

APPLICATION REFERENCE:RV/23/1131

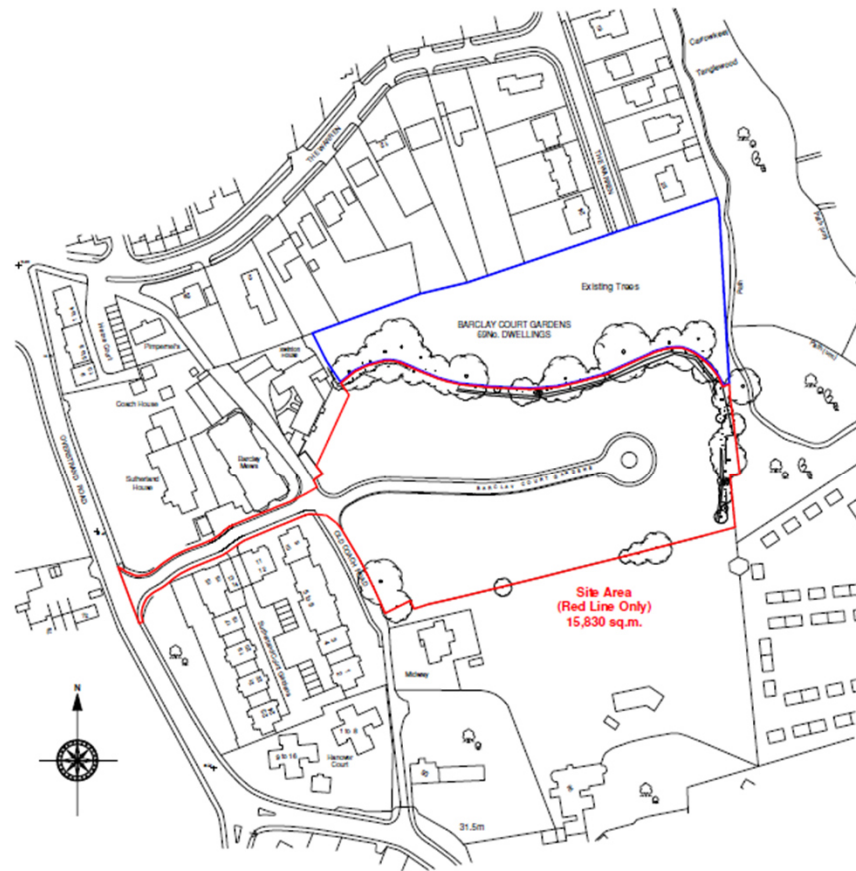
Overstrand Road, Cromer

Variation of condition 1 of planning permission ref. RV/21/2628 [variation of condition 1 (plans) of planning permission PF/19/1073 (variation of condition 1 (plans) of planning permission PO/18/1779 to allow changes to garaging & parking, with underground parking changing the design of the Day Room, a small rear extension to Larkwood Apartments for services & balconies added at first floor level to Larchwood Court and Oakwood House), to allow addition of a single storey side extension to unit 4 of Oakwood House, and the addition of 2 no. replacement parking spaces (in lieu of double garage)] to allow for changes to elevation and roof design of Maplewood House, Woodland House and Rosewood House and to include basement parking; new dayroom position and removal of Laurel House



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Site Location Plan 1:1250 @
A2

1000

Reference PO/15/0572 for Erection of 68 Later Living Retirement Apartments and one bungalow, including communal facilities, car parking and management proposals for adjoining woodland.

Reference: PO/18/1779 for Erection of 68 later living retirement apartments and one bungalow, including communal facilities, car parking and management proposals for adjoining woodland (variation of condition 3 of PO/15/0572 to permit revised layout and design).

Reference: PF/19/1073 for Variation of condition 1 (plans) of planning permission PO/18/1779 etc

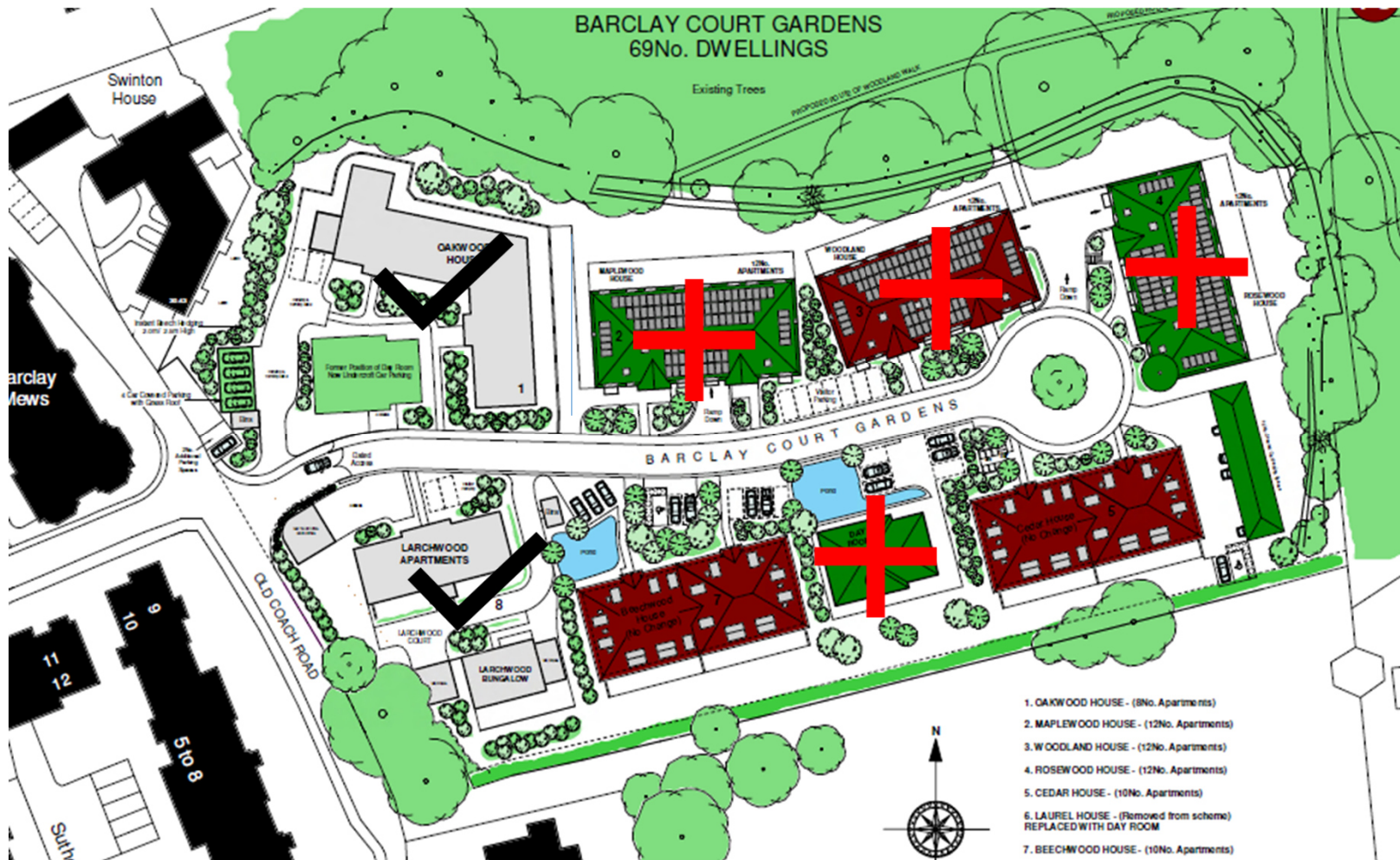
Reference: RV/21/2628 for Variation of condition 1 (plans) of planning permission PF/19/1073 etc

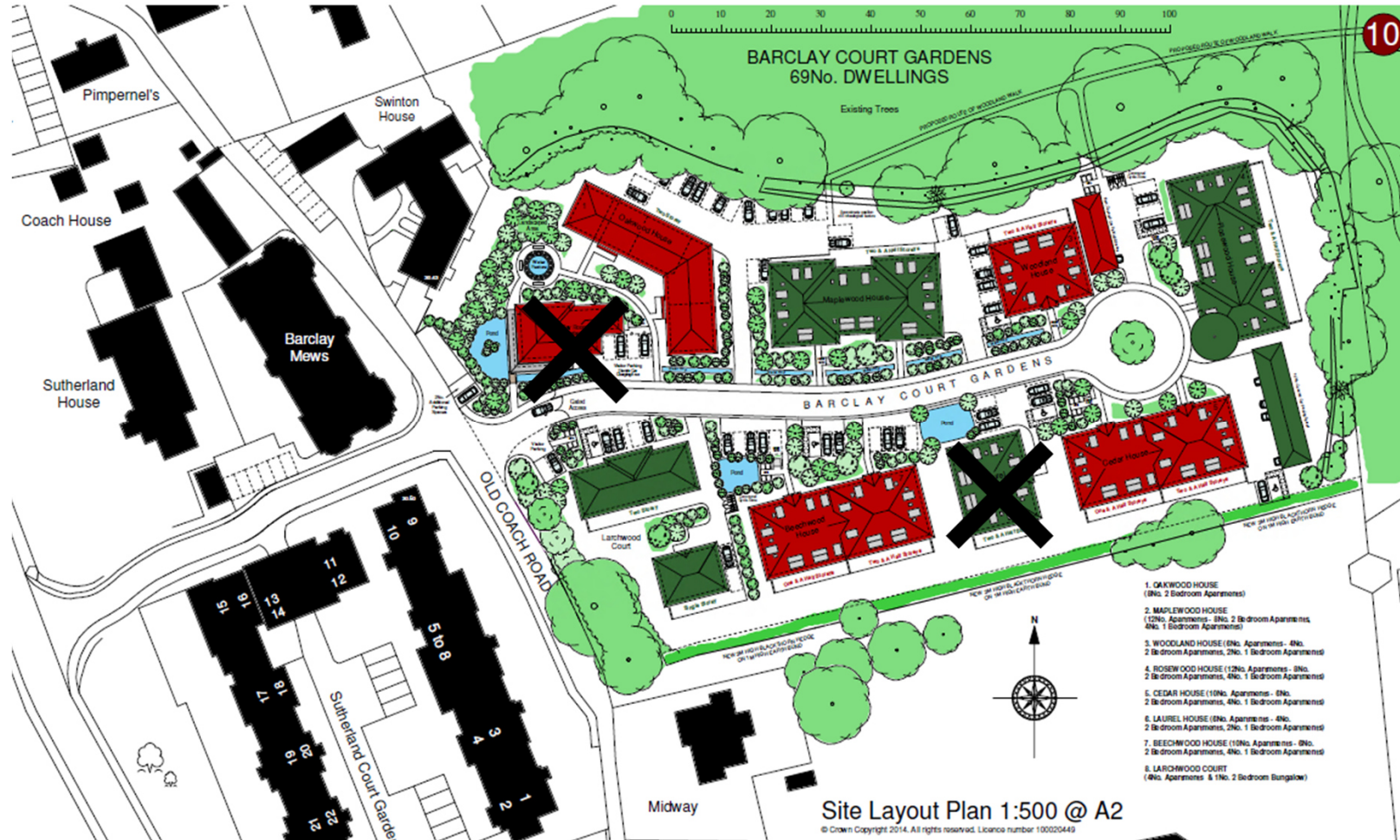
Summary:

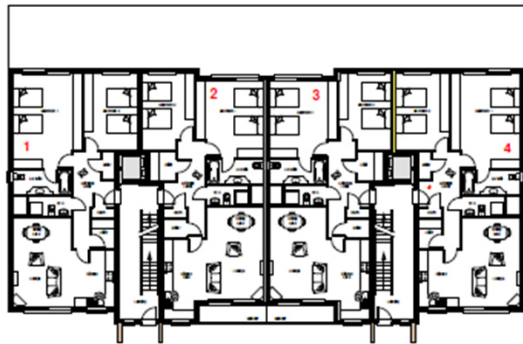
- The introduction of further basement car parking (incorporating electric car charging points) and the alternative use (e.g. landscaping and the larger Woodland House) of some of the previously proposed external car parking areas (which are no longer proposed);
- Changed elevation designs (including to the roof design) for the Maplewood, Woodland and Rosewood Blocks). The roof ridge height is not increased for any of the buildings;
- The day room has been re-sited to the southern boundary and replaces – effectively – a former 2 and a half storey residential block ('Laurel House')
- The 6 units lost from Laurel House are included within a larger footprint 'Woodland House'

Note: The quantum of development stays the same as approved (i.e. 68 apartments plus a bungalow).

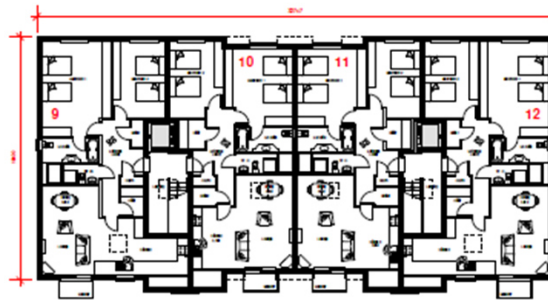
Note: No changes proposed to two apartment buildings within the development (Cedar House and Beechwood House) or the covered car parking building in the south east of the site



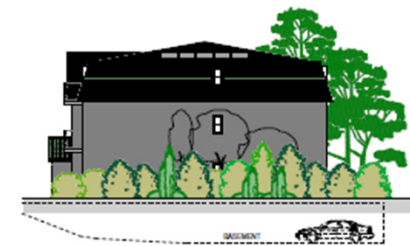




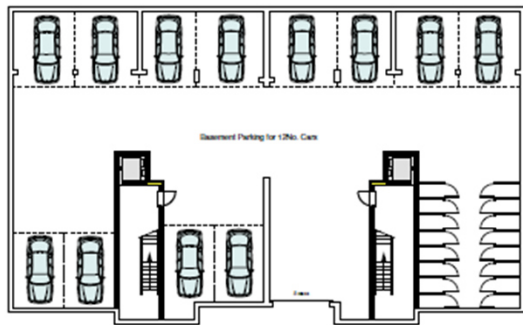
Proposed Ground Floor Layout Plan 1:200 @ A2



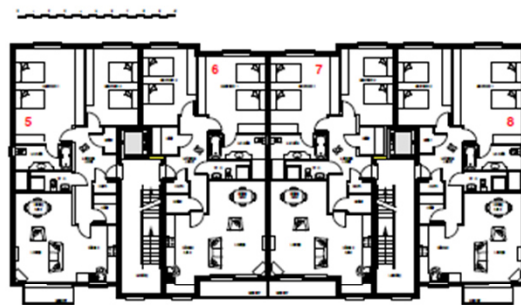
Proposed Second Floor Layout Plan 1:200 @ A2



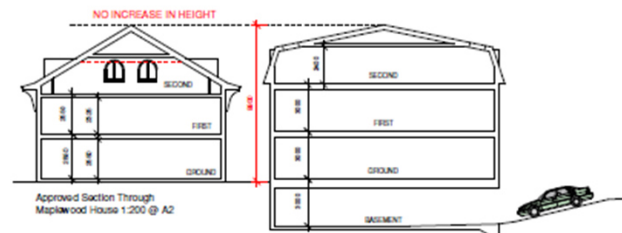
Proposed Side Elevation 1:200 @ A2



Proposed Basement Floor Layout Plan 1:200 @ A2



Proposed First Floor Layout Plan 1:200 @ A2



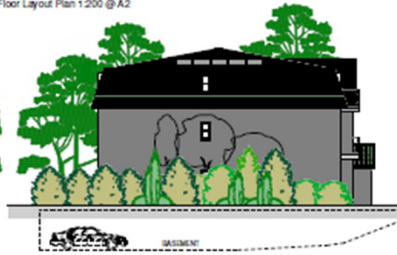
Approved Section Through Maplewood House 1:200 @ A2

Proposed Section Through Maplewood House 1:200 @ A2

MAPLEWOOD HOUSE



Proposed Front Elevation 1:200 @ A2

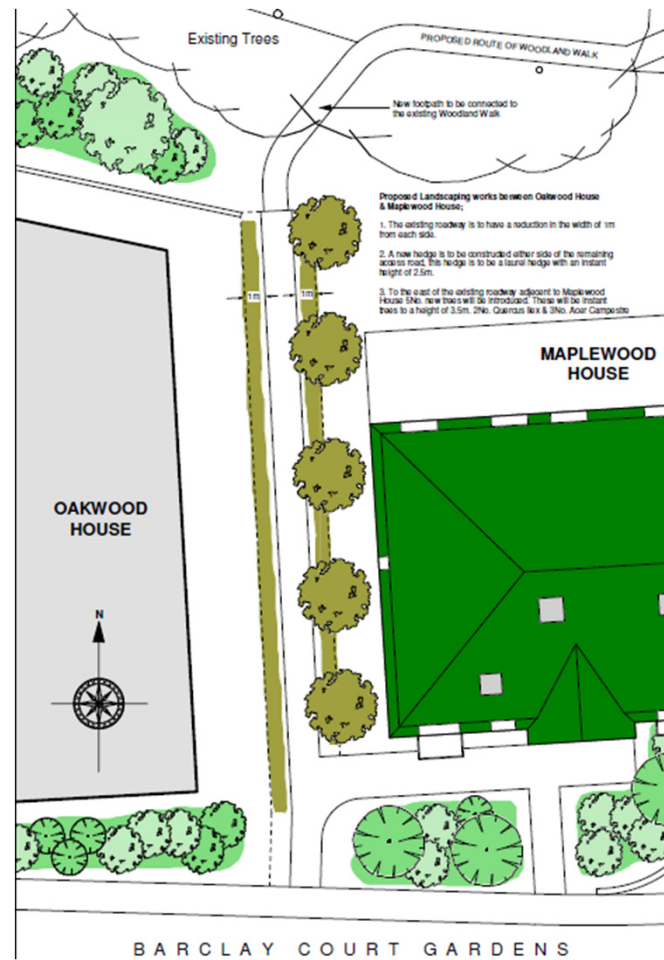


Proposed Side Elevation 1:200 @ A2



Proposed Rear Elevation 1:200 @ A2

Revision C 14.06.20 Light compartment added to the drawings
Revision B 10.06.20 C&A Amendment for Section 2 Planning Variation









2 Nov 2023, 07:57



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Key Issues

1. Principle of development
2. The acceptability of the design changes
3. The effect on residential amenity
4. Highway matters
5. Built and Natural Heritage
6. The Passage of Time since the Original Approval and the Completion of the Entire Development
7. Construction Matters
8. Other Matters Raised in the Representations

Recommendation

Approval, subject to conditions:

- Drawings (revised and existing)
- Previous conditions
- New conditions – landscaping, traffic calming, construction management