

APPLICATION REFERENCE: PO/23/1526

LOCATION: Land to south east of 1A The Street,  
Thursford, Norfolk

PROPOSAL: Outline application with details of  
access only (all other matters reserved) for the  
erection of a self-build dwelling (Class C3)

Applicant: Mr Charles Cushing



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

23 November 2023

# SITE LOCATION PLAN

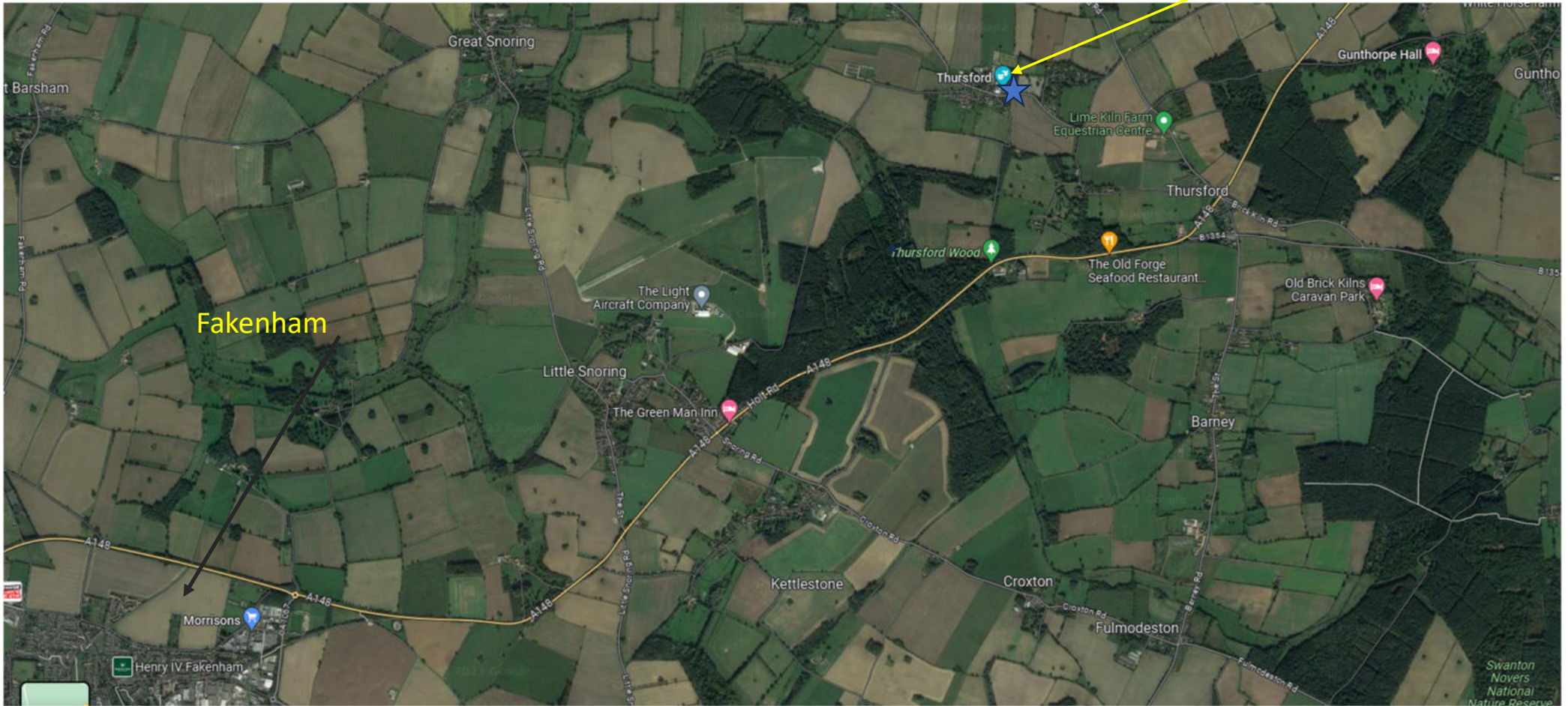


# AERIAL PHOTOGRAPH



# LOCATION

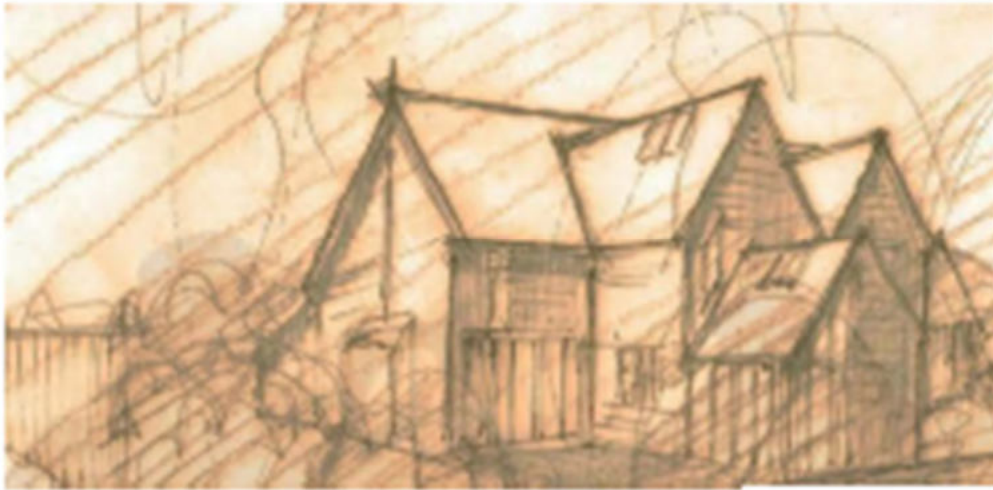
Application Site



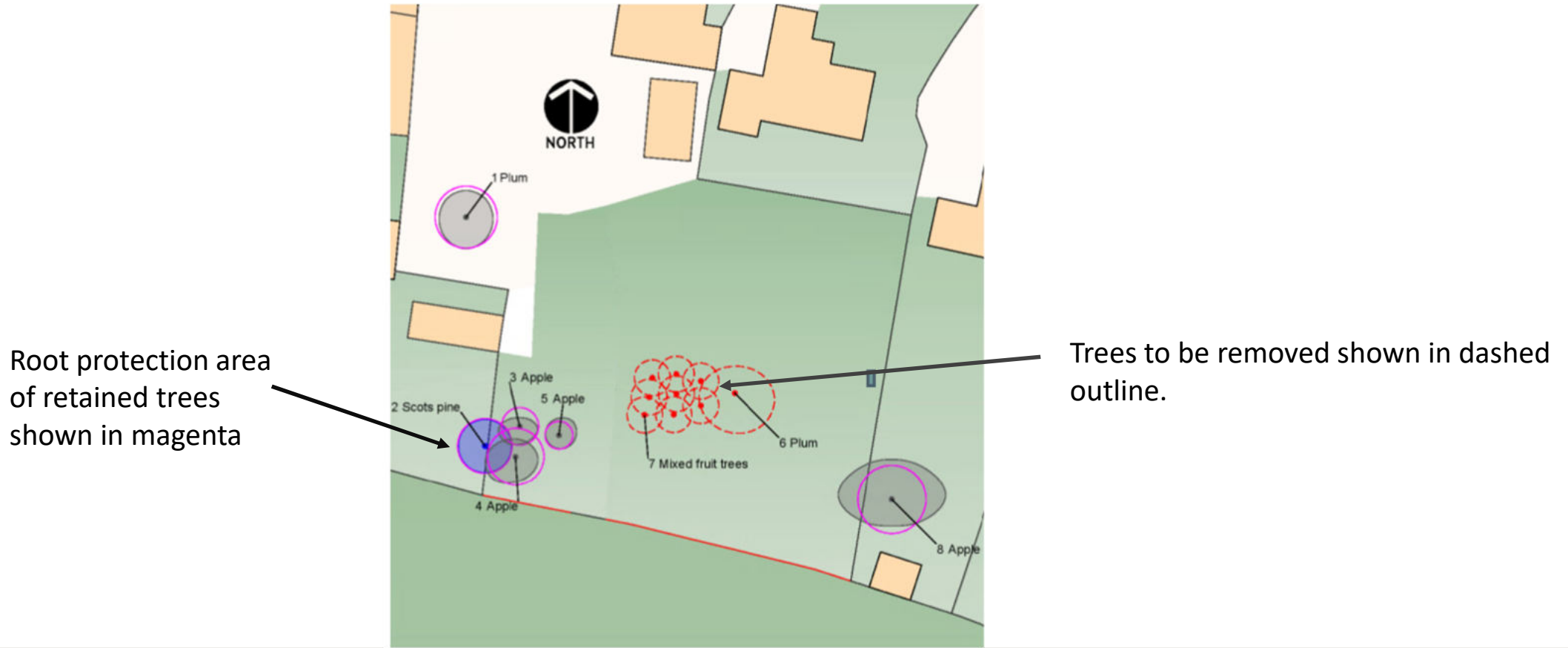
# INDICATIVE LAYOUT



# INDICATIVE DESIGNS



# TREES AND LANDSCAPING



# View of access looking north and existing outbuilding





# View of access looking north and existing outbuilding



# Views of site looking north



# View looking southeast across the site



# Views looking south from gravel accessway and southwest towards fruit trees and shrubs



# SITE FRONTAGE



Site Access

# KEY ISSUES

- Principle
- Sustainability
- Design and layout
- Highways
- Residential Amenity
- Landscaping
- Ecology

# RECOMMENDATION

**It is recommended that the application be REFUSED on the following grounds:**

The site lies within the countryside. The acceptable forms of development listed under Policy SS 2 does not include Custom and self-build dwellings. Whilst the demand for a serviced self-build plot may be established by the Register, the proliferation of development in a poorly accessible and remote location which would result in a high reliance on the private car for most journeys and provide limited opportunities for future occupiers to access services and facilities by modes of sustainable transport makes this location unsuitable for a new dwelling. The proposal would therefore be contrary to Policies SS 1 and SS 2 of the North Norfolk Core Strategy.

Insufficient information has been provided to demonstrate that the proposal is for a rural worker in connection with an established rural enterprise, that there is an essential need which requires a manager to be readily available at most times to ensure the proper functioning of the business. nor has a case been made that the functional need could not be met by another existing dwelling in the immediate vicinity. In the absence of this justification, the proposal would be contrary to Core Strategy Policy HO 5 of the National Planning Policy Framework and Paragraph 80 of the National Planning Policy Framework.

It is considered that there are no material planning considerations submitted by the applicant which would outweigh the conflict with Development Plan Policies. As such, the proposal is considered to be contrary to Policies SS 1, SS 2, HO 5 of the adopted North Norfolk Core Strategy and paragraph 80 of the National Planning Policy Framework.