

APPLICATION REFERENCE: PF/23/0613

LOCATION: The Roost, Mundesley Road,
Trunch, North Walsham, NR28 0QB

PROPOSAL: Construction of two-bedroom
detached dwelling, cartshed garage and
associated works

Applicant: Mr and Mrs Jelliff

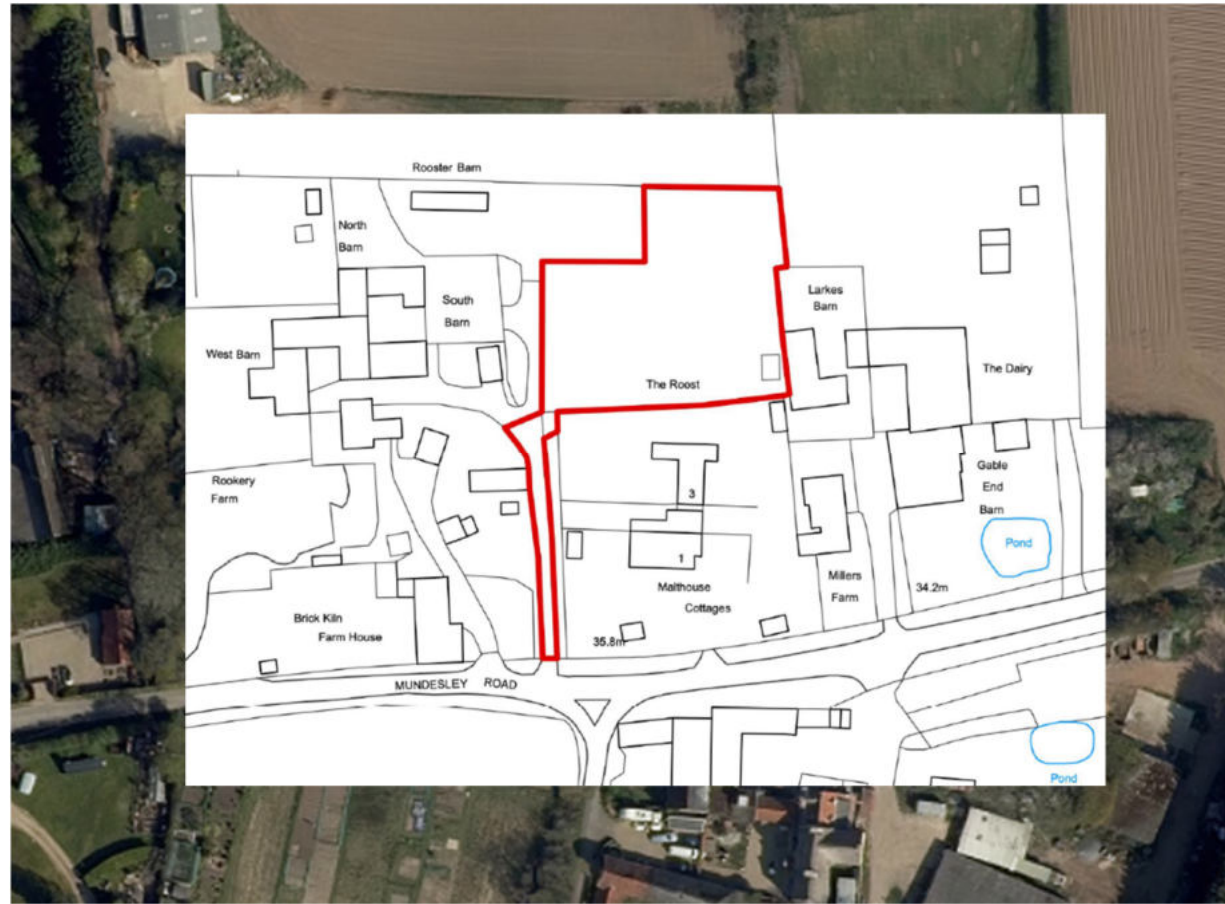


NORTH
NORFOLK
DISTRICT
COUNCIL

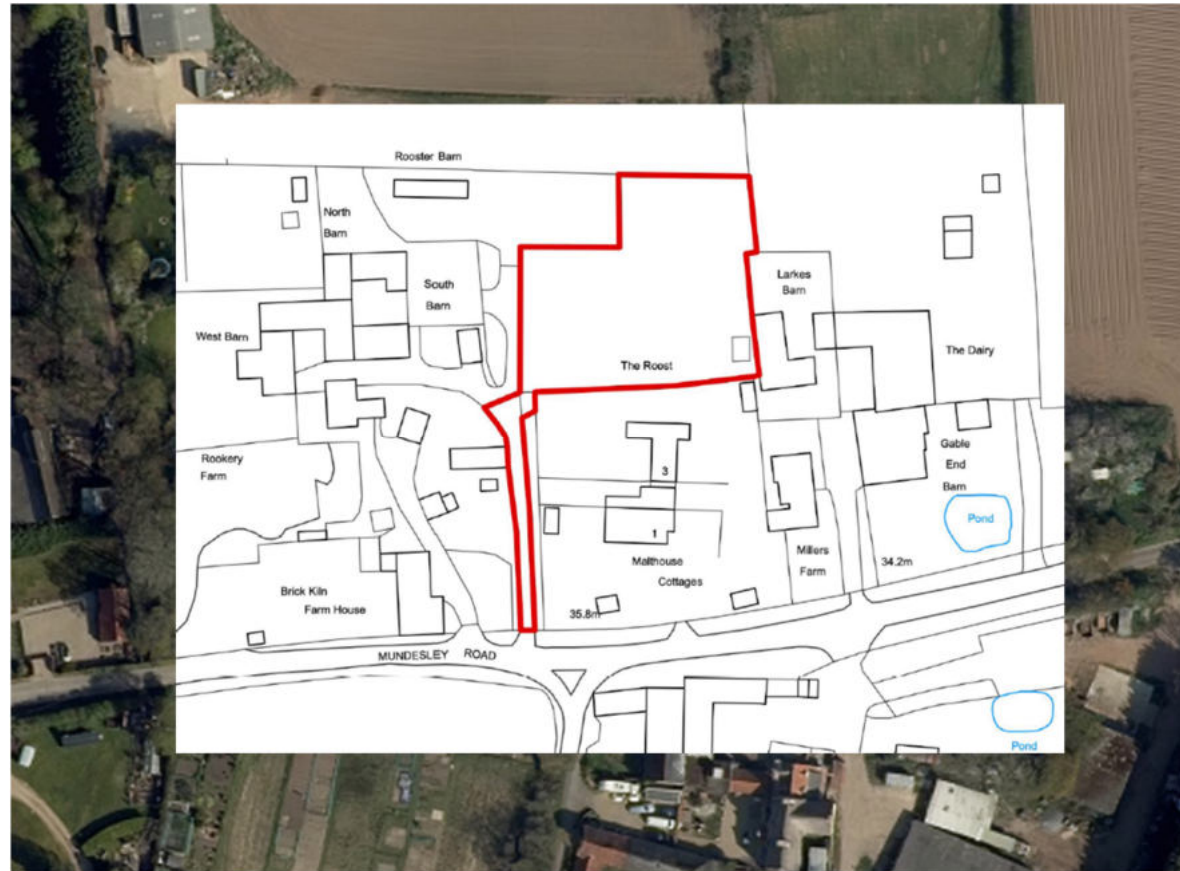
north-norfolk.gov.uk

7 December 2023

Site Location Plan



Aerial Photograph Plan



Trunch Context Photograph



— North Walsham Road/Gimingham Road

— Mundesley Road

— Chapel Road/Bradfield Road

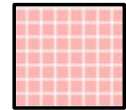
Constraints Context Photograph



North



The Site



Conservation Area
(CA)



Area of Outstanding
Natural Beauty
(AONB)

Trunch within the 'Countryside' (SS 2)

North ↑

The Site

Countryside (SS 2)

Built up area



- ★ PF/20/0730 APP
- ★ PO/20/2005 APP
- ★ PF/21/3330 APP
- ★ PF/21/1469 APP
- ★ PO/20/0904 APP
- ★ PF/21/1561 REF

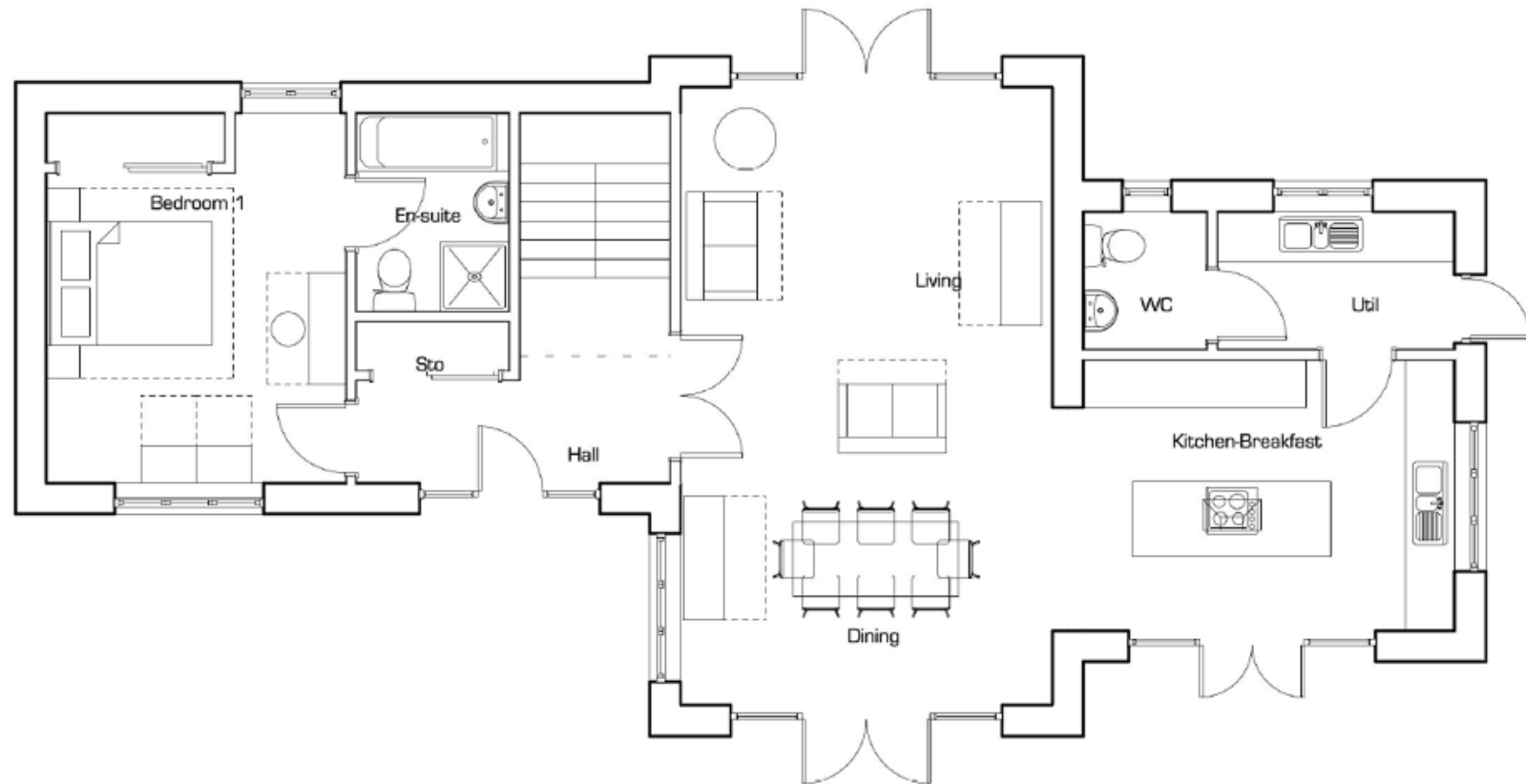
Existing Site Layout



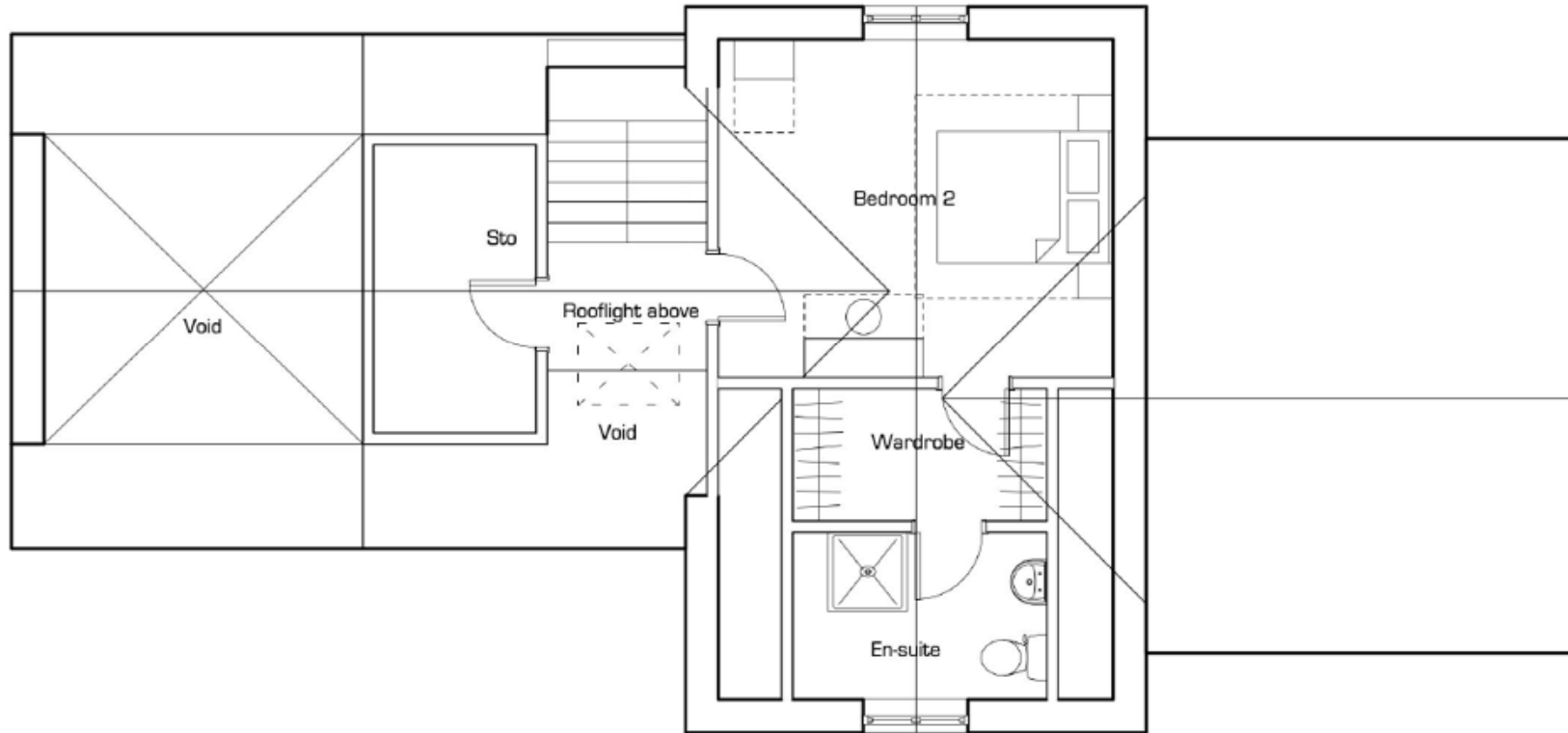
Proposed Site Layout



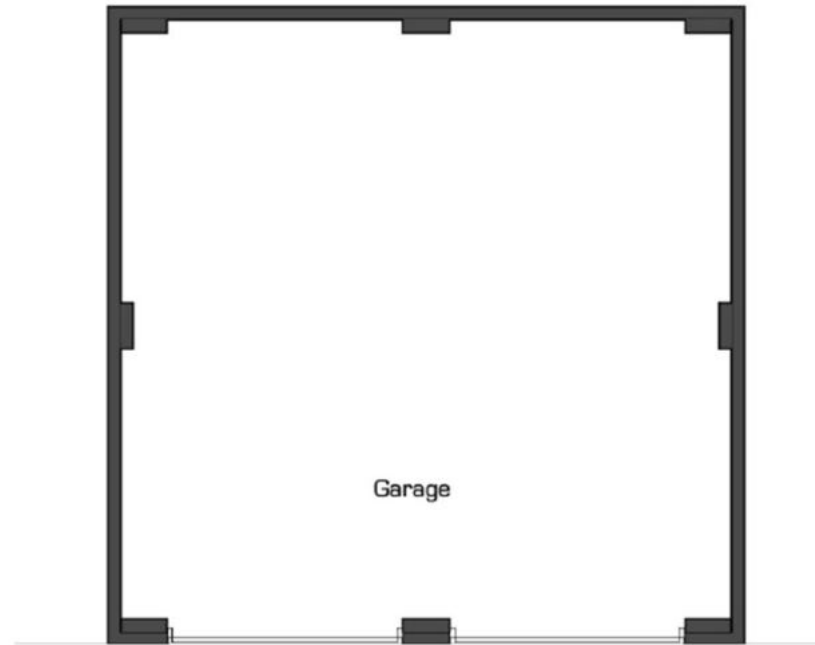
Proposed Ground Floor Plan



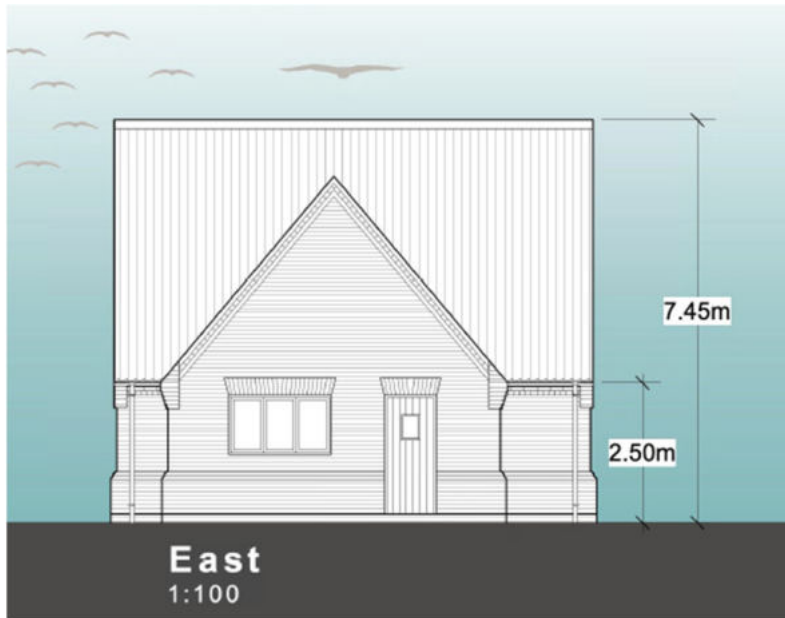
Proposed First Floor Plan



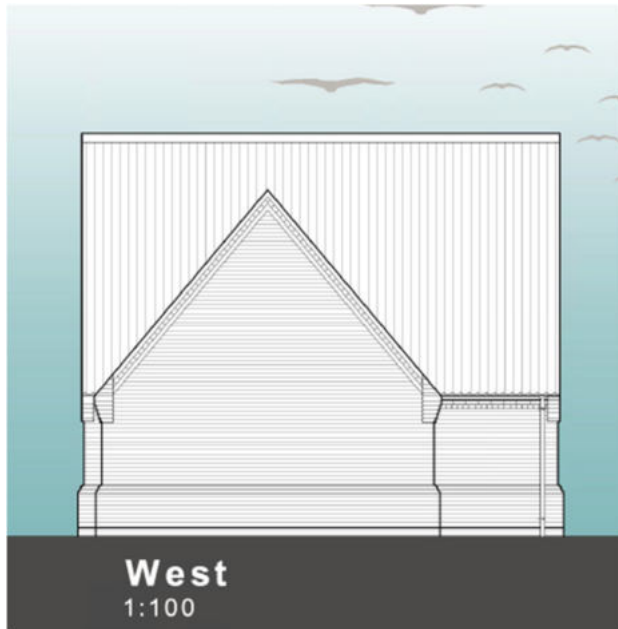
Proposed Garage Floor Plan



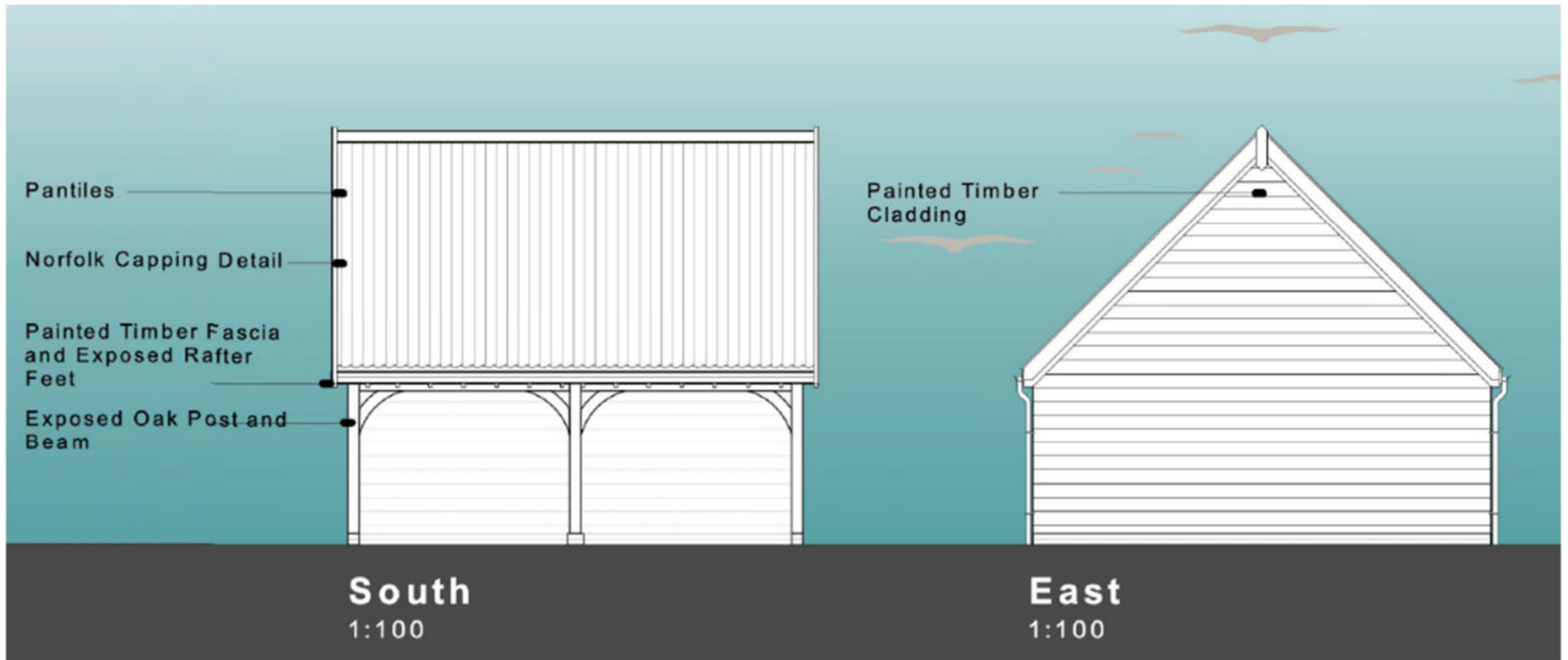
Proposed Elevations



Proposed Elevations



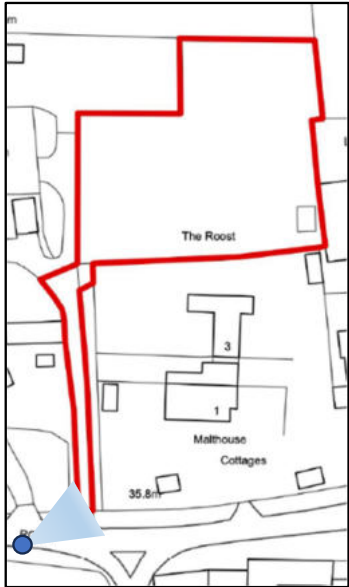
Proposed Garage Elevations



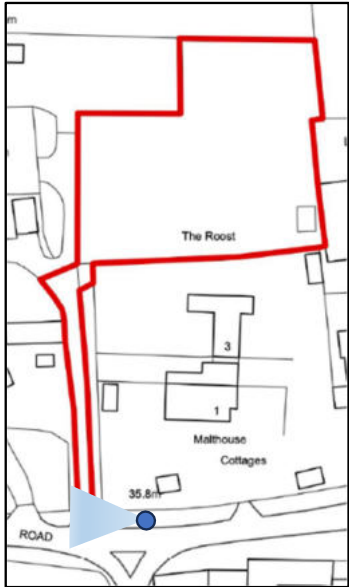
Proposed Garage Elevations



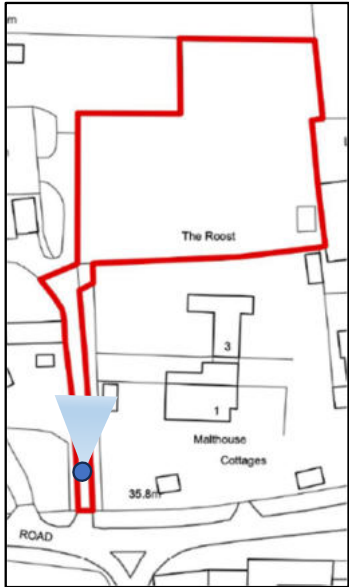
Site Photographs (Access)



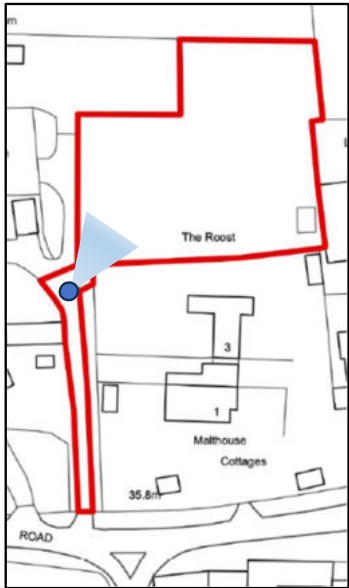
Site Photographs (Access)



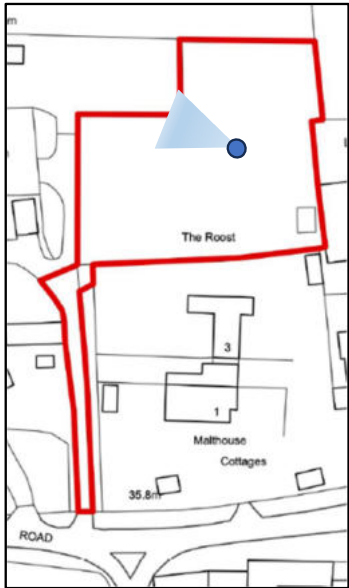
Site Photographs (Access)



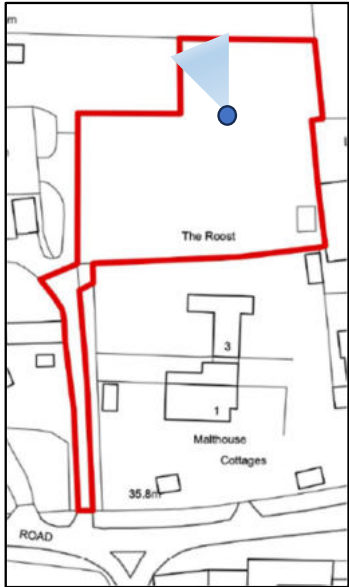
Site Photographs (Access)



Site Photographs (Site Interior)



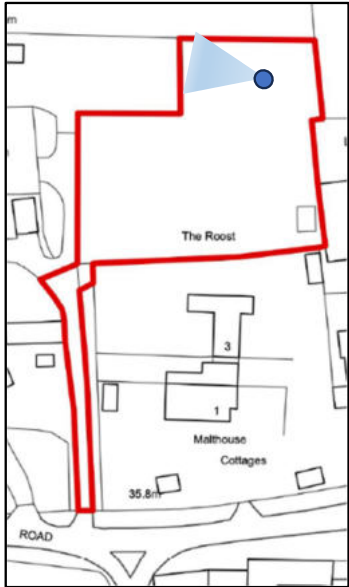
Site Photographs (Site Interior)



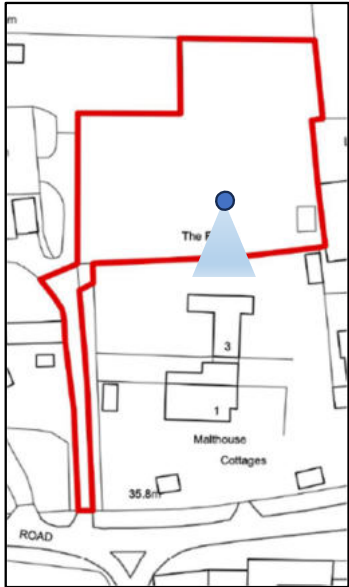
Site Photographs (Site Interior)



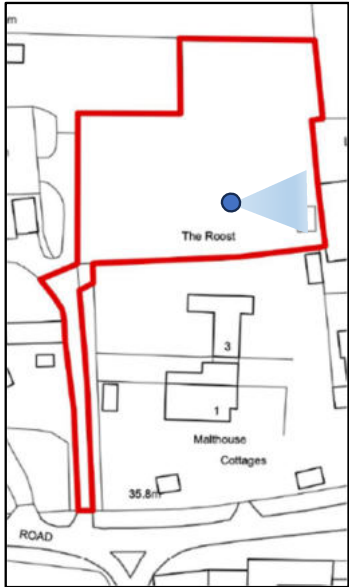
Site Photographs (Site Interior)



Site Photographs (Site Interior)



Site Photographs (Site Interior)



Site Photographs (Site Interior)



KEY ISSUES

- Principle
- Sustainability
- Design and appearance
- Highways
- Amenity
- Landscaping
- Ecology
- Heritage

RECOMMENDATION

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

The site lies within the countryside policy area. The acceptable forms of development listed under Policy SS 2 does not include new market dwellings. 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 safe 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.

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 and SS 2.