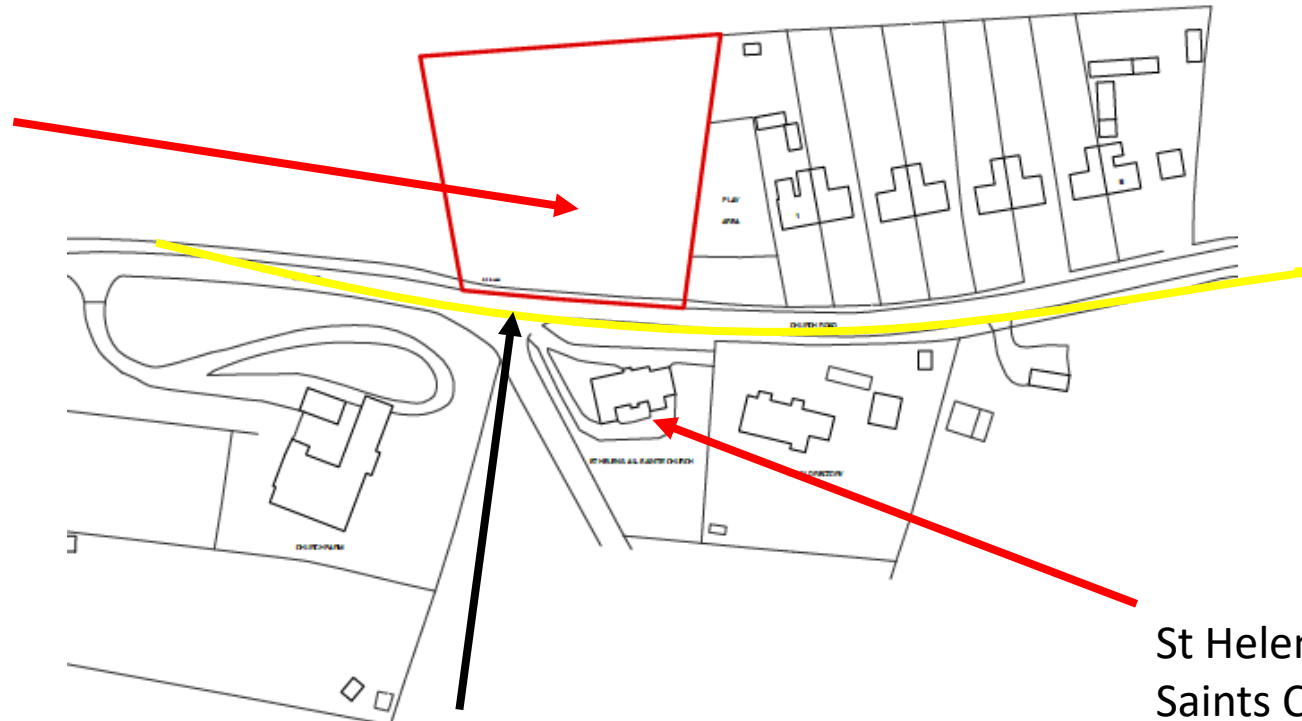
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE LOCATION PLAN



Application Site



St Helens and All Saints Church

Church Road

# AERIAL PHOTO



Application Site

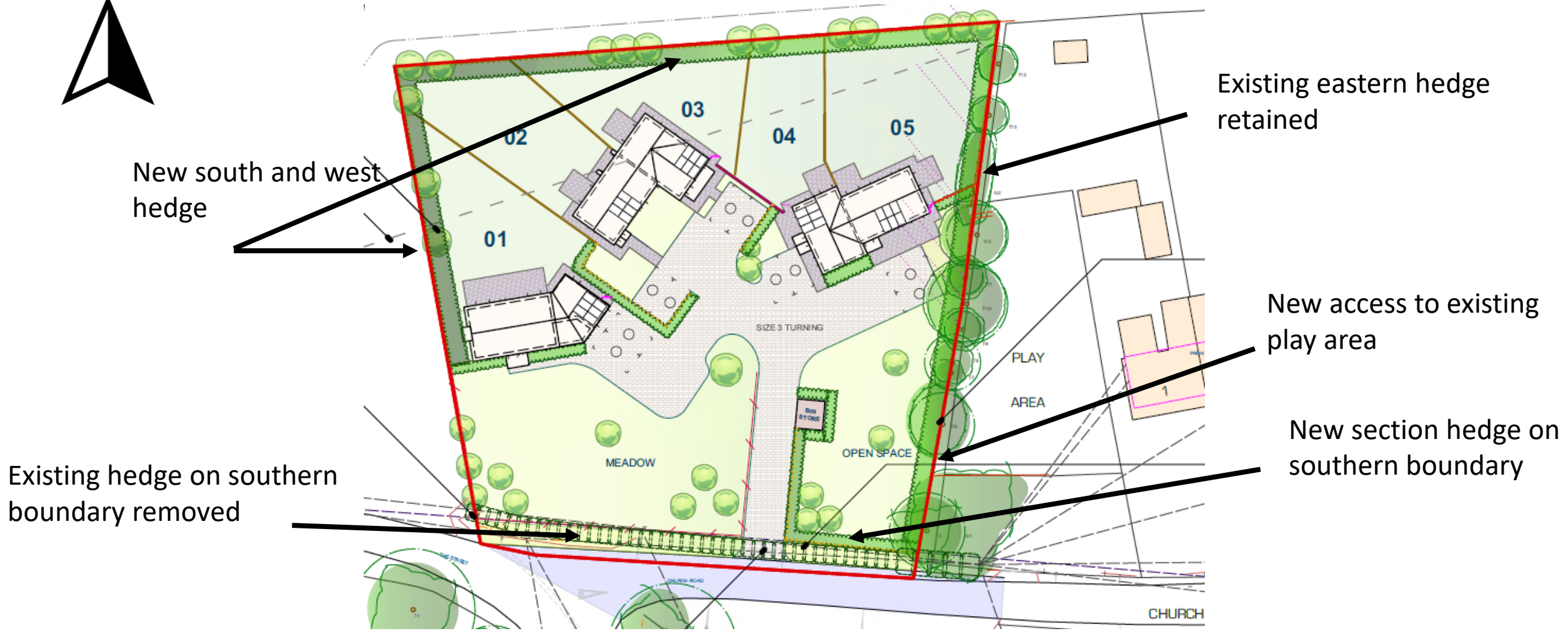


Existing Play Area

St Helens and All Saints Church

Church Road

# PROPOSED SITE PLAN



New south and west hedge

Existing eastern hedge retained

New access to existing play area

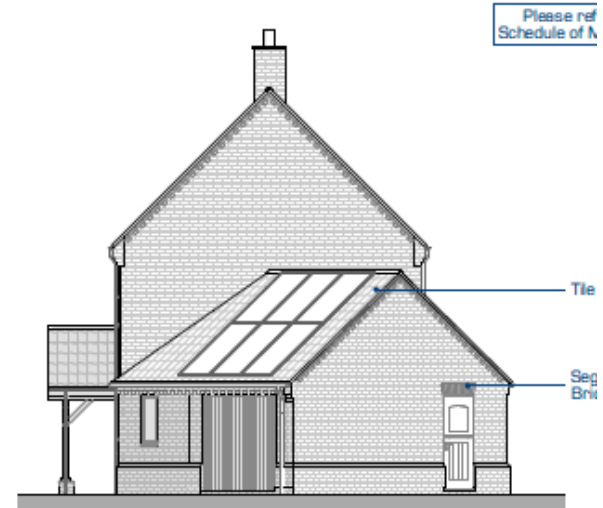
New section hedge on southern boundary

Existing hedge on southern boundary removed

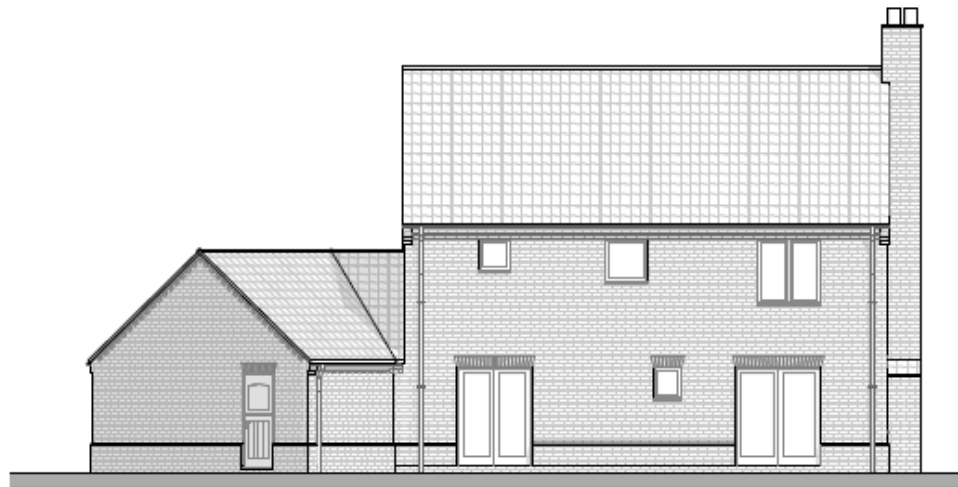
# PROPOSED ELEVATIONS UNIT 1



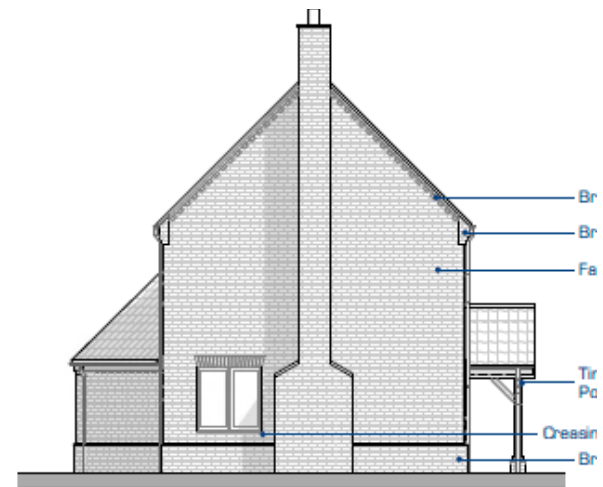
South Elevation



West Elevation

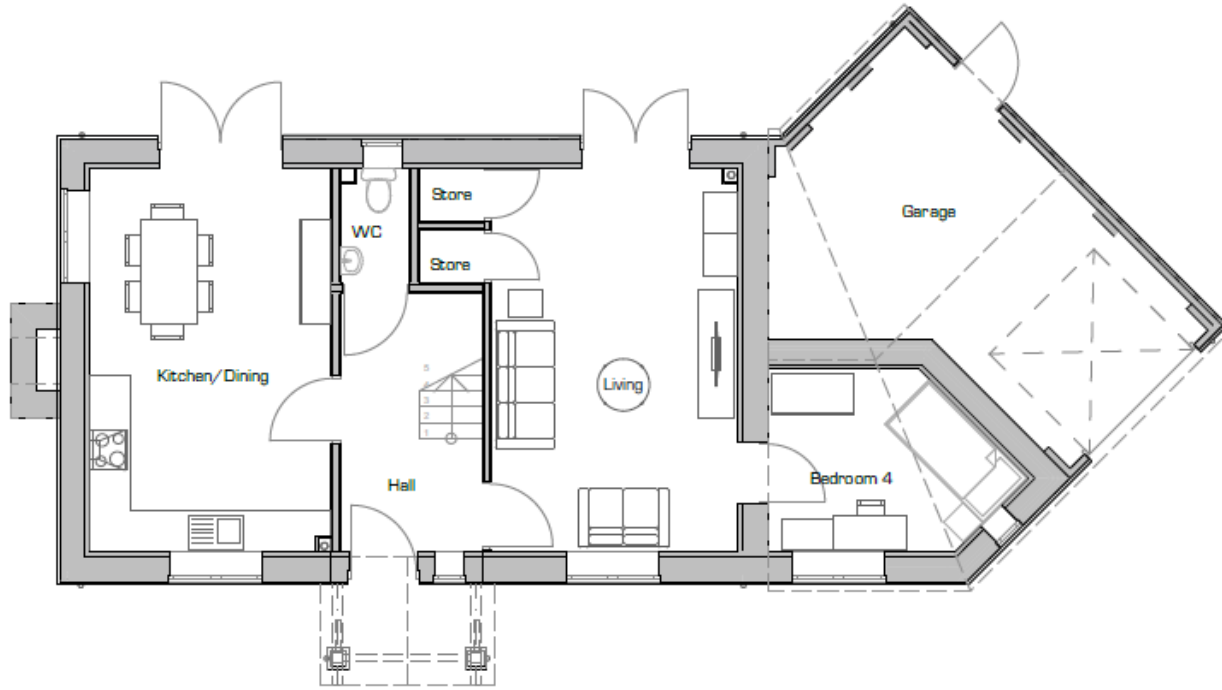


North Elevation

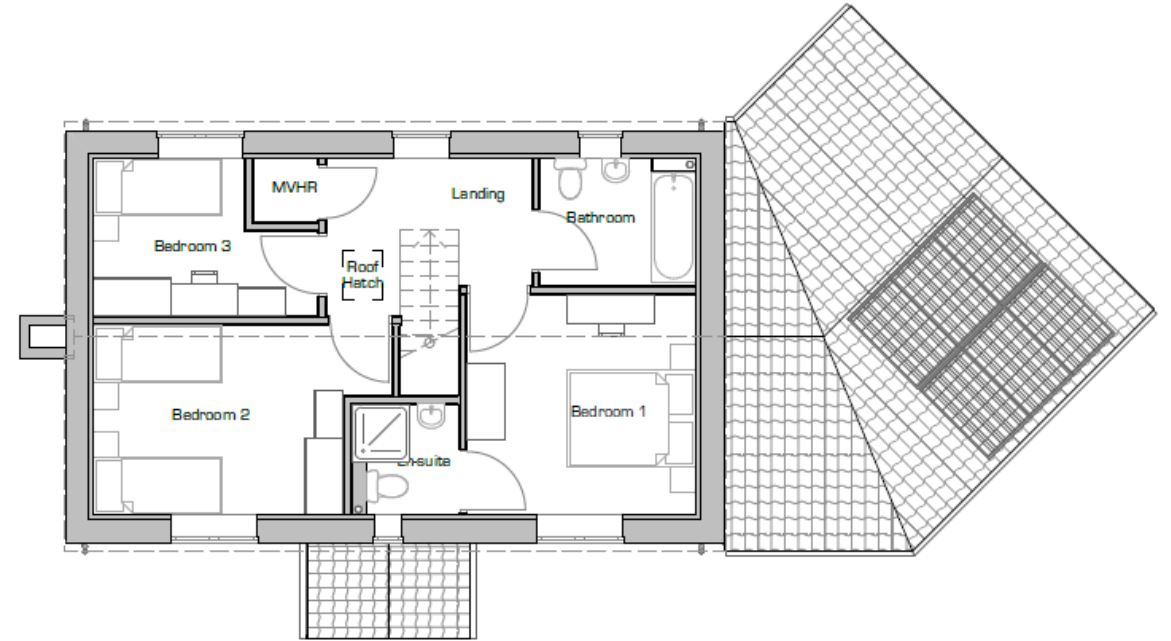


East Elevation

# PROPOSED FLOOR PLANS UNIT 1



Proposed Ground Floor



Proposed First Floor

# PROPOSED ELEVATIONS UNITS 2 & 3



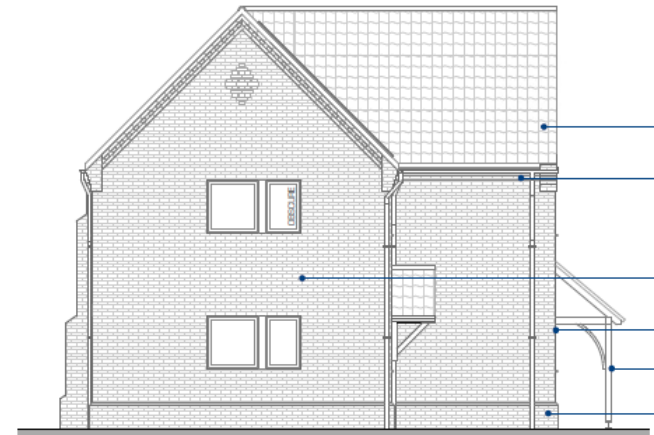
South East Elevation



north East Elevation

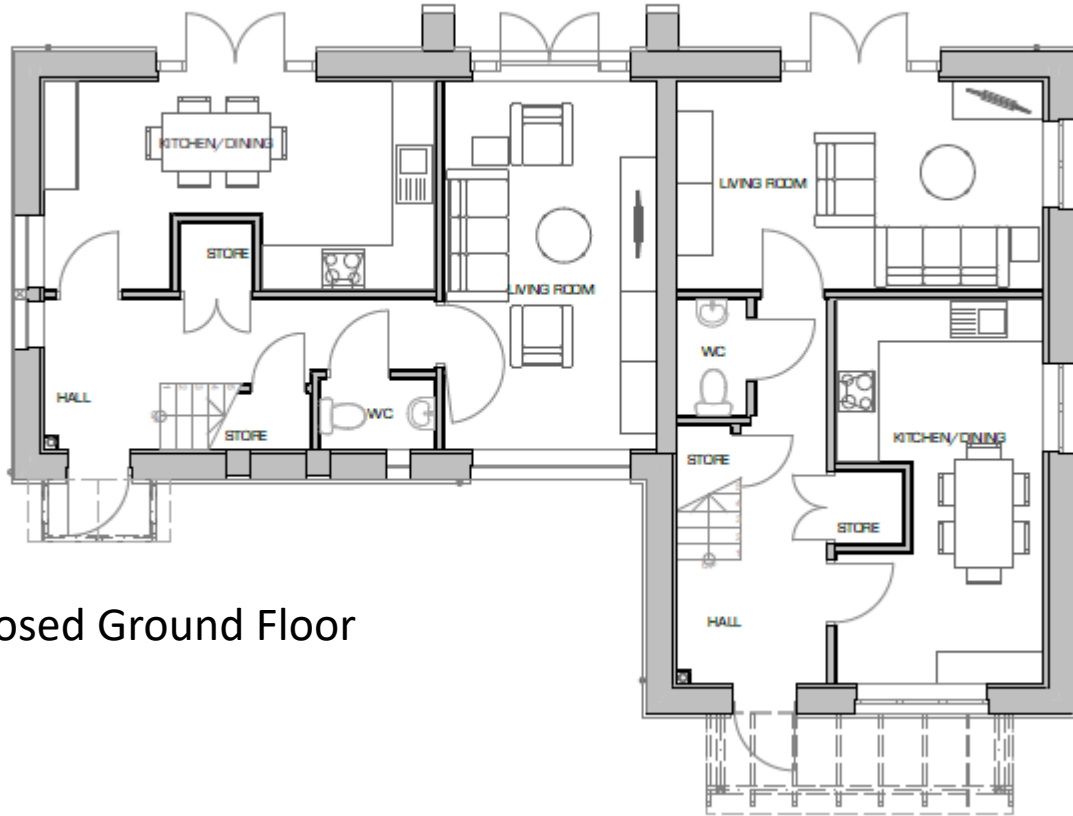


North west Elevation

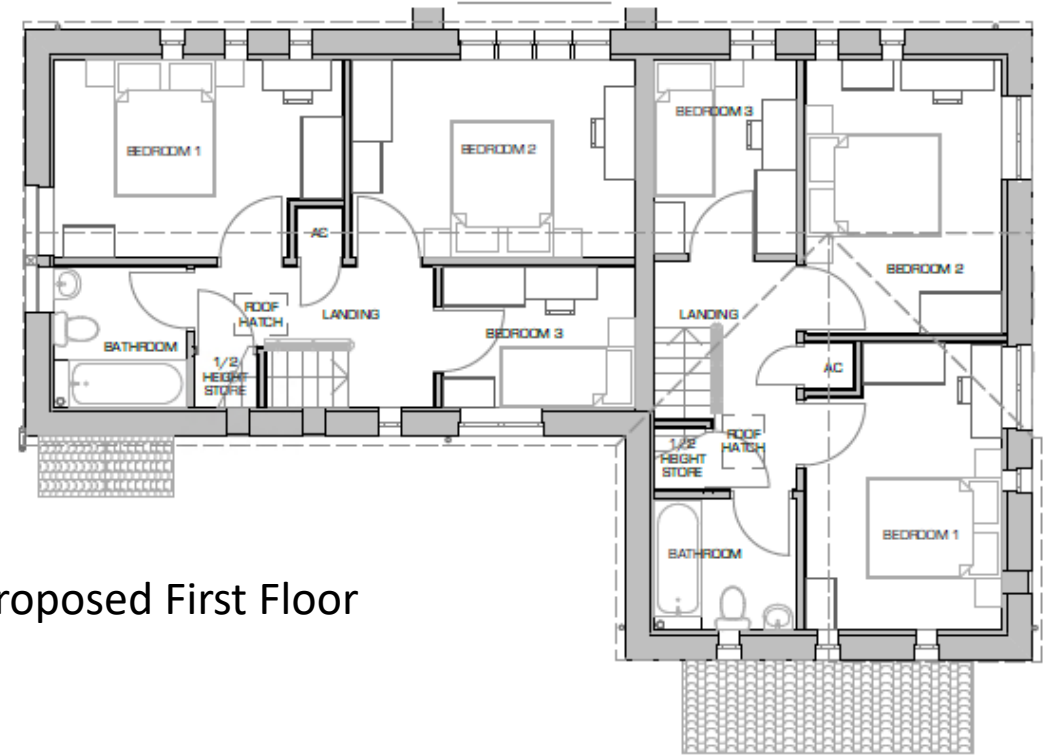


South west Elevation

# PROPOSED FLOOR PLANS 2 & 3



Proposed Ground Floor



Proposed First Floor



# PROPOSED ELEVATIONS UNITS 4 & 5



South East Elevation



North East Elevation

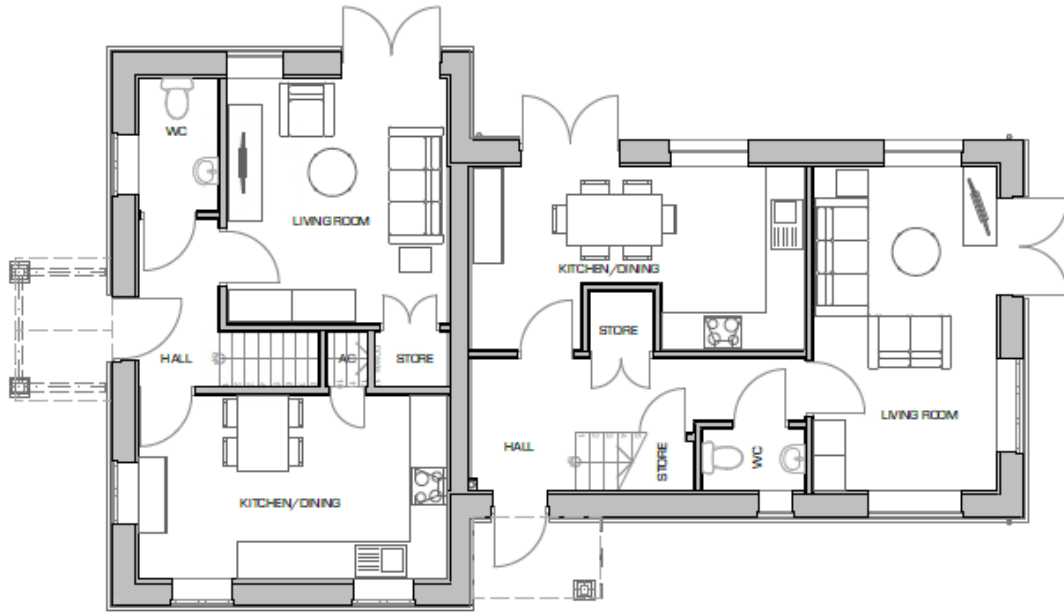


South West Elevation

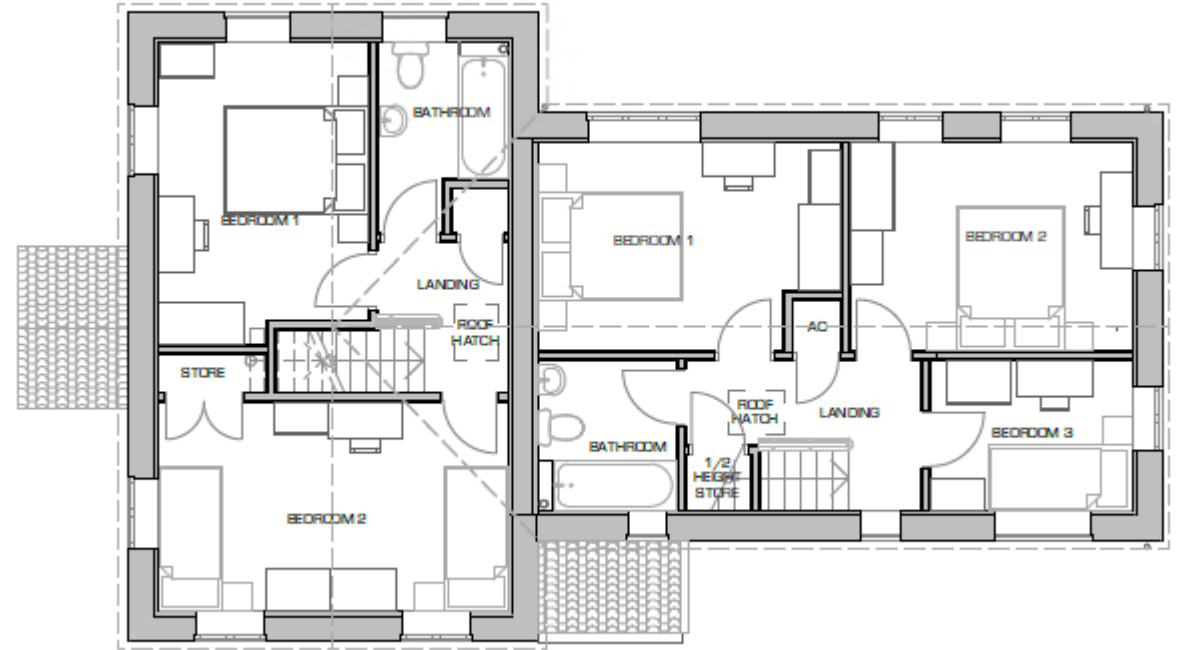


North West Elevation

# PROPOSED FLOOR PLANS UNITS 4 & 5



Proposed Ground Floor



Proposed First Floor

# VIEW NORTHWEST adj. TO EXISTING PLAY AREA



# VIEW WEST ALONG CHURCH STREET



# VIEW EAST ALONG CHURCH STREET



# VIEW NORTH adj. TO THE CHURCH



# VIEW EAST FROM FIELD ACCESS



# VIEW NORTHEAST FROM FIELD ACCESS





# MAIN ISSUES

- 1. Whether the proposed development is acceptable in principle**
- 2. Whether the proposed development would have any highway and parking impacts**
- 3. Whether the design, layout, scale, massing and hosing mix is acceptable.**
- 4. The effect on the living conditions of any nearby residents**
- 5. The effect on the character and appearance of the area and landscape**
- 6. Impact on non-designated heritage assets**
- 7. The effect on protected species**
- 8. The effect on trees**
- 9. Whether the proposed development would have any flooding or drainage impacts**
- 10. Nutrient Neutrality and GIRAMS**
- 11. Other Considerations**

# RECOMMENDATION

## APPROVAL

**Subject to the signing of a S106 Obligation to secure affordable homes in perpetuity including management of open space and meadow area and subject to the imposition of appropriate conditions including to secure maintenance of open space and meadow and all other hard and soft landscaping within the site; external materials, final window designs, lighting details, highway access and visibility, ecology and tree requirements, CEMP, air source heat pump details, plus any other conditions considered to be necessary by the Head of Planning.**