

APPLICATION REFERENCE: PF/23/1695

LOCATION: The Orchard House, Coast Road, Salhouse,
Holt, Norfolk, NR25 7XG

PROPOSAL: Part two, part-single-storey rear extension and internal alterations and external remodelling following demolition of existing two-storey rear extension and porch, Associated internal and external alterations including structural alterations & new & replacement windows. Single-storey rear extension, recladding and roofing and internal alterations to the existing annex

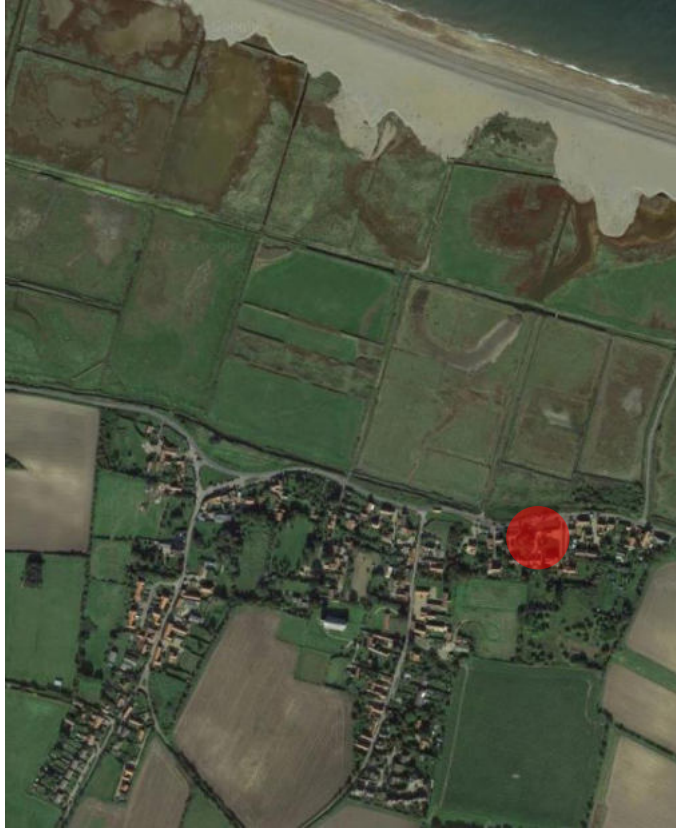


NORTH
NORFOLK
DISTRICT
COUNCIL

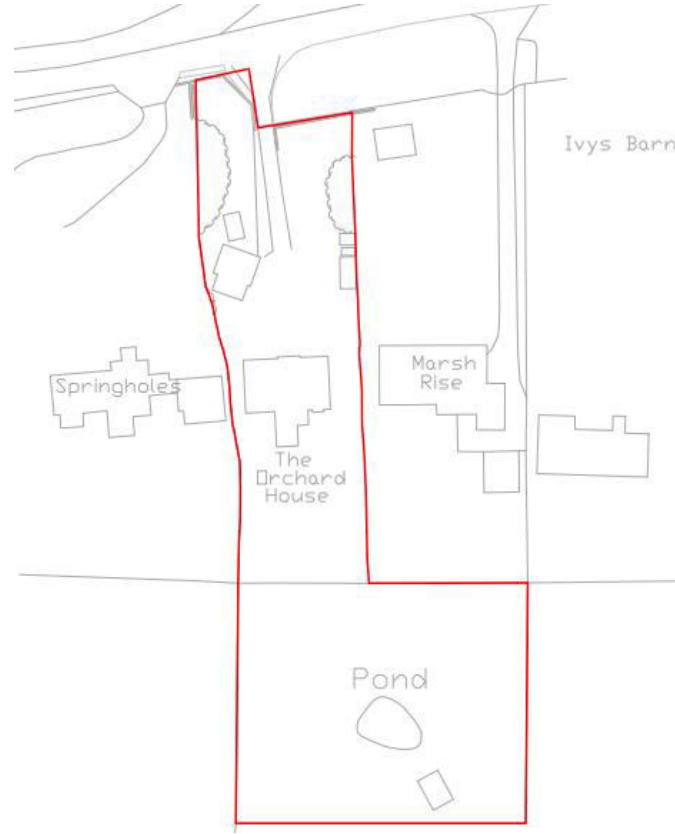
north-norfolk.gov.uk

7 December 2023

LOCATION



SITE LOCATION

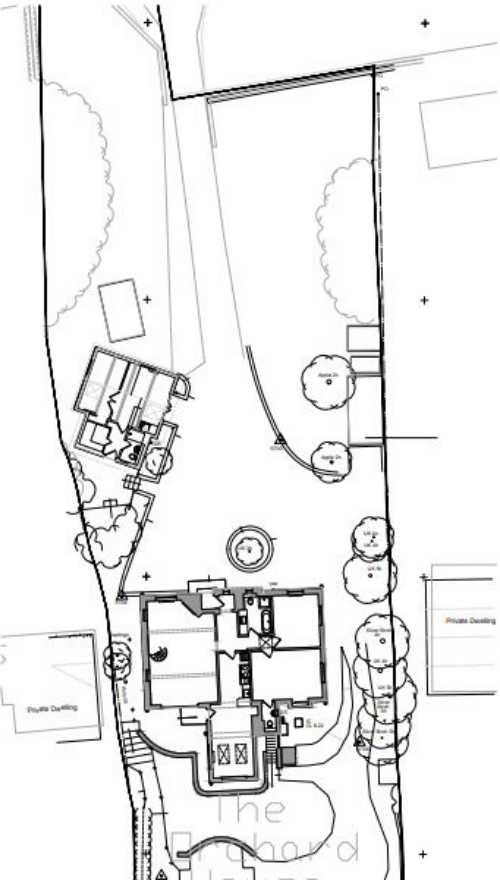


SITE PLAN

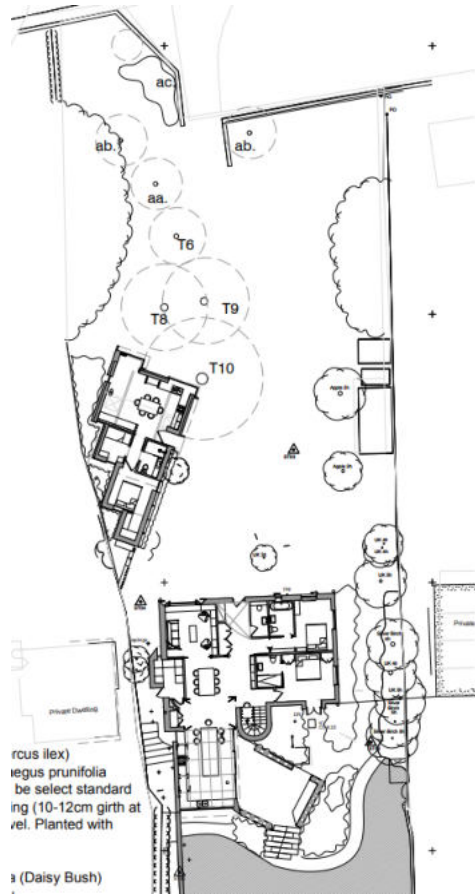
CONSTRAINTS

- Countryside
- Rolling Heath and Arable Landscape Character Area
- Norfolk Coast Area of Outstanding Natural Beauty
- Undeveloped Coast
- Salthouse Conservation Area
- Flood Zones 2 and 3(a)

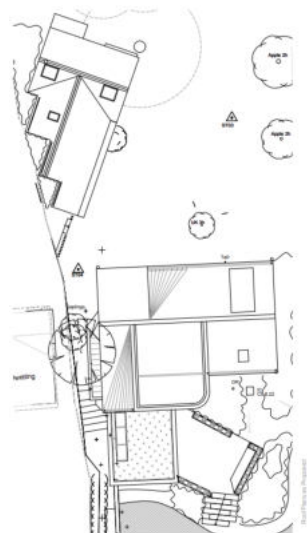
SITE PLANS



EXISTING SITE PLAN

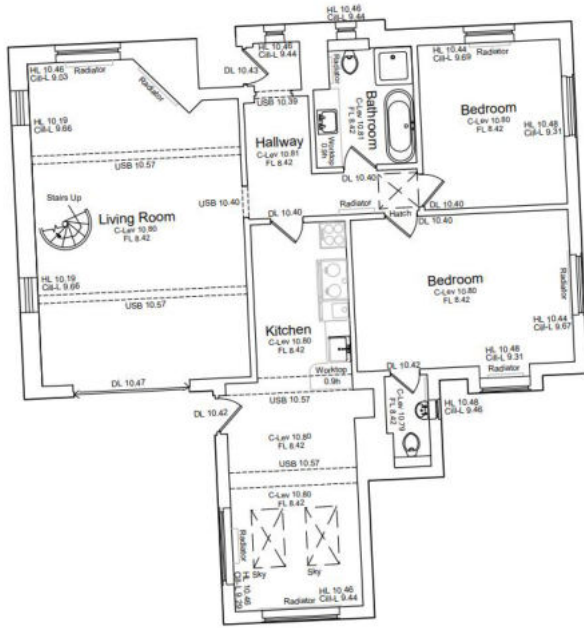


PROPOSED SITE PLAN

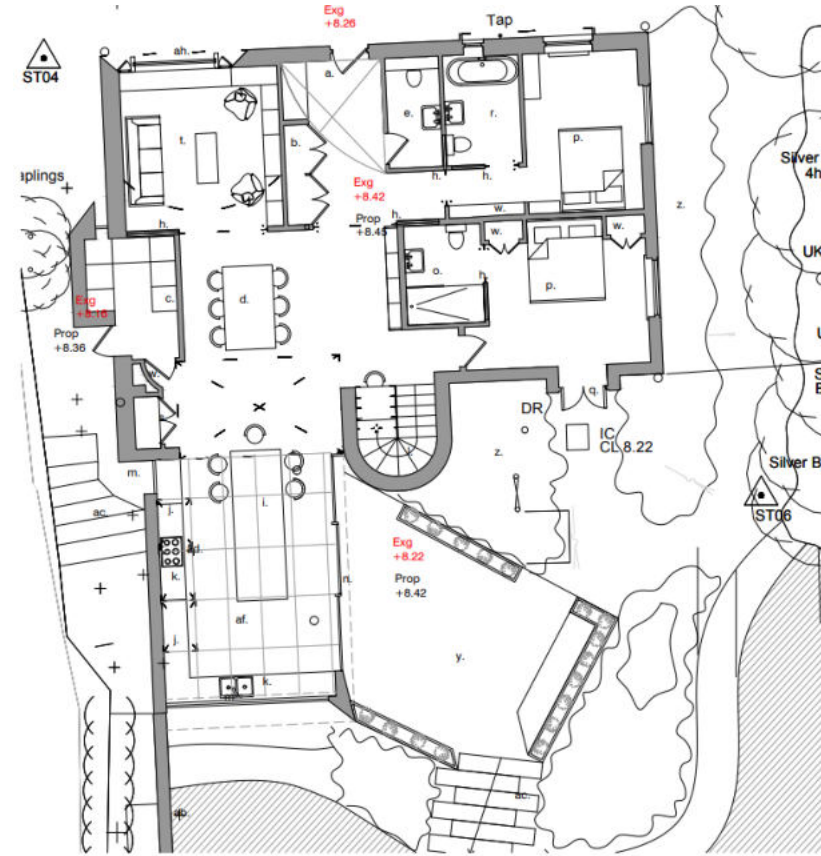


PROPOSED ROOF PLAN

THE ORCHARD HOUSE - FLOOR PLANS

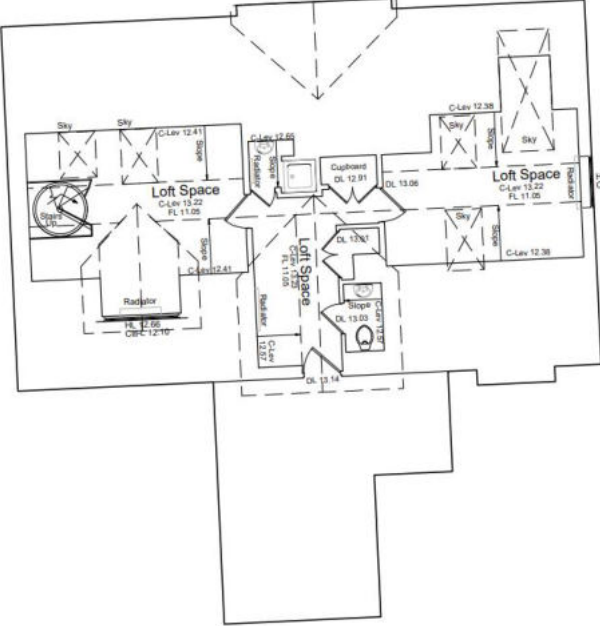


EXISTING GROUND FLOOR PLAN

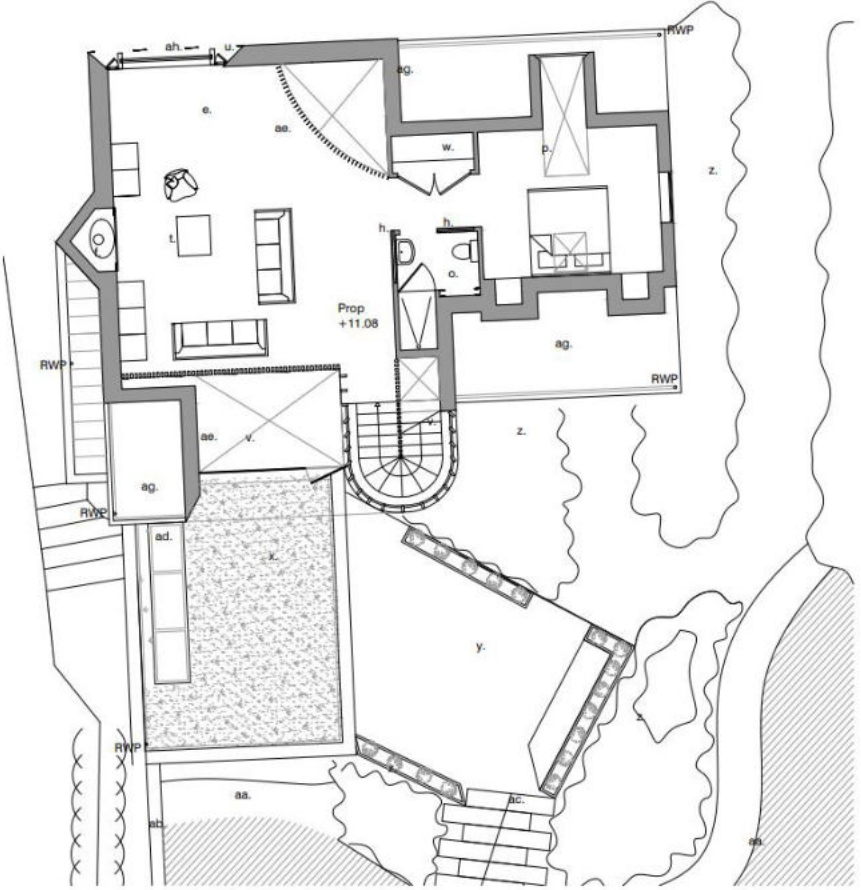


PROPOSED GROUND FLOOR PLAN

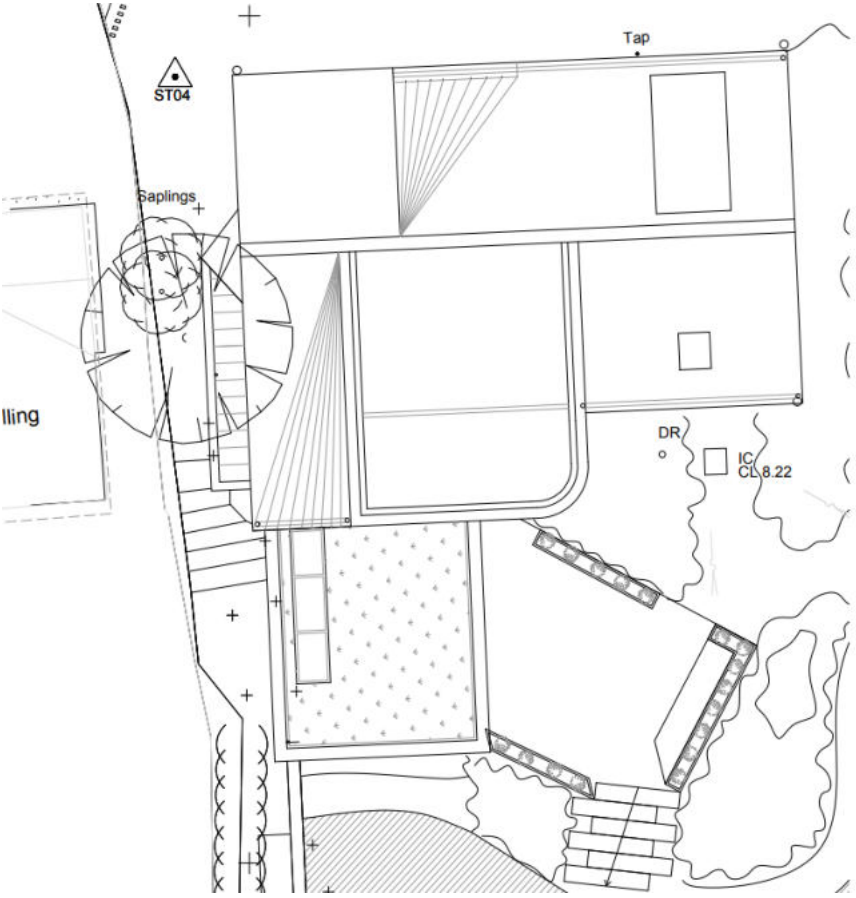
THE ORCHARD HOUSE - FLOOR PLANS



EXISTING ATTIC FLOOR PLAN

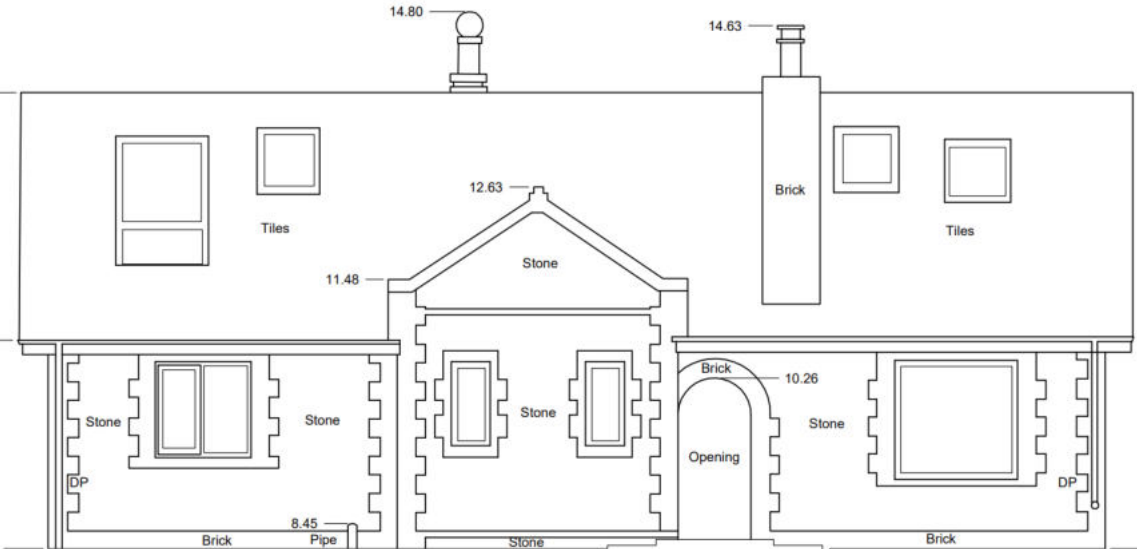


PROPOSED FIRST FLOOR PLAN

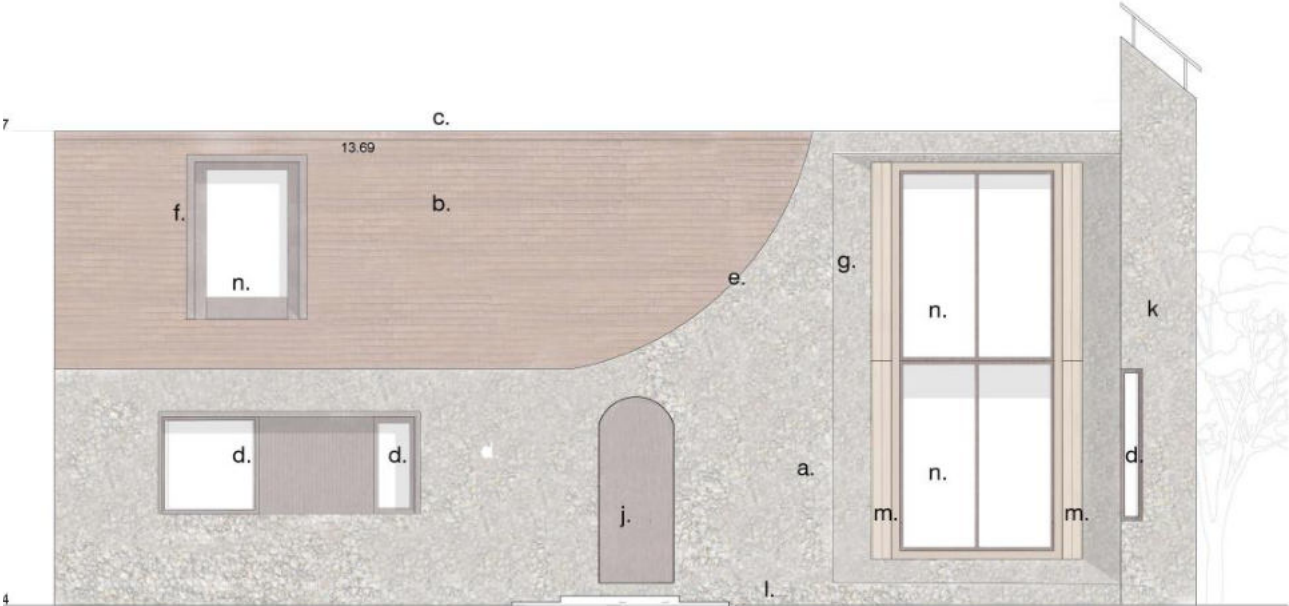


PROPOSED ROOF PLAN

THE ORCHARD HOUSE - ELEVATIONS

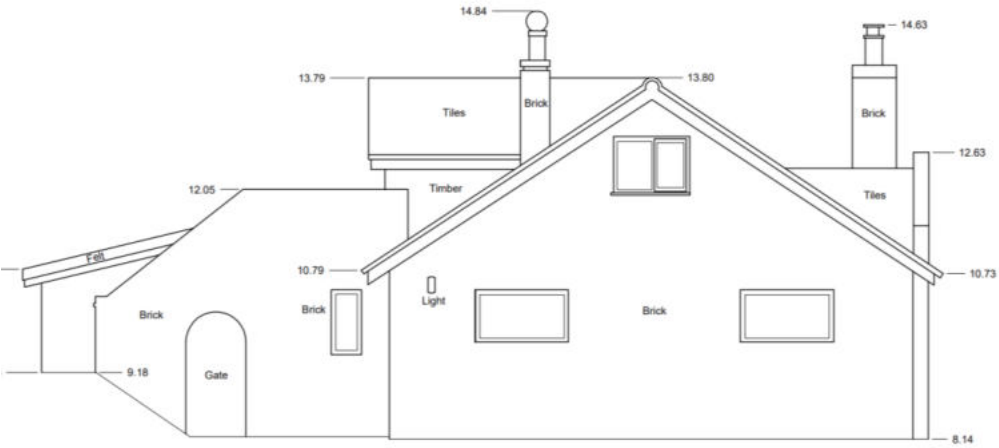


EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

THE ORCHARD HOUSE - ELEVATIONS

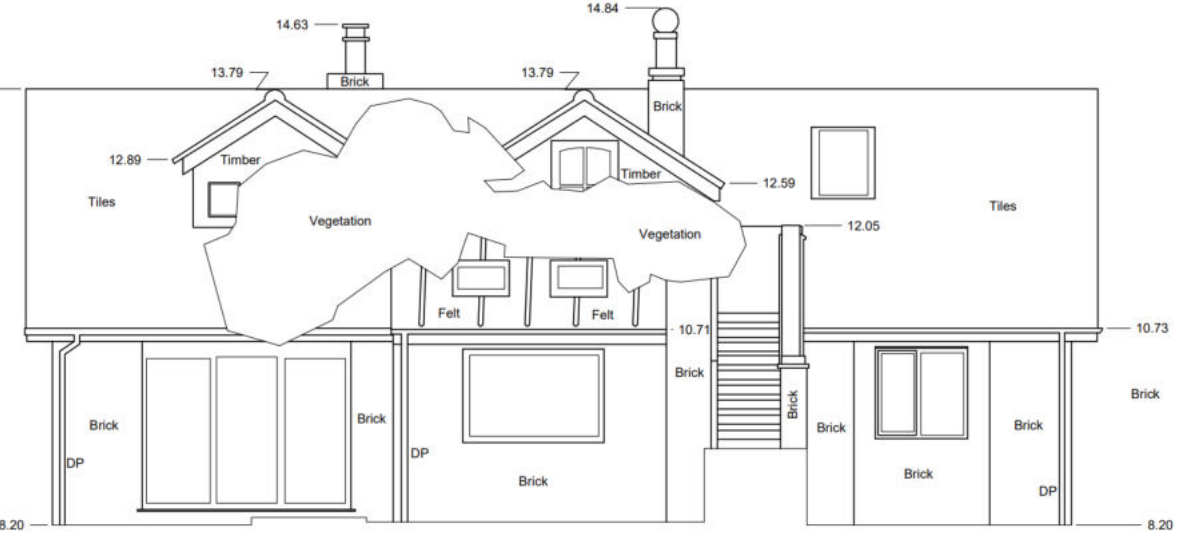


EXISTING EAST ELEVATION

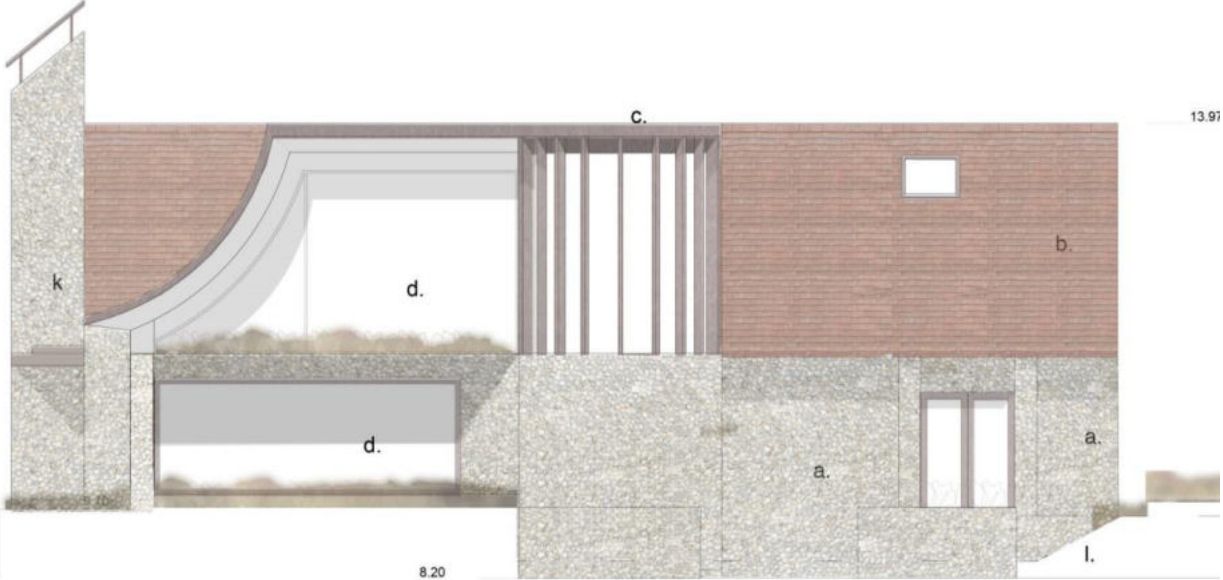


PROPOSED EAST ELEVATION

THE ORCHARD HOUSE - ELEVATIONS

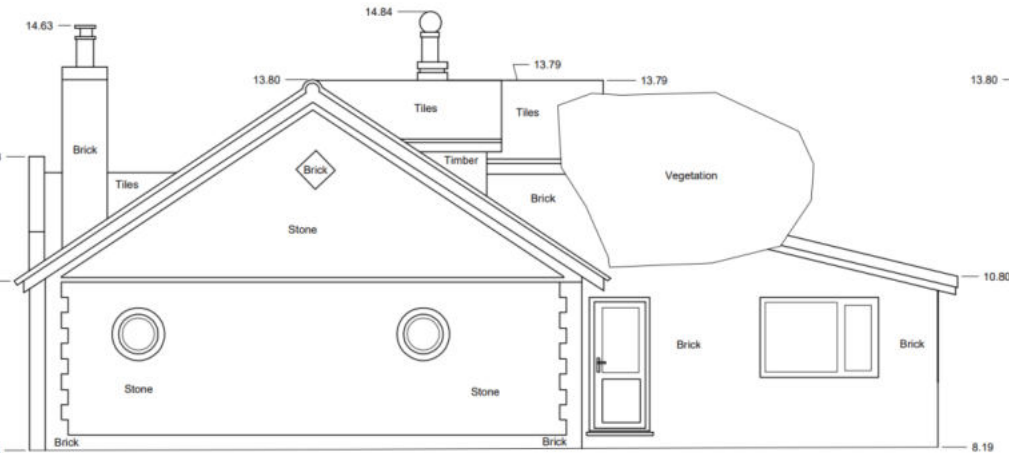


EXISTING SOUTH ELEVATION

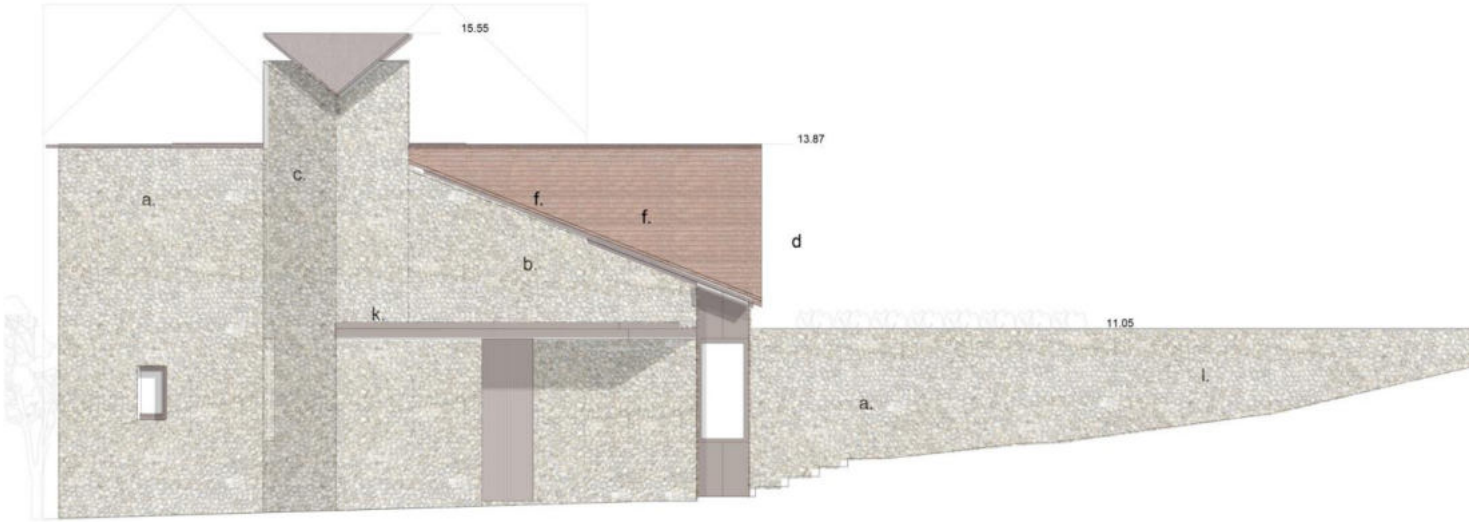


PROPOSED SOUTH ELEVATION

THE ORCHARD HOUSE - ELEVATIONS

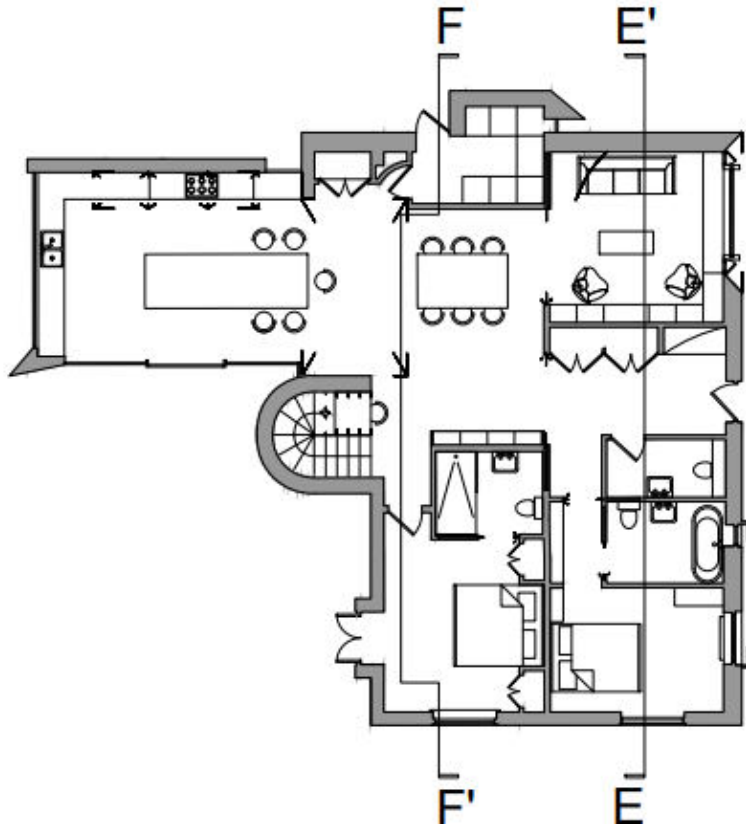


EXISTING WEST ELEVATION

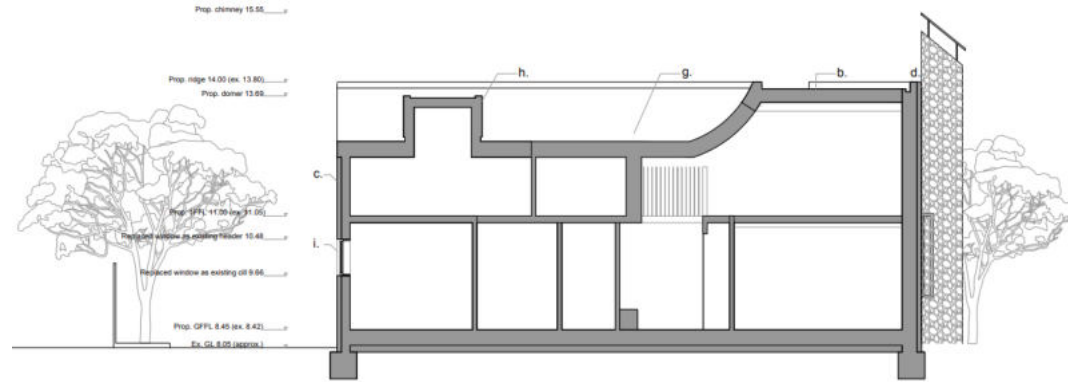


PROPOSED WEST ELEVATION

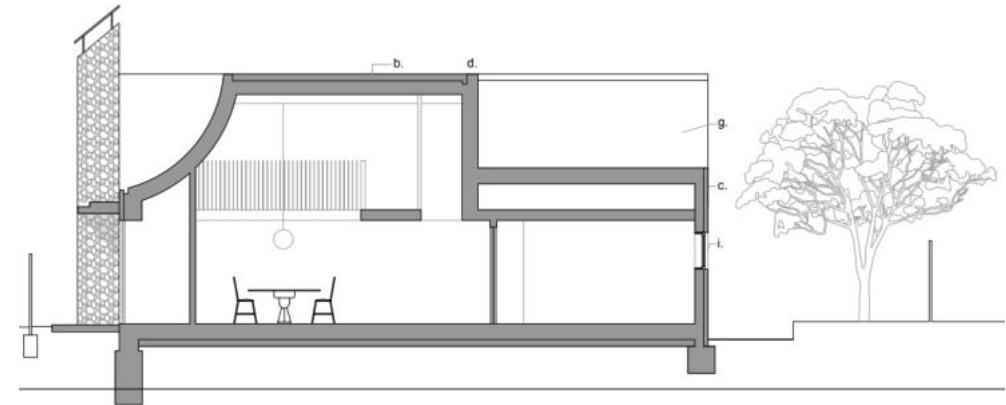
THE ORCHARD HOUSE - SECTIONS



SECTION PLAN

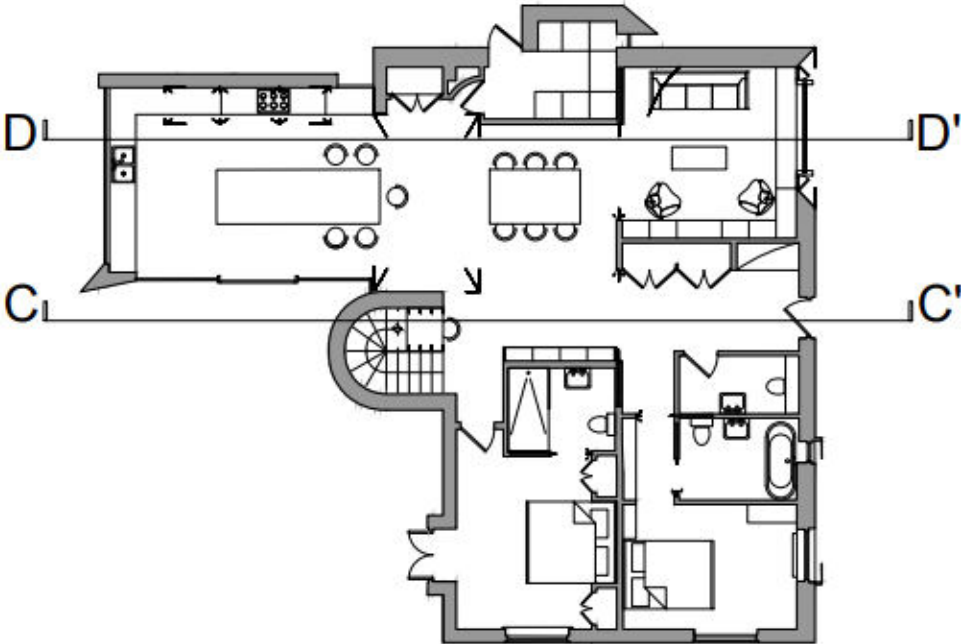


SECTION EE'

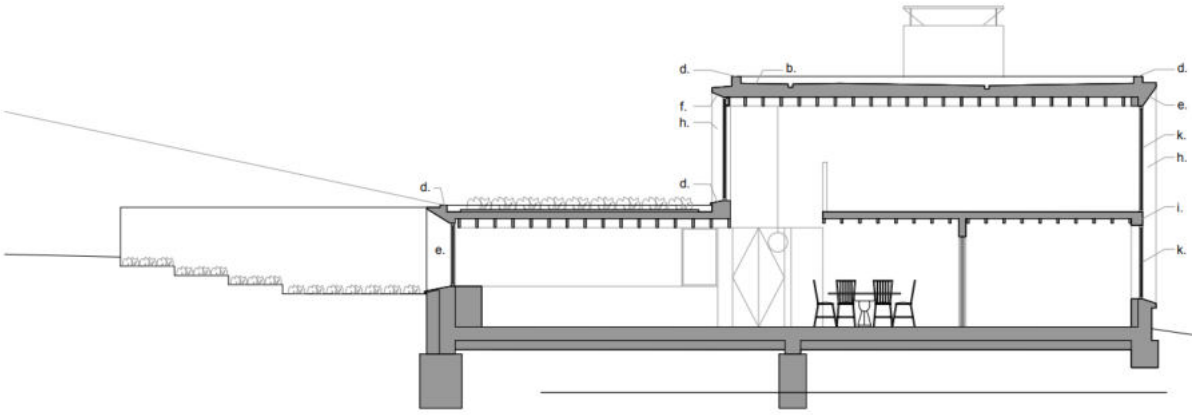


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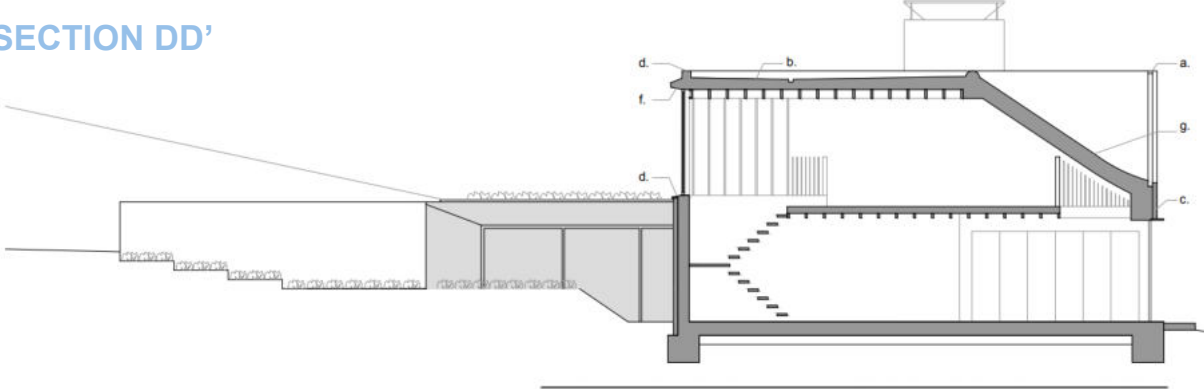
THE ORCHARD HOUSE - SECTIONS



SECTION PLAN

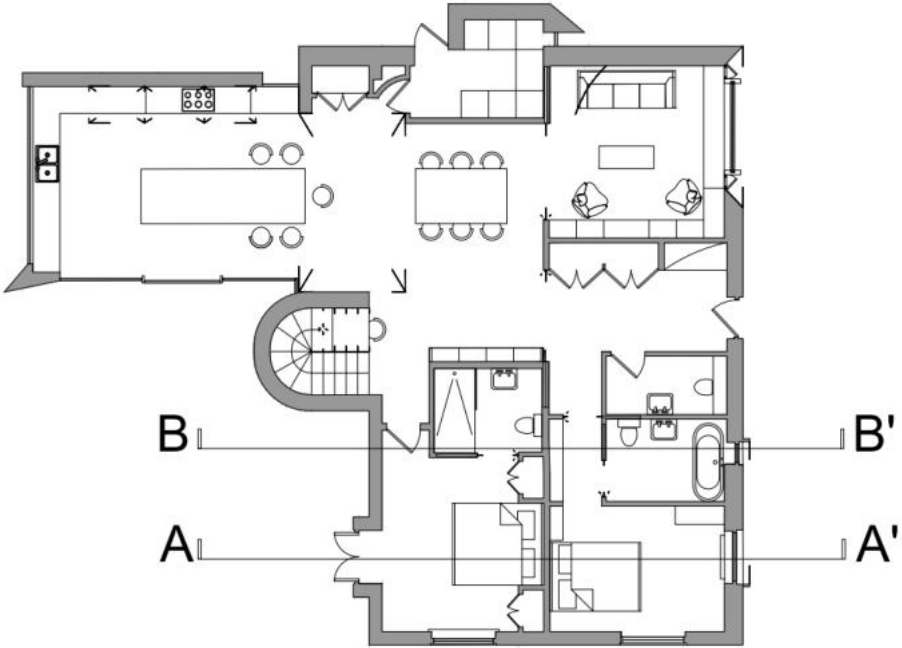


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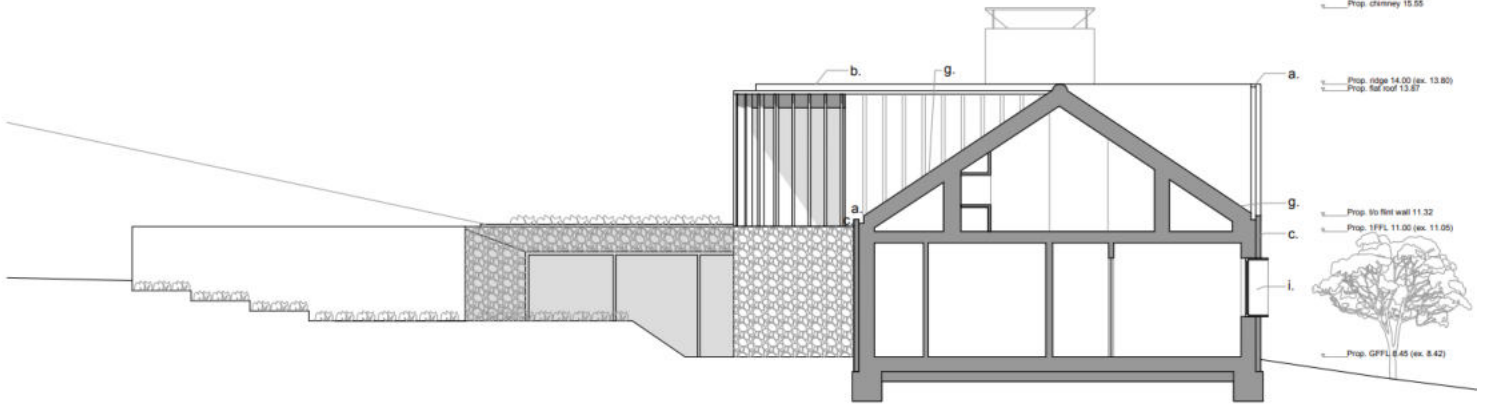


SECTION CC'

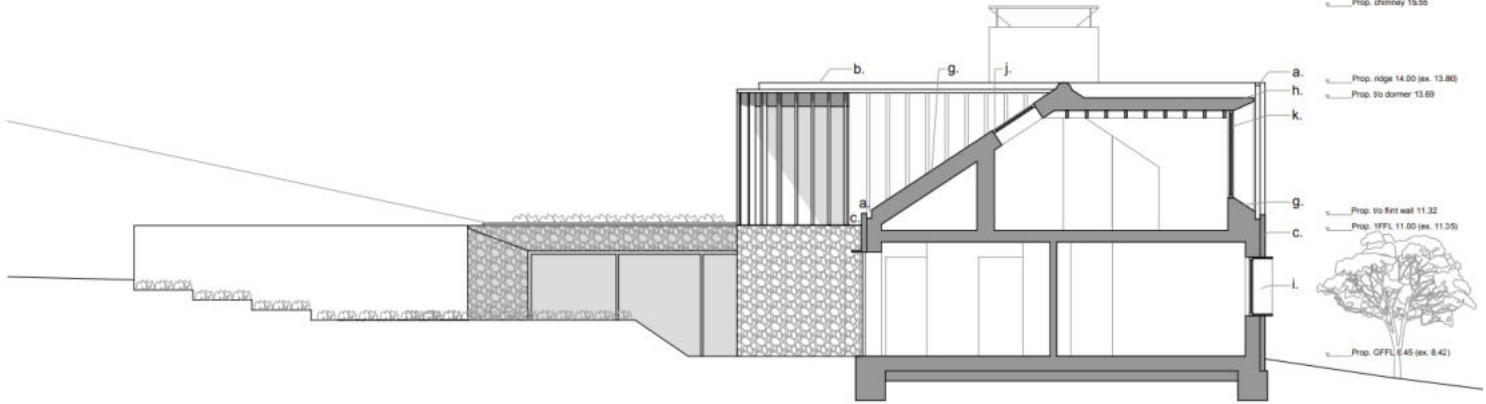
THE ORCHARD HOUSE - SECTIONS



SECTION PLAN

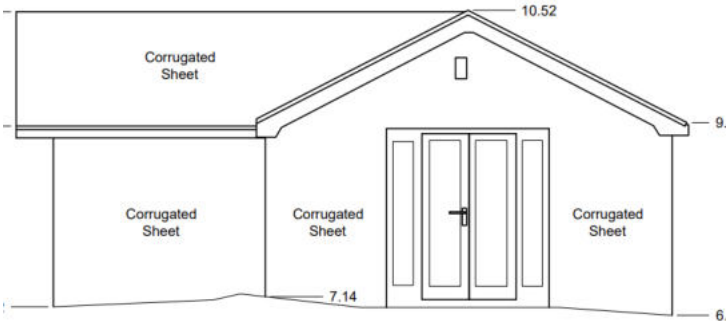


SECTION BB'

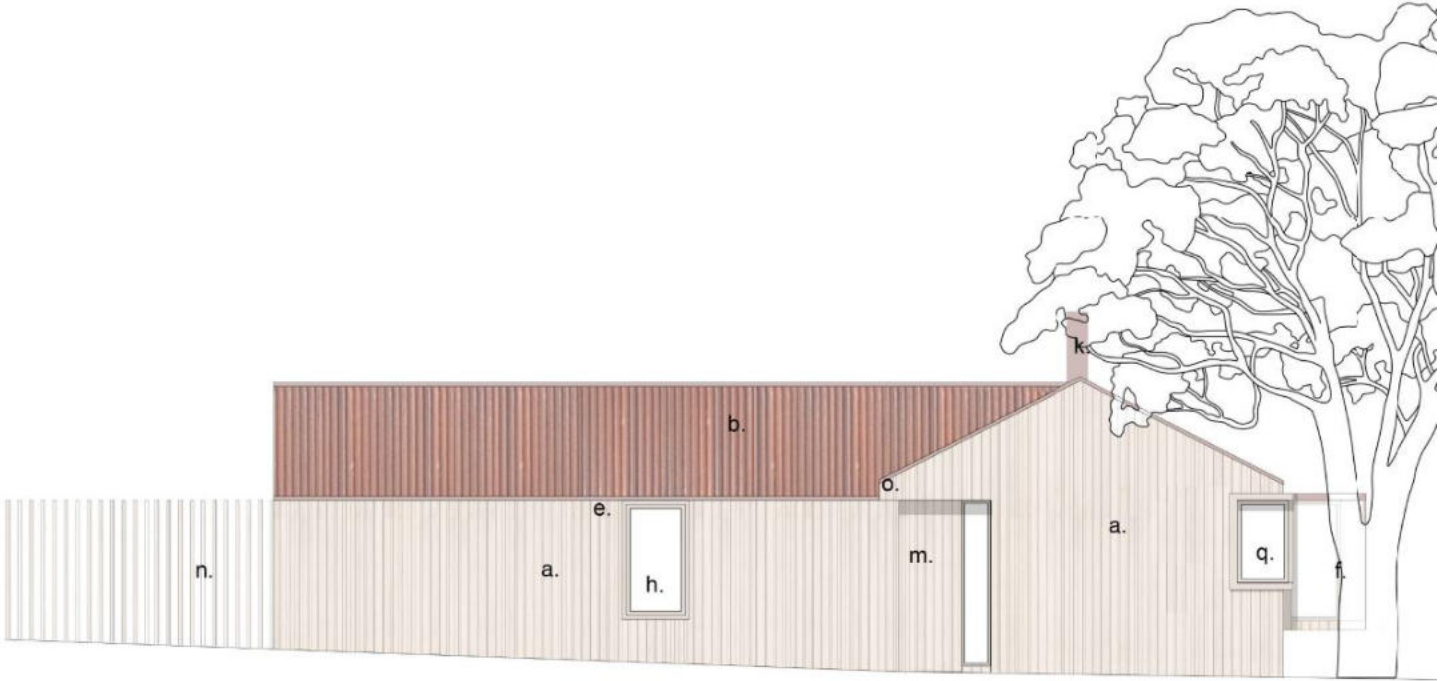


SECTION AA'

THE APPLE HOUSE (ANNEX) - ELEVATIONS

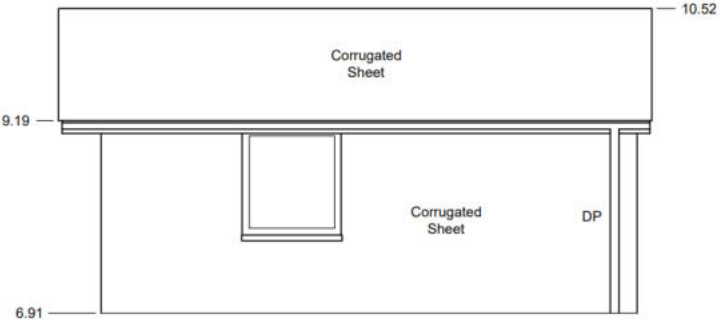


EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

THE APPLE HOUSE (ANNEX) - ELEVATIONS

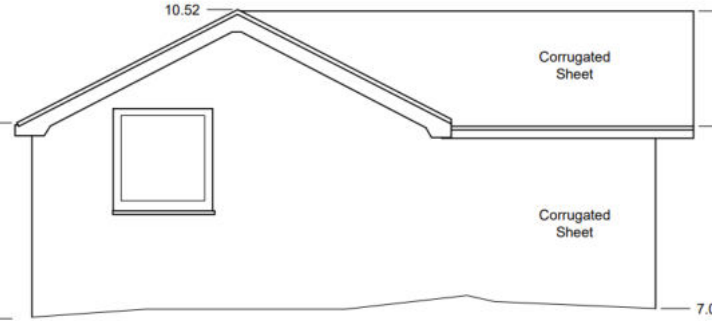


EXISTING SOUTH ELEVATION

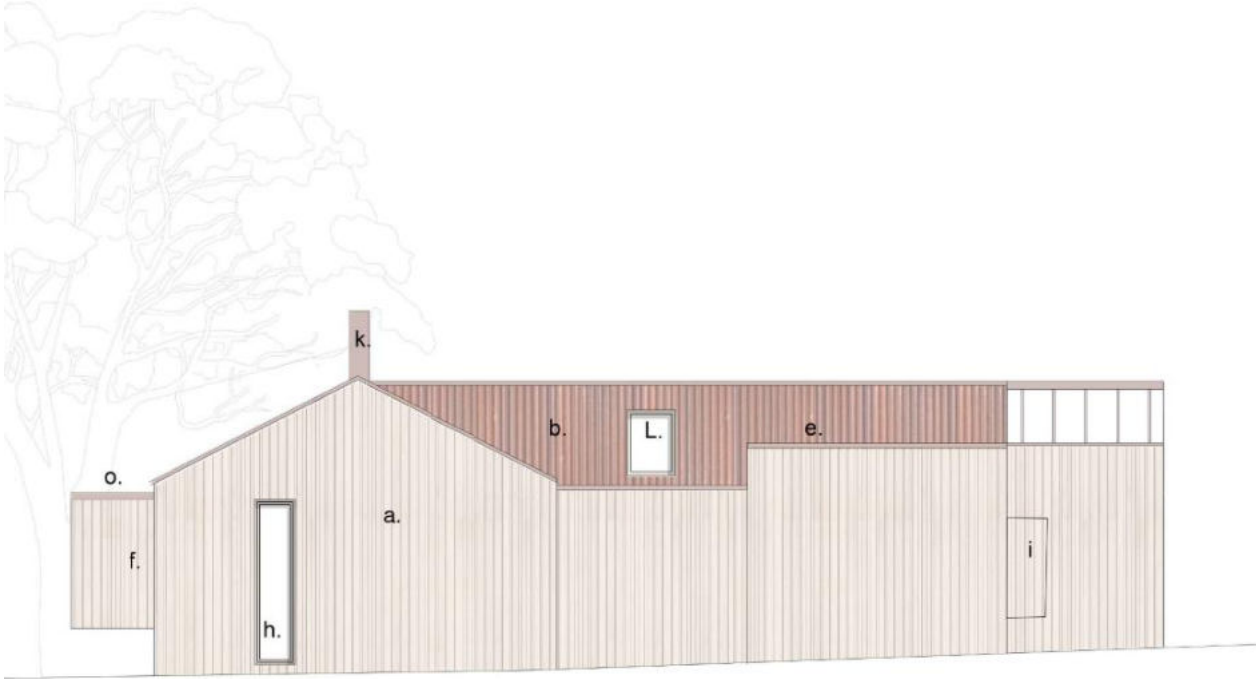


PROPOSED SOUTH ELEVATION

THE APPLE HOUSE (ANNEX) - ELEVATIONS

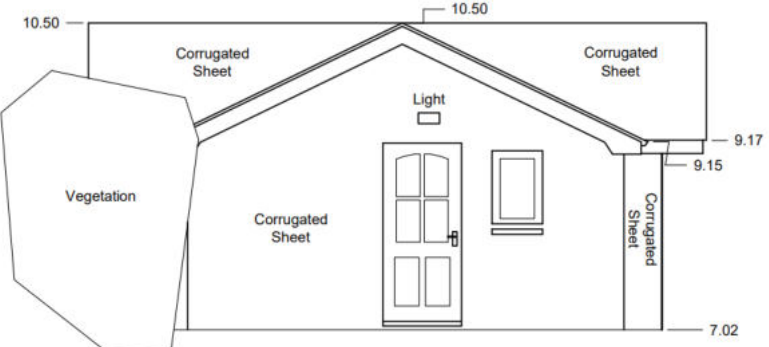


EXISTING WEST ELEVATION

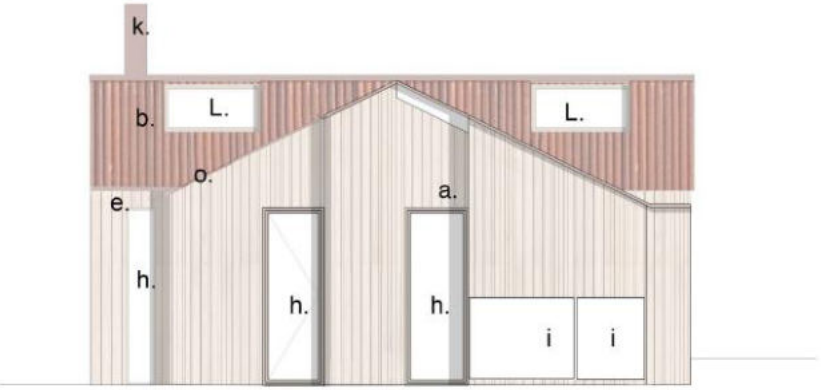


PROPOSED WEST ELEVATION

THE APPLE HOUSE (ANNEX) - ELEVATIONS

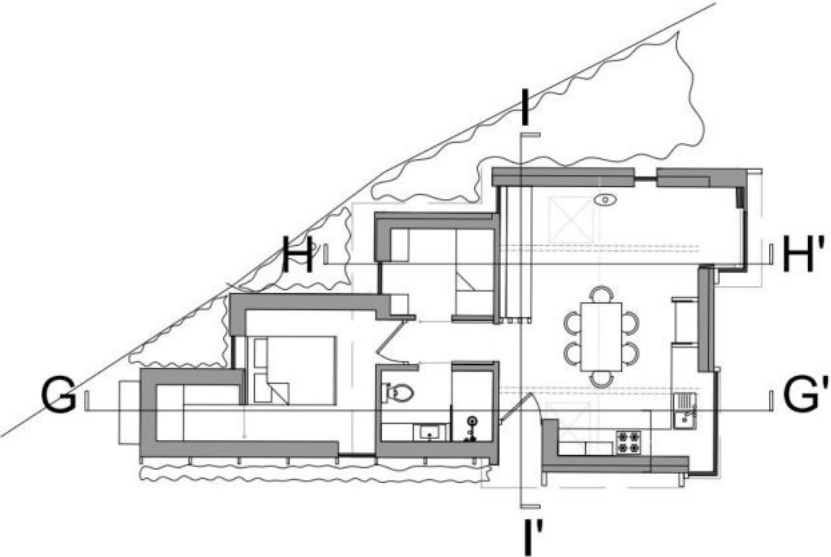


EXISTING SOUTH ELEVATION

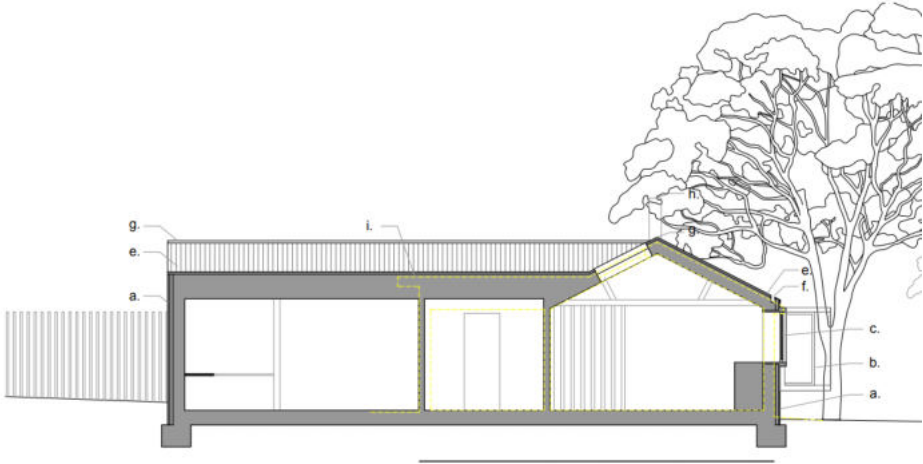


PROPOSED SOUTH ELEVATION

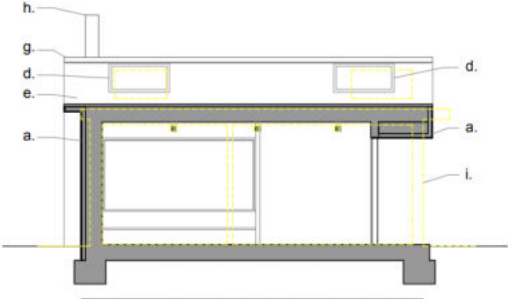
THE APPLE HOUSE (ANNEX) - SECTIONS



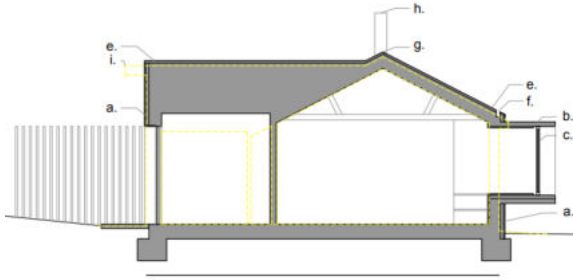
SECTION PLAN



SECTION GG'



SECTION II'



SECTION HH'

ACCESS



FACING SOUTH



FACING NORTH

THE ORCHARD HOUSE AND APPLE HOUSE (ANNEX)



THE ORCHARD HOUSE - NORTH ELEVATION



THE APPLE HOUSE (ANNEX) – NORTH ELEVATION

THE APPLE HOUSE (ANNEX)



EAST ELEVATION

THE ORCHARD HOUSE



NORTHEAST ELEVATION



NORTH ELEVATION

THE ORCHARD HOUSE



SOUTHEAST ELEVATION



EAST ELEVATION

THE ORCHARD HOUSE



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

NEIGHBOURING DWELLINGS



SPRINGHOLES – TO THE WEST



MARSHRISE – TO THE EAST

REAR GARDEN – FACING SOUTH



KEYS ISSUES

1. PRINCIPLE
2. LANDSCAPE
3. DESIGN
4. AMENITY
5. ENERGY EFFICIENCY
6. HERITAGE
7. BIODIVERSITY
8. FLOOD RISK
9. HIGHWAYS
10. OTHER MATTERS
11. PLANNING BALANCE CONCLUSION

RECOMMENDATION

It is recommended that the application be **APPROVED** subject to conditions relating to the matters listed below and any others considered necessary by the Assistant Director for Planning:

- Time limit for implementation
- Accordance with approved plans
- Details of new roof tiles and boarding
- Hard and soft landscape proposals
- External light
- Scheme for protection of the retained trees and hedges
- Ecological mitigation and enhancement measures
- No enlargement of alteration to the dwelling and annex shall be undertaken without planning permission
- Detached annex building shall be ancillary to the use of the dwelling
- Details of the Visible Light Transmission (VLT) glass