

# APPLICATION REFERENCE: PF/23/0999

LOCATION: 3 Barnfield Cottages, Station Road,  
Weybourne, Holt , NR25 7HE

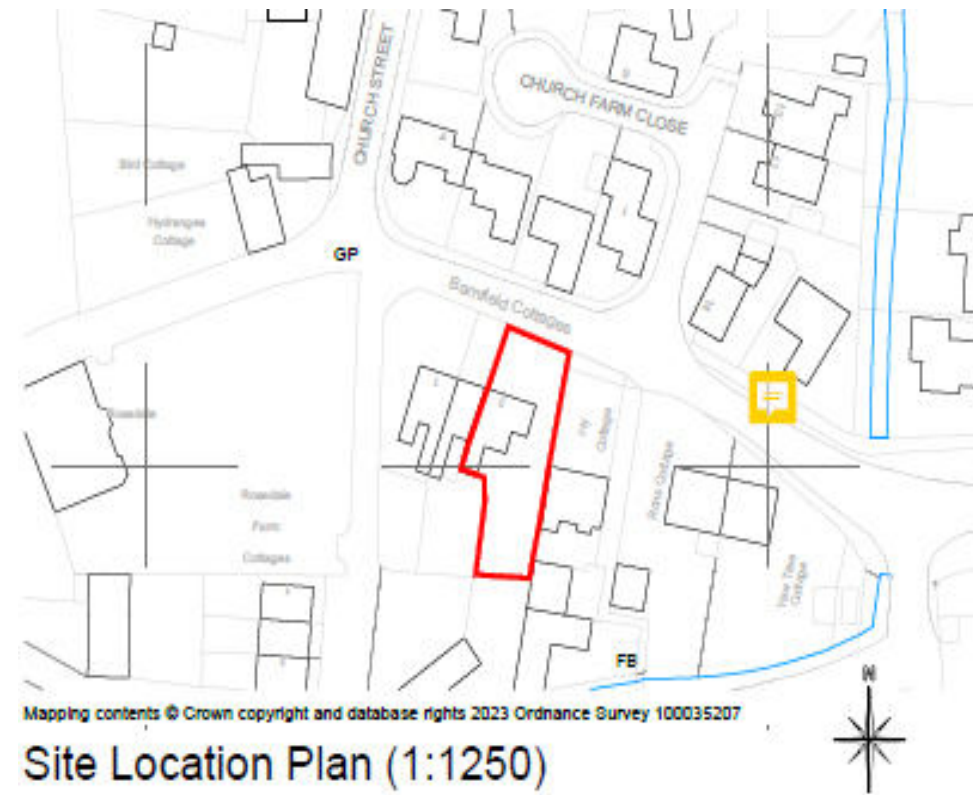
PROPOSAL: Demolition of single storey side  
extension and erection of new two storey side  
extension with connecting single storey rear  
extension



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

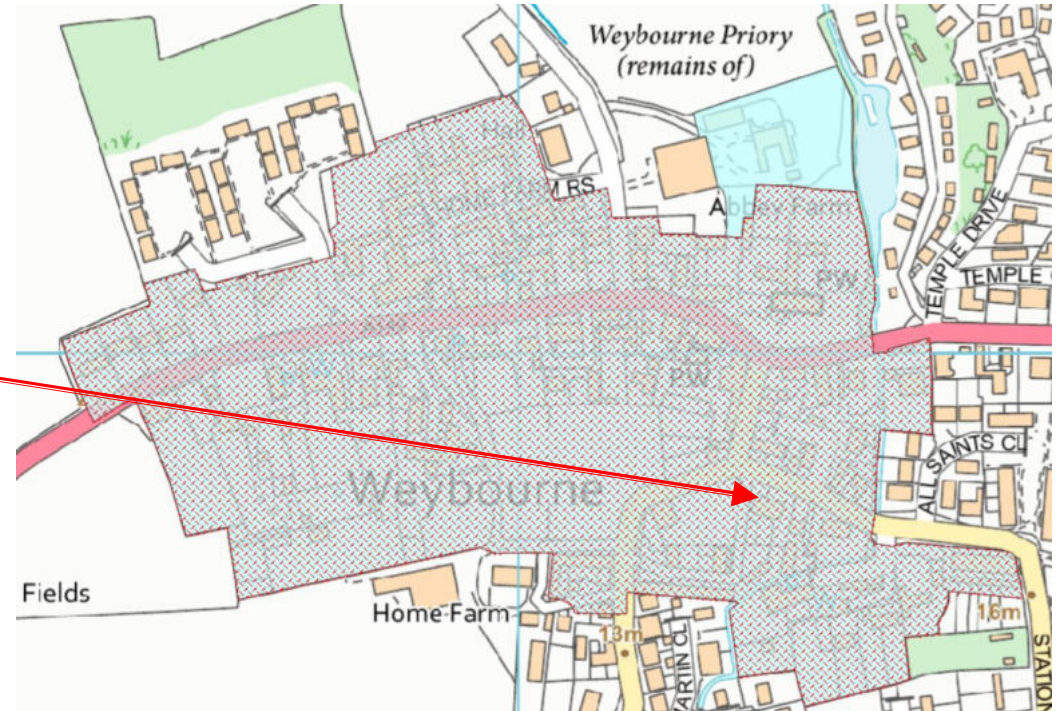
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

# Arial Location Plan

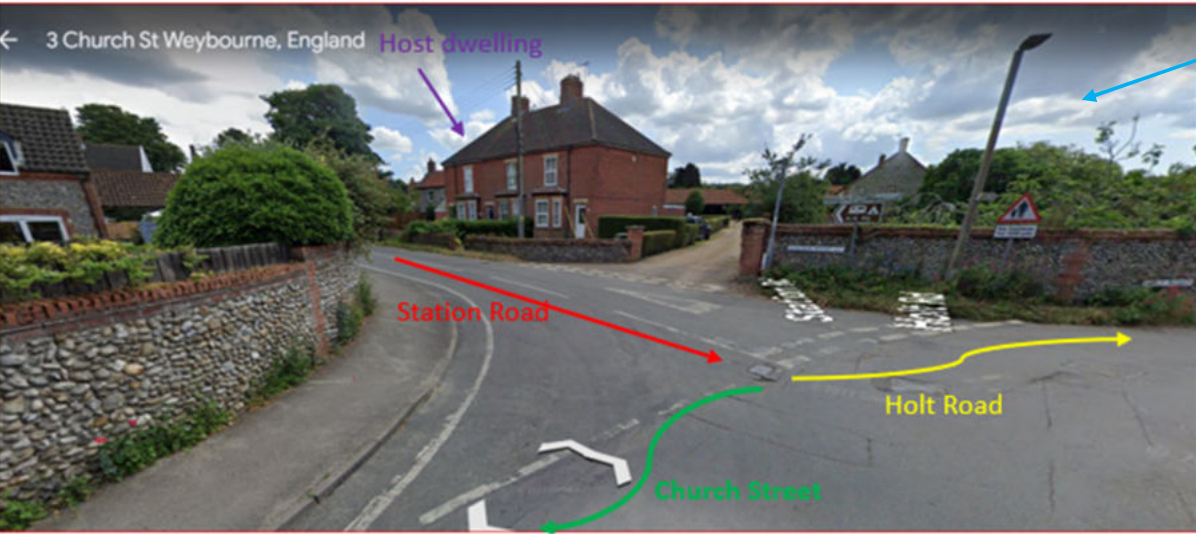




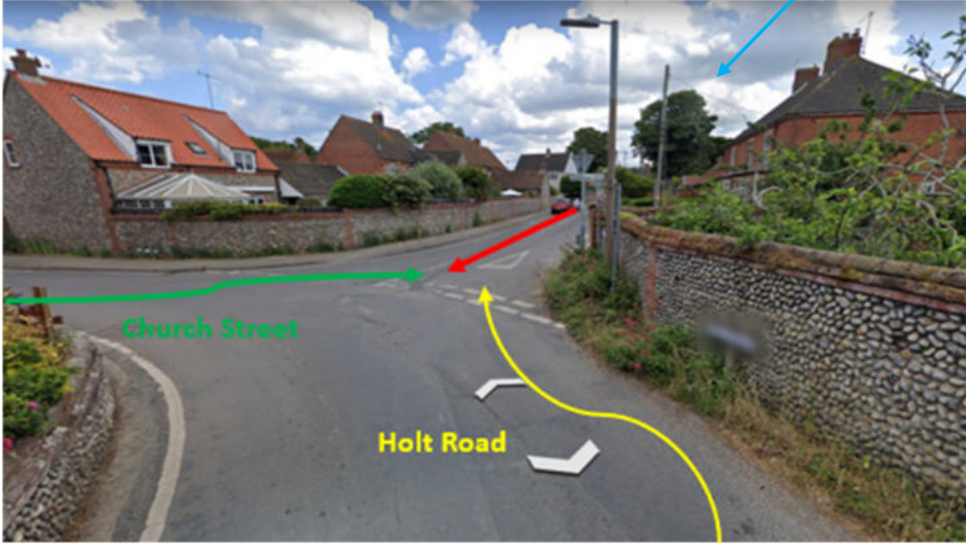
North Perspective of property



Weybourne Conservation Area



From the northwest side

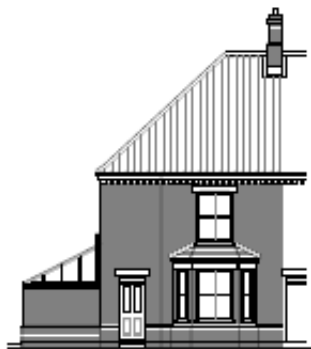


From the west side

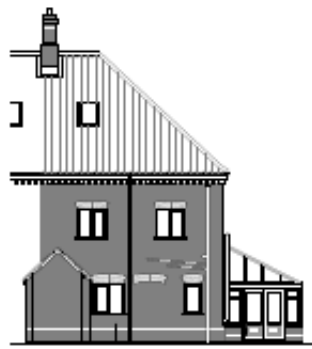


From the east side

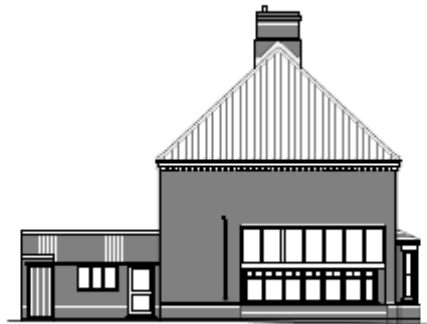
## Existing Elevations Plan & Site Layout



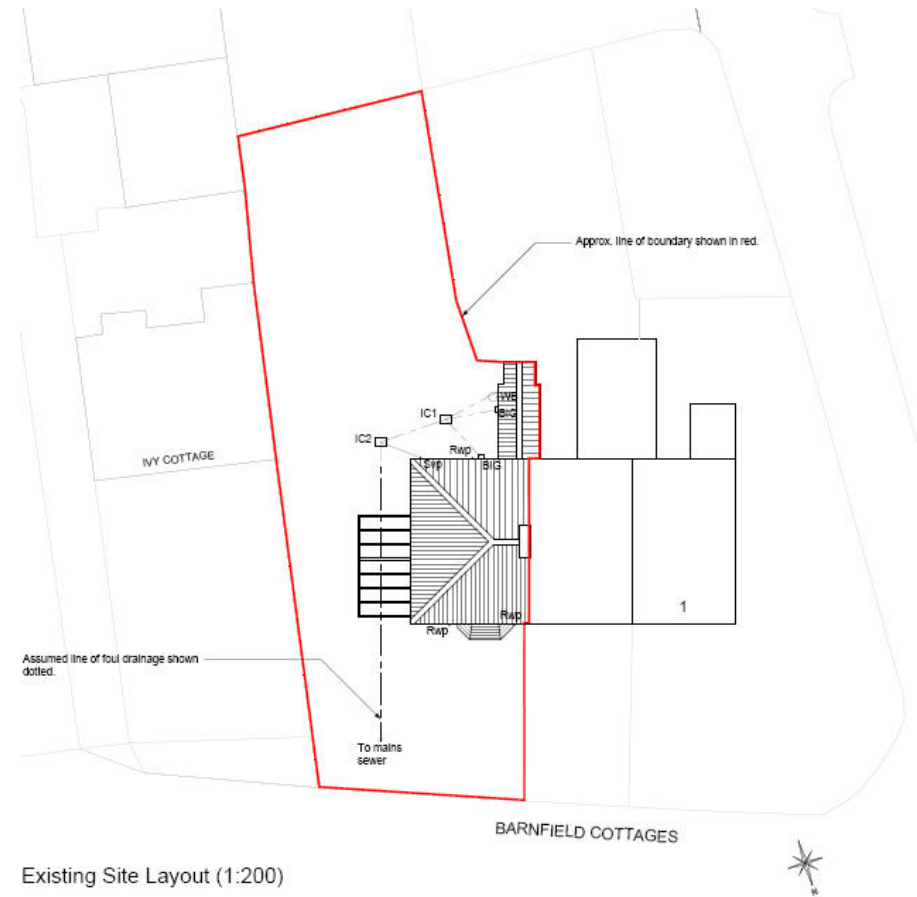
North Elevation (1:100)



South Elevation (1:100)

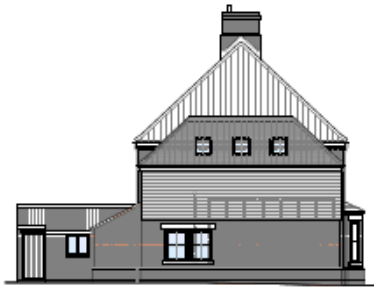


East Elevation (1:100)

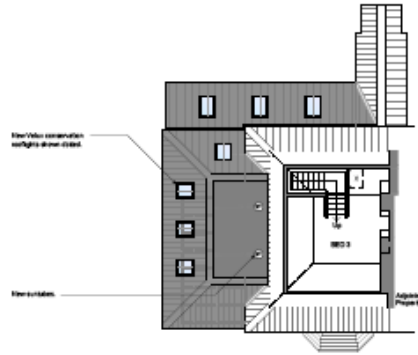


Existing Site Layout (1:200)

# Original Proposed Elevations Plan & Site Location Plan



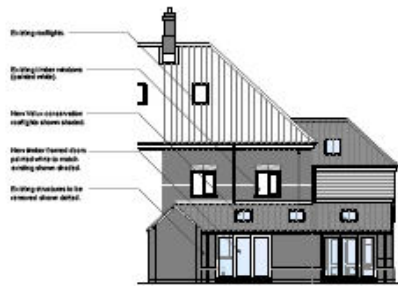
East Elevation (1:100)



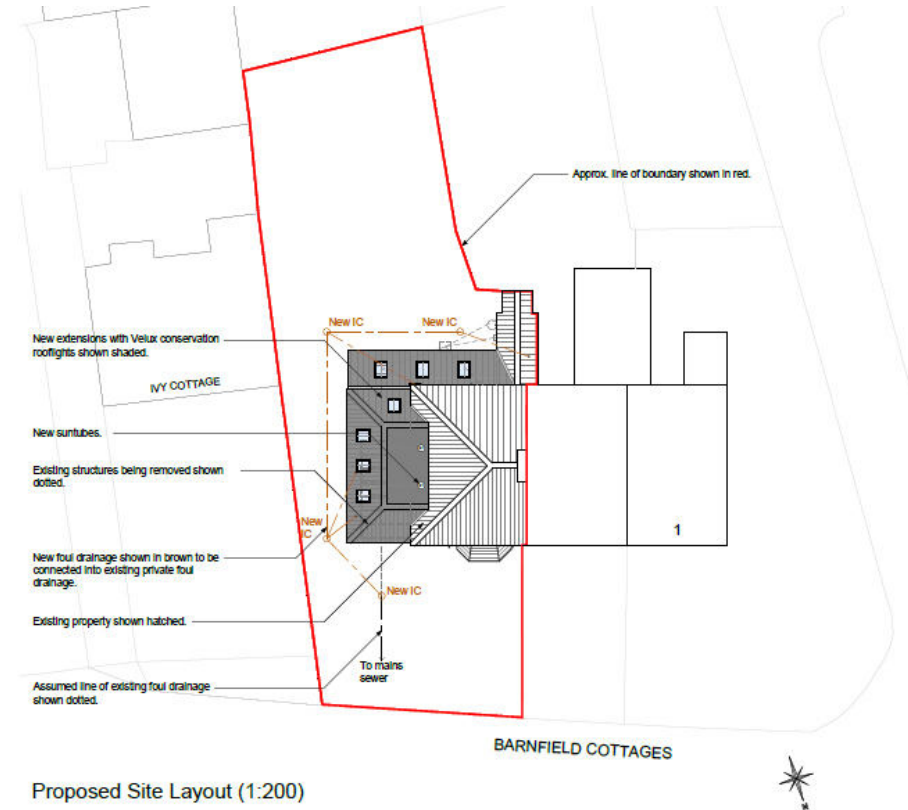
Second Floor Plan (1:100)



North Elevation (1:100)



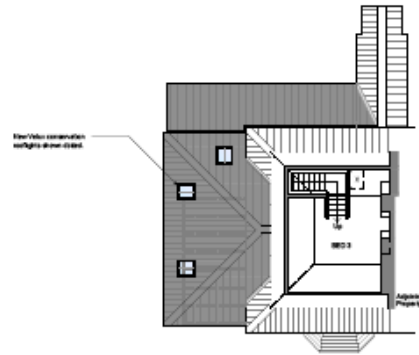
South Elevation (1:100)



# Revised Proposed Elevations Plan & Site Location Plan



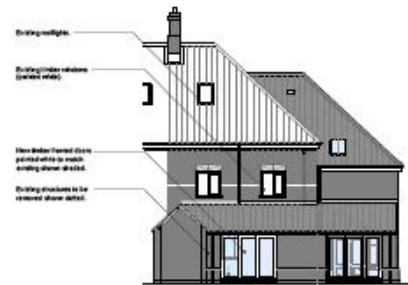
East Elevation (1:100)



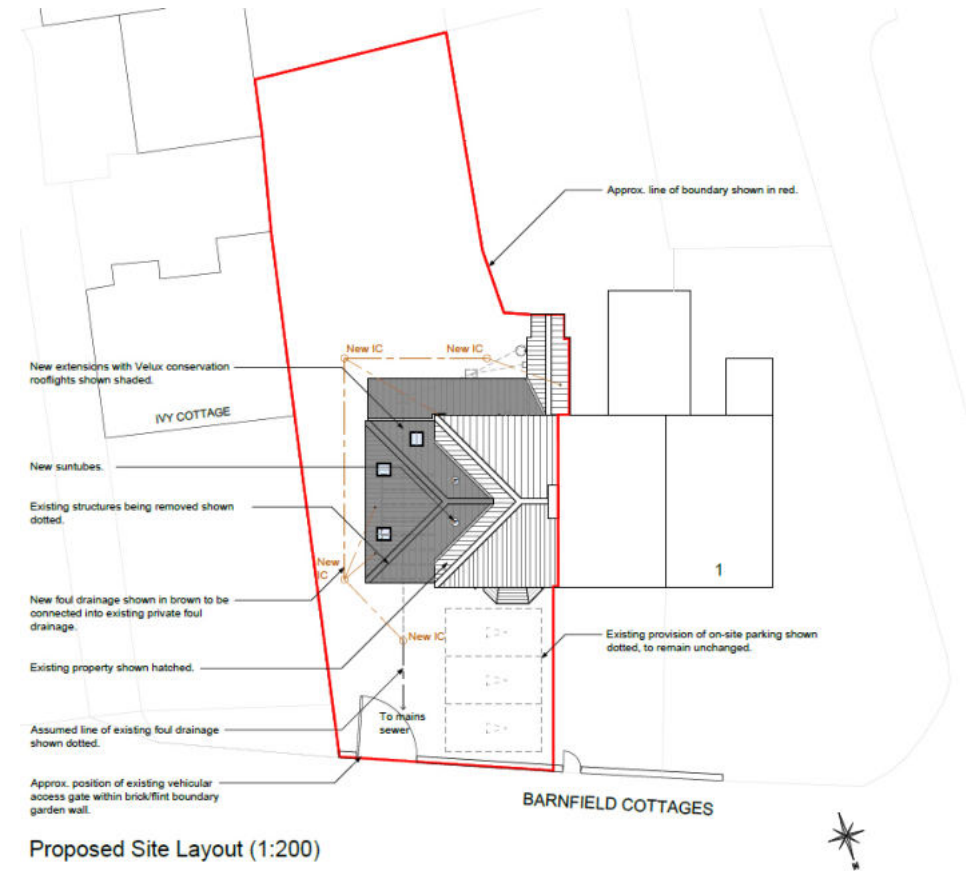
Second Floor Plan (1:100)



North Elevation (1:100)

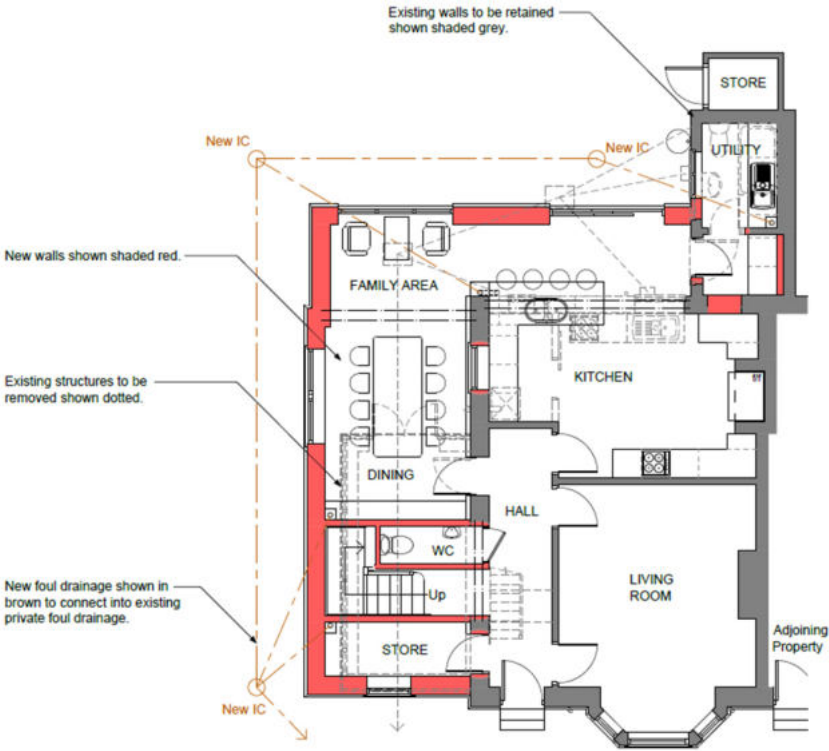


South Elevation (1:100)

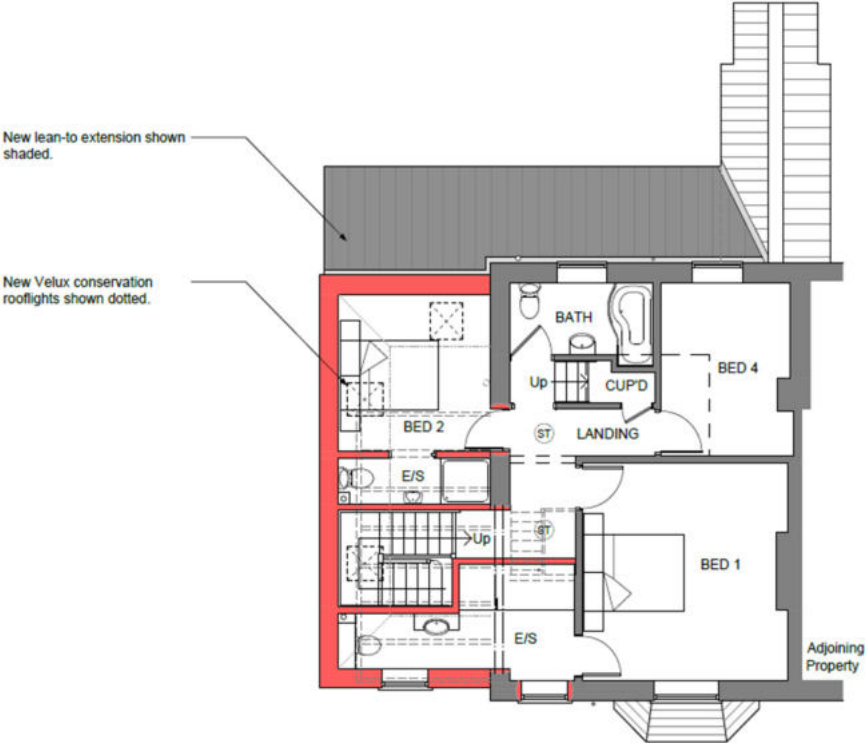


Proposed Site Layout (1:200)

# Proposed Floor Plans



Ground Floor Plan



First Floor Plan



# Main Issues

- 1. Principle of Development**
- 2. Design and heritage impact**
- 2. Amenity**
- 3. Landscape**
- 4. Biodiversity**
- 5. Highways**

**Recommendation:**

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

1. Time limit – 3 years
2. Accordance with approved plans
3. Precise details of bricks/tiles
4. Incorporation of ecological mitigation/enhancement measures