

# APPLICATION REFERENCE:PF/23/1531

Mayfield, Mundesley

Erection of single-storey extension; raising of roof and insertion of rear dormer window with balcony to create habitable roof space.



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

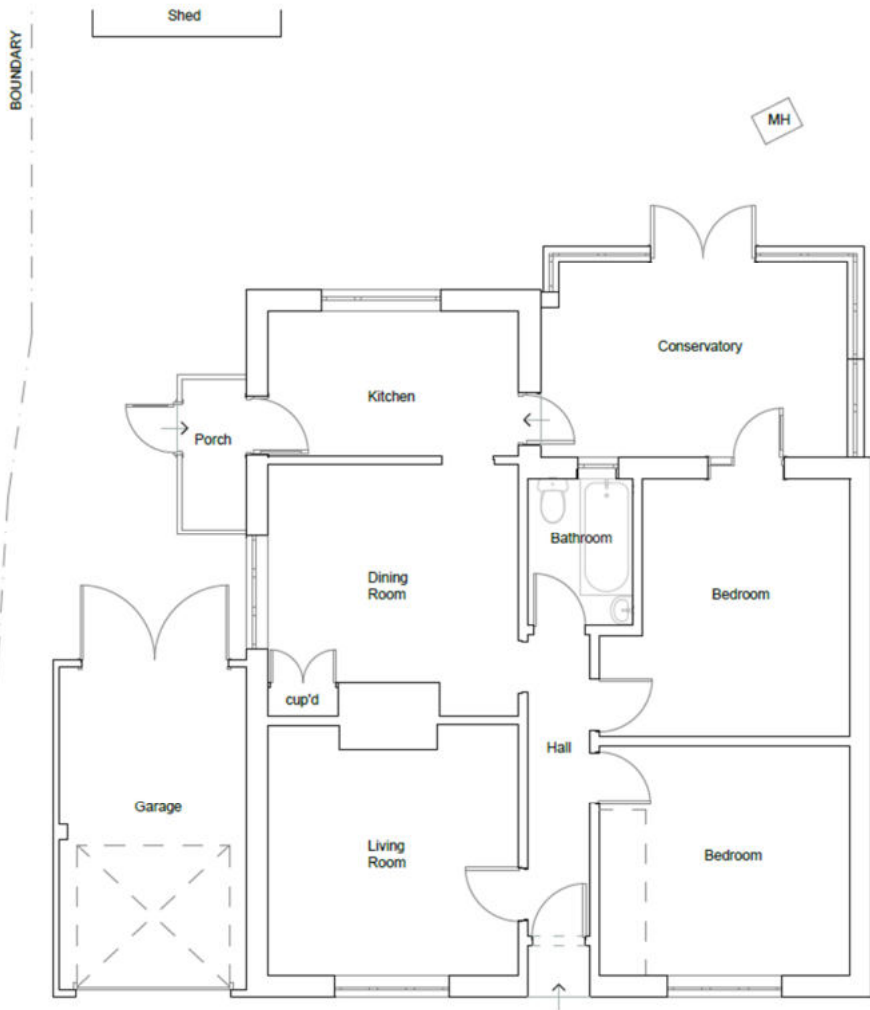
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)



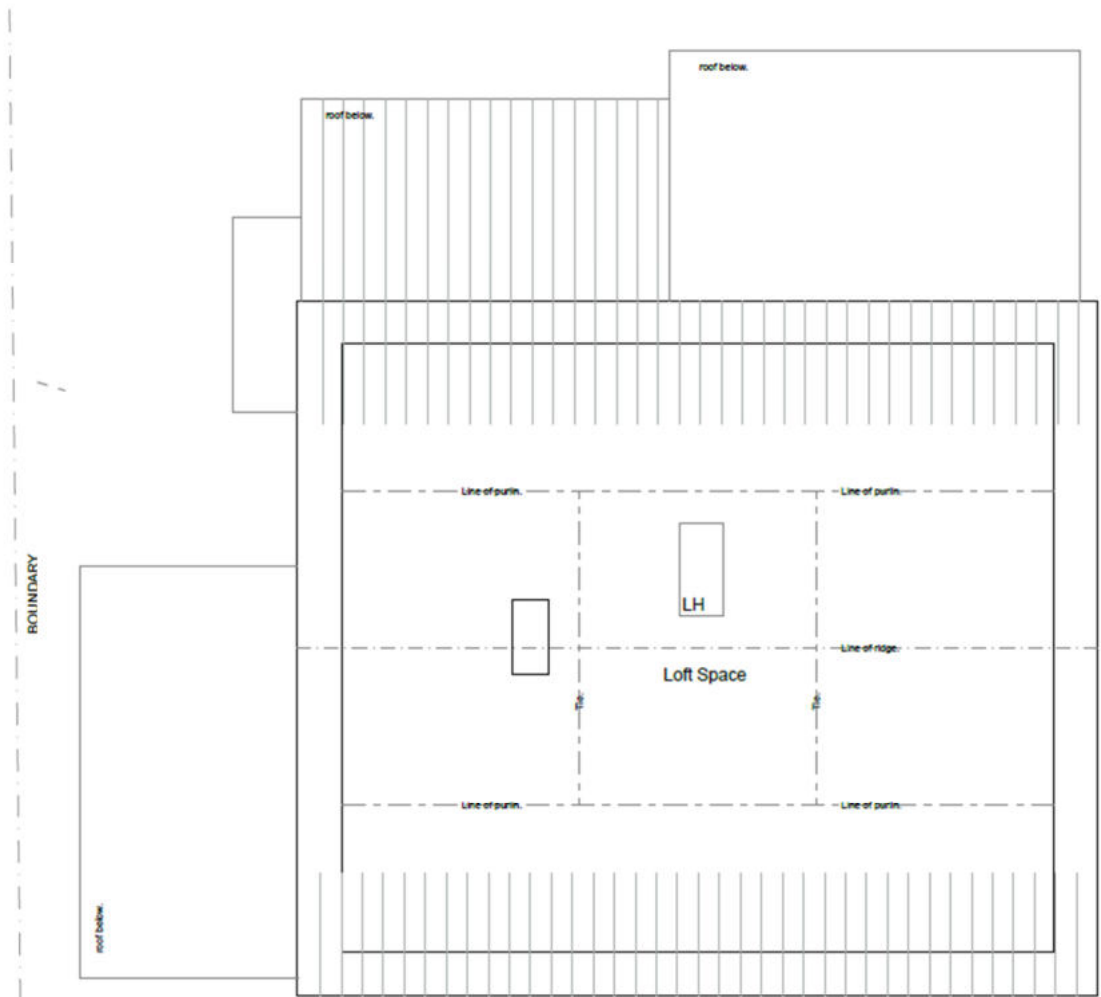








Ground Floor Plan  
Scale 1:50



First Floor Plan  
Scale 1:50



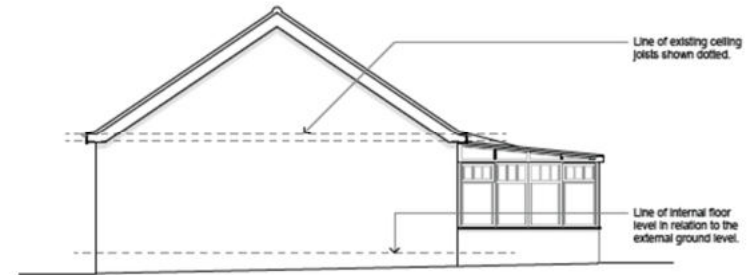
South Elevation - Existing  
Scale 1:50



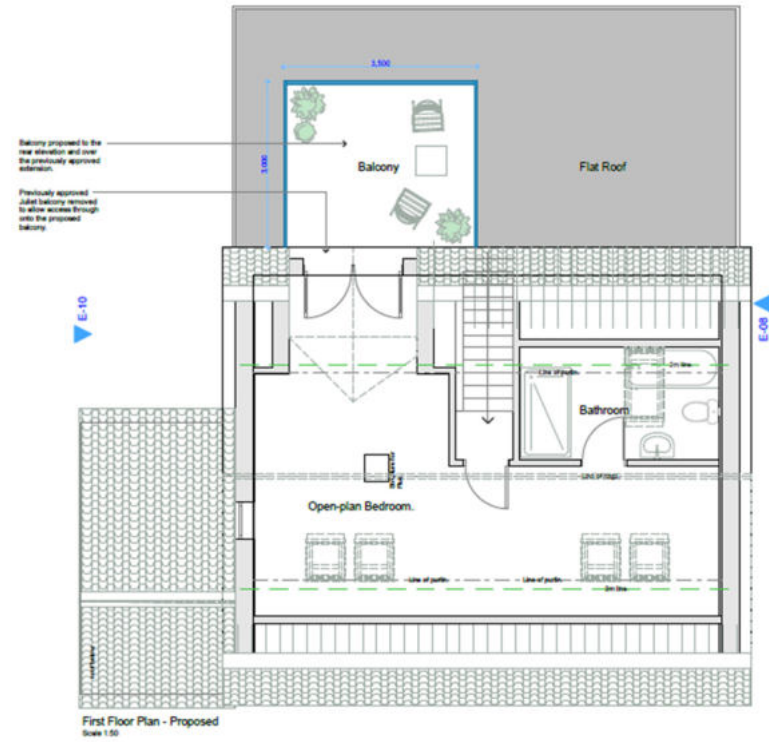
West Elevation - Existing  
Scale 1:100



North Elevation - Existing  
Scale 1:100



East Elevation - Existing  
Scale 1:100





South Elevation - Proposed  
Scale 1:50



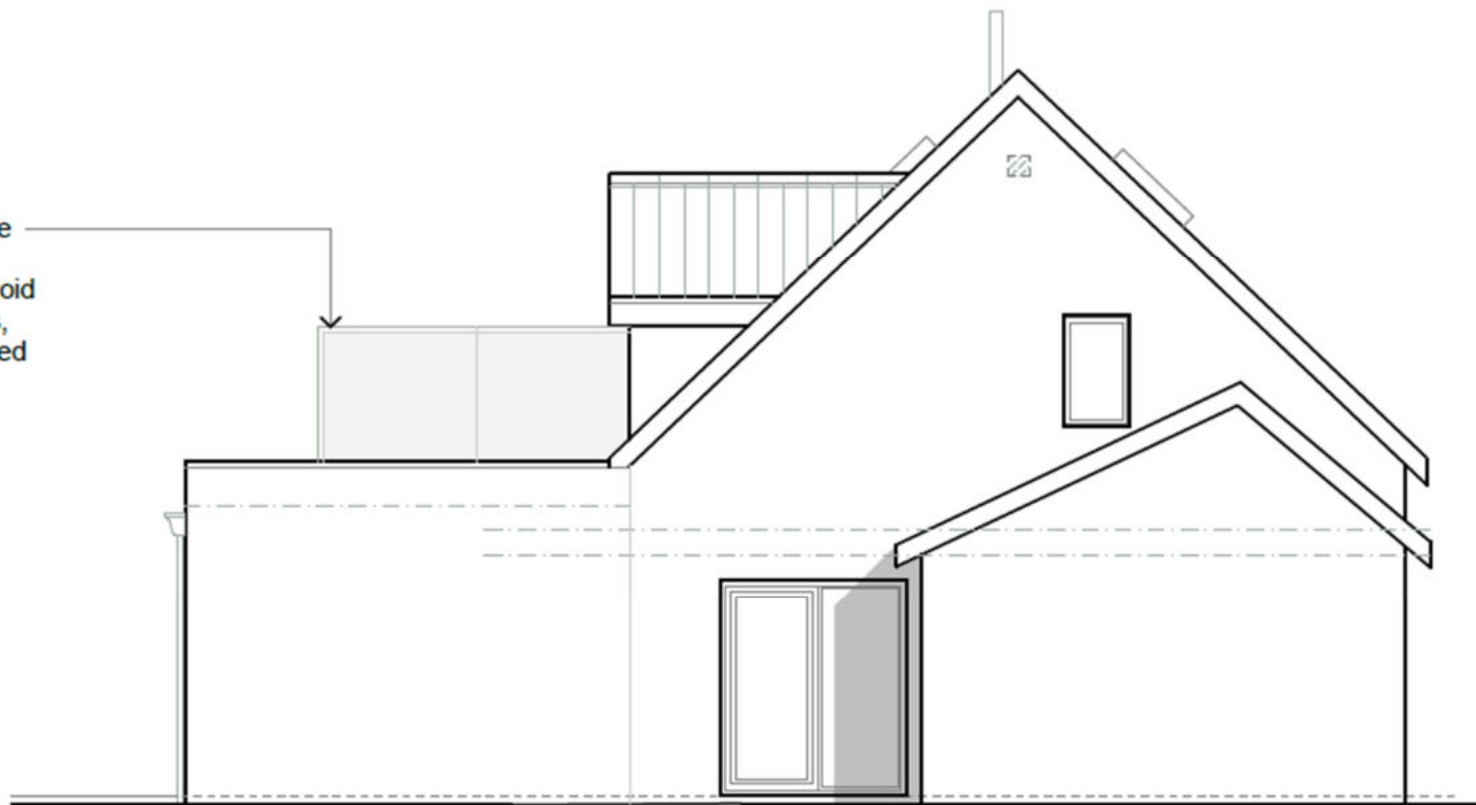


Proposed balcony shown set central to the site to avoid any overlooking concerns.

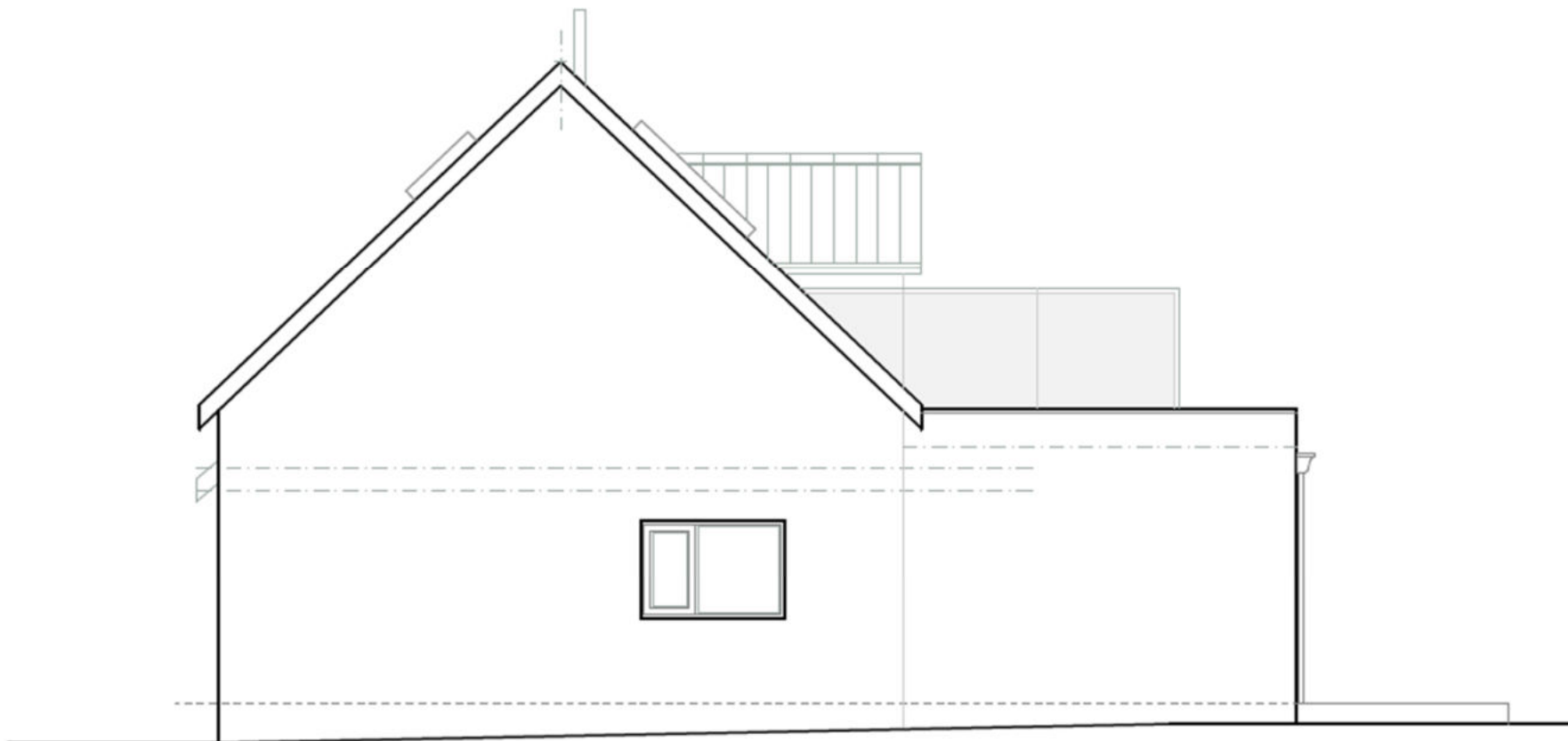
Ground Floor Extension Previously approved during application PF/23/0318.

North Elevation - Proposed  
Scale 1:50

Sides of balcony to be made from obscure privacy screens to avoid overlooking concerns, 1.8m high from finished balcony level.



Side Elevation (West) - Proposed  
Scale 1:100



Side Elevation (East) - Proposed  
Scale 1:100









BROOKSIDE









# VIEW FROM BROOKSIDE'S REAR GARDEN





# VIEW FROM ST. WINIFRED'S REAR GARDEN



# Key Issues

- Principle of development
- Impact on character of the area, heritage asset, and design
- Residential amenity
- Highways and parking
- Impact on protected species

# Recommendation

## **Approval**, subject to conditions:

- Time limit
- Plans
- Materials
- Biodiversity enhancements
- Privacy screening/obscure glazing to balcony sides





# PHOTOS FROM INTERESTED PARTIES





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