

APPLICATION REFERENCE: PF/23/1578

LOCATION: Land to the east of Sheringham
Road, West Beckham

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



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

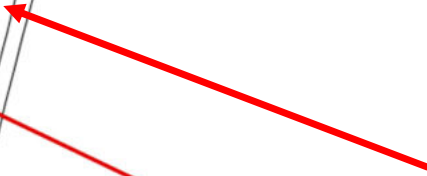
SITE LOCATION PLAN



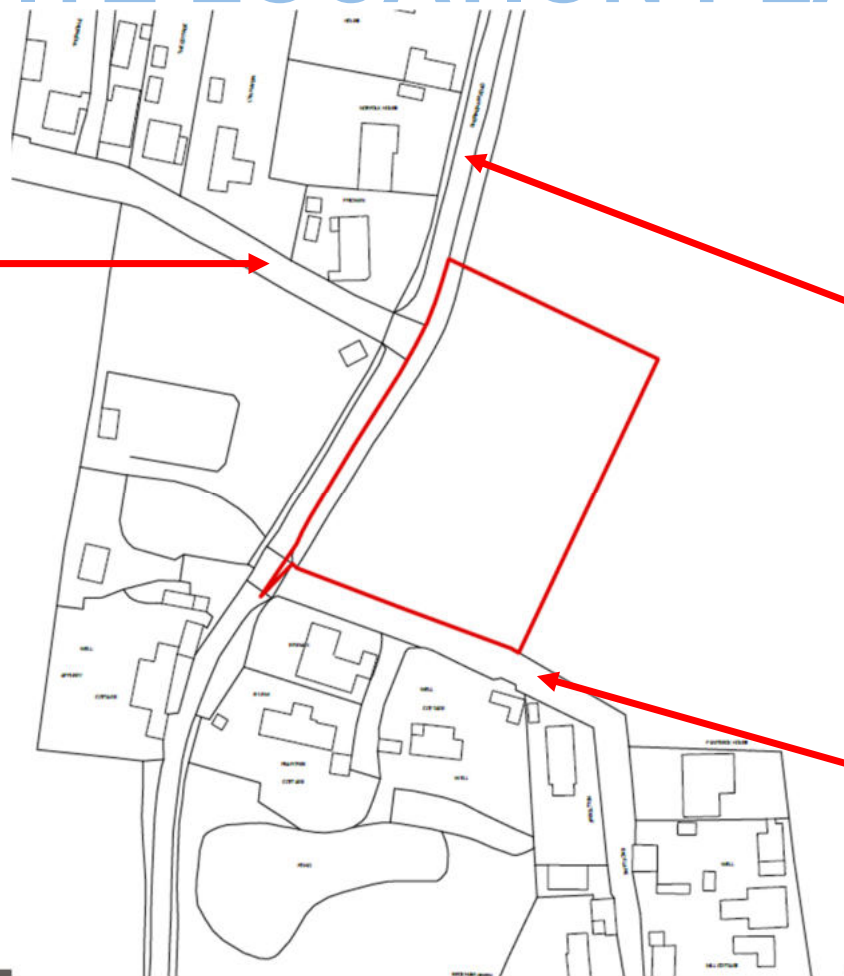
Allotment Lane



Sheringham Road



Back Lane



AERIAL PHOTO



Allotment Lane



Sheringham Road

Back Lane

PROPOSED SITE PLAN



Existing hedge and new accesses

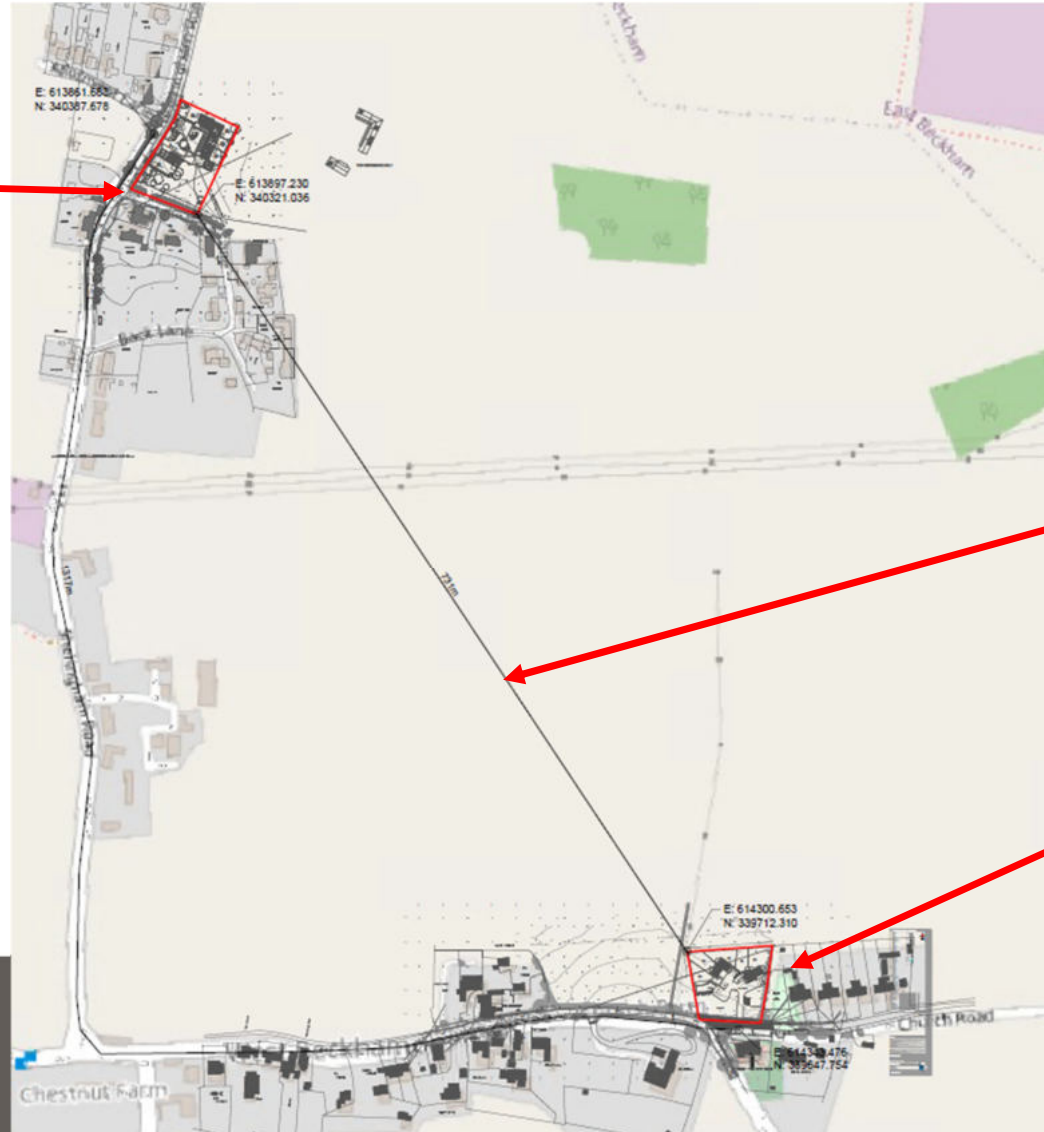


New hedging

Proposed open space area, with access onto Back Lane

Wider site context

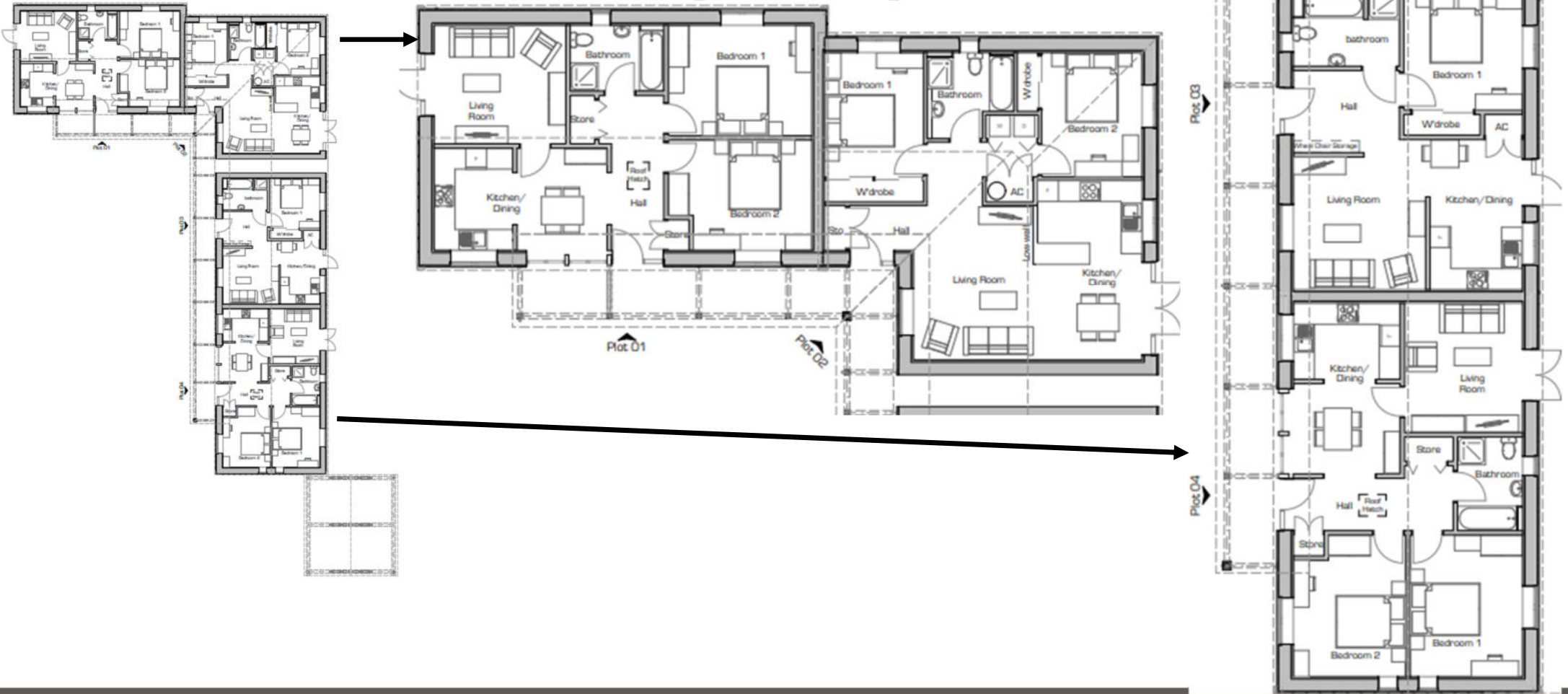
Application site



Distance between the two sites 731m

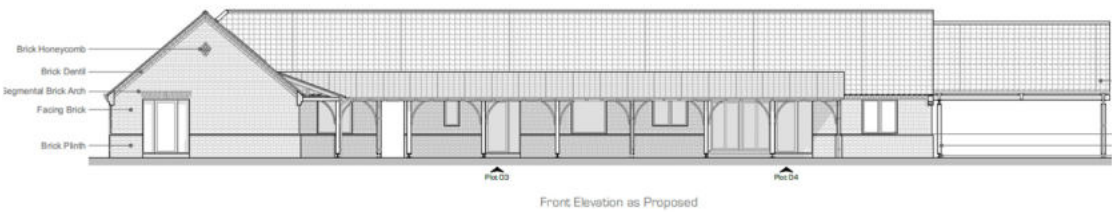
PF/23/1065

Proposed floor plans plots 1-4



Proposed elevations units 1 - 4

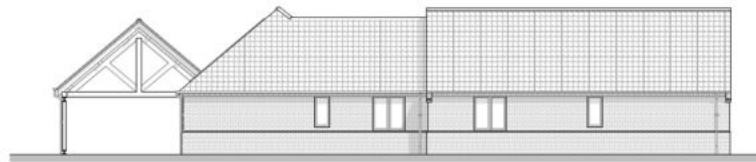
West Elevation



South Elevation



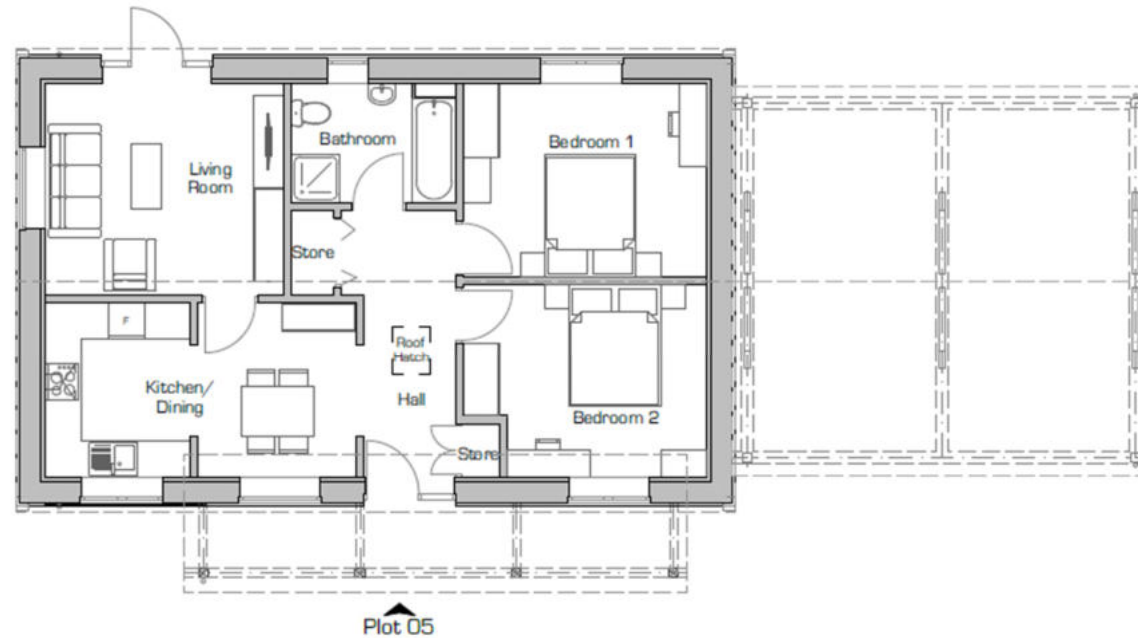
North Elevation



East Elevation

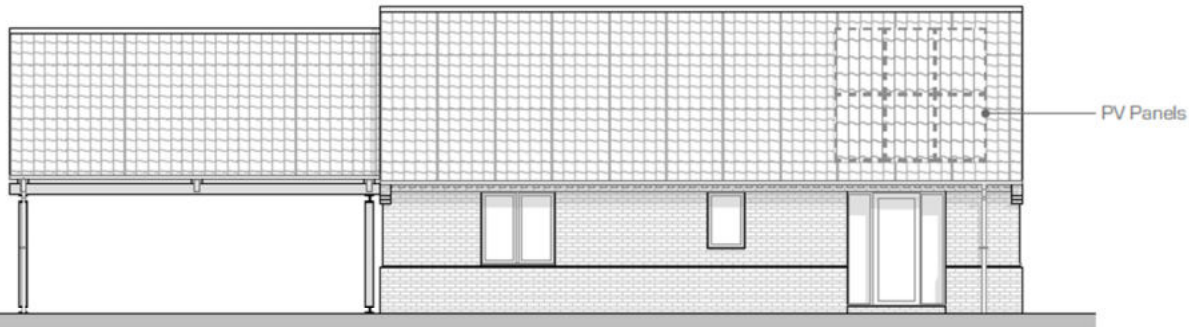


Proposed floor plan plot 5

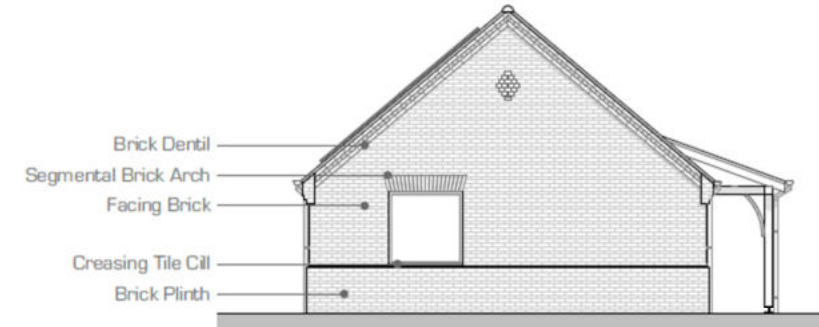


Ground Floor as Proposed

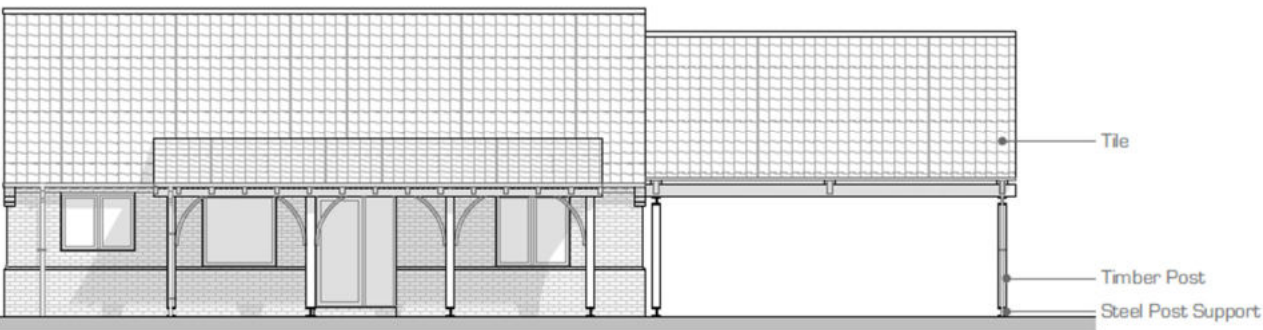
Proposed elevations plot 5



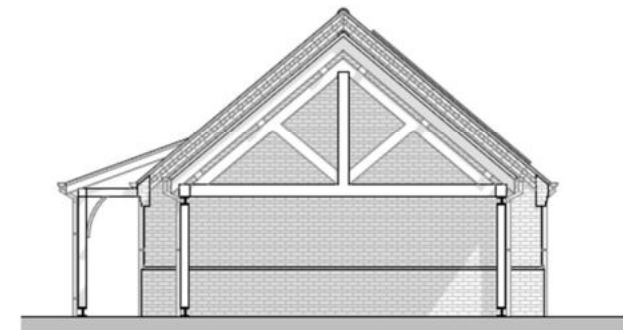
Rear Elevation as Proposed South elevation



East elevation Side Elevation as Proposed

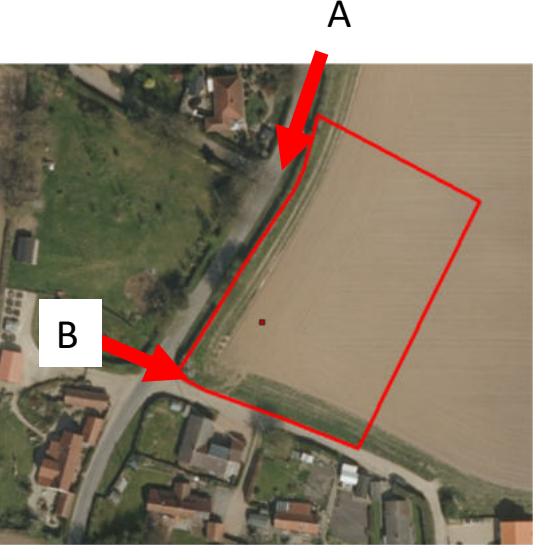


Plot 05
Front Elevation as Proposed North elevation



West elevation Side Elevation as Proposed

View along Back Lane and Sheringham Road



A



B



View southwards towards Back Lane



View north / northwest



View northeast



View eastwards



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. The effect on protected species**
- 7. The effect on hedges and trees**
- 8. Whether the proposed development would have any flooding or drainage impacts**
- 9. GIRAMS**
- 10. Other Considerations**

RECOMMENDATION

Recommendation

- **Subject to the signing of a S106 Obligation to secure affordable homes in perpetuity including management of open space and meadow area**
- **Conclusion of the consultation period**
- **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, PD, plus any other conditions considered to be necessary by the Head of Planning.**