

# APPLICATION REFERENCE: PF/23/1172

LOCATION: 68 Cliff Road, Sheringham

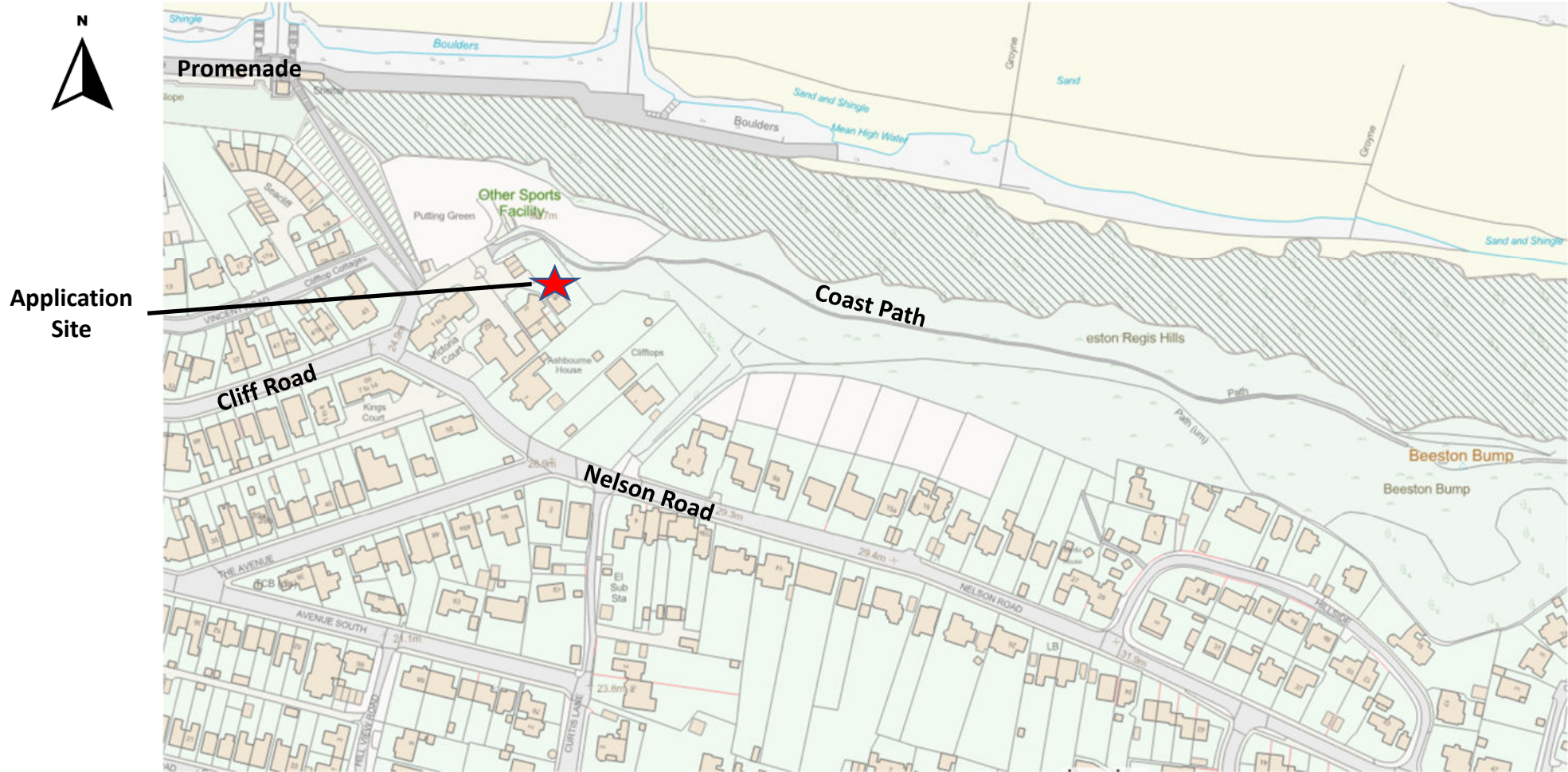
PROPOSAL: Demolition of existing dwellinghouse and construction of a replacement dwellinghouse.



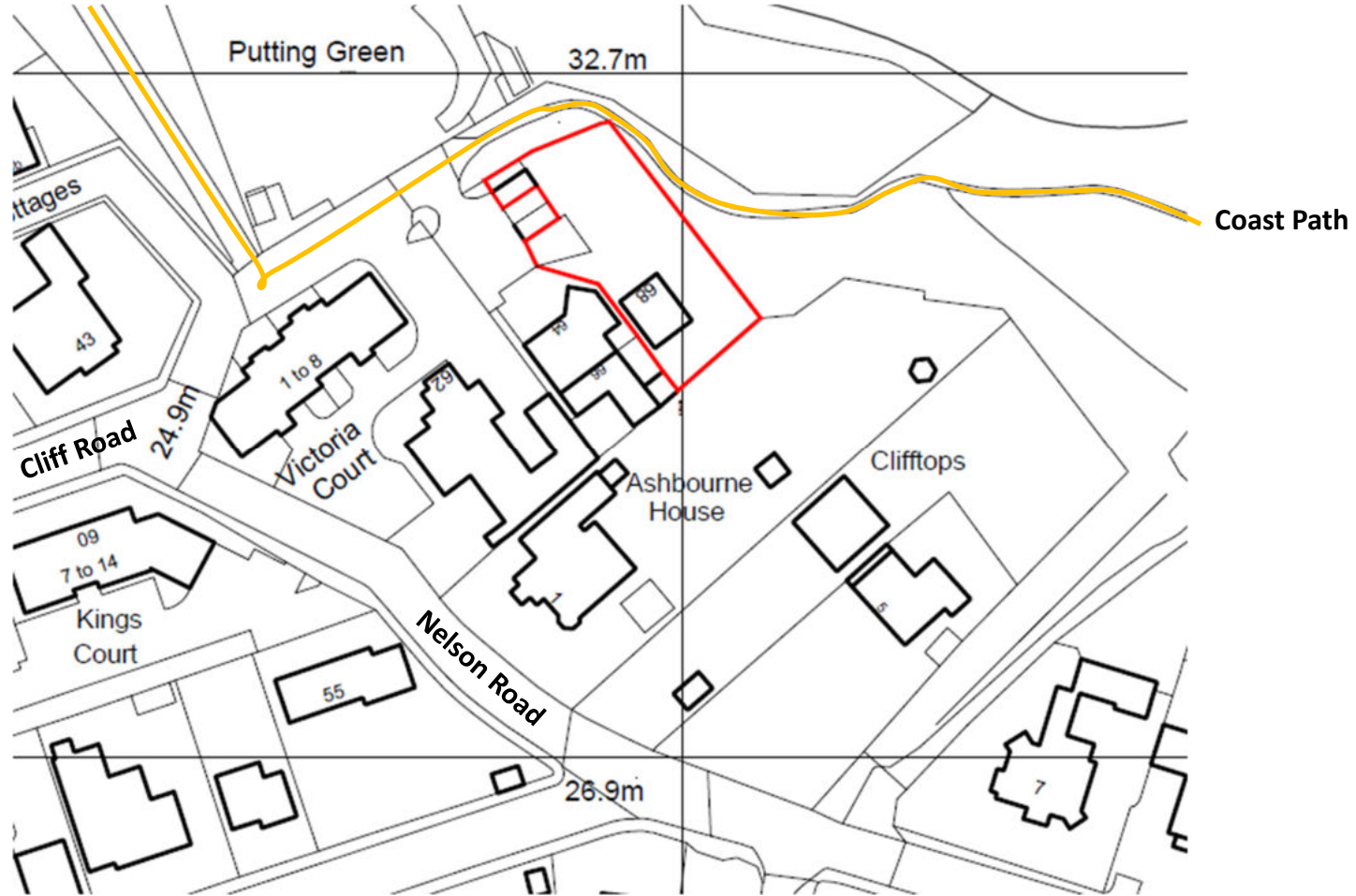
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# GENERAL LOCATION



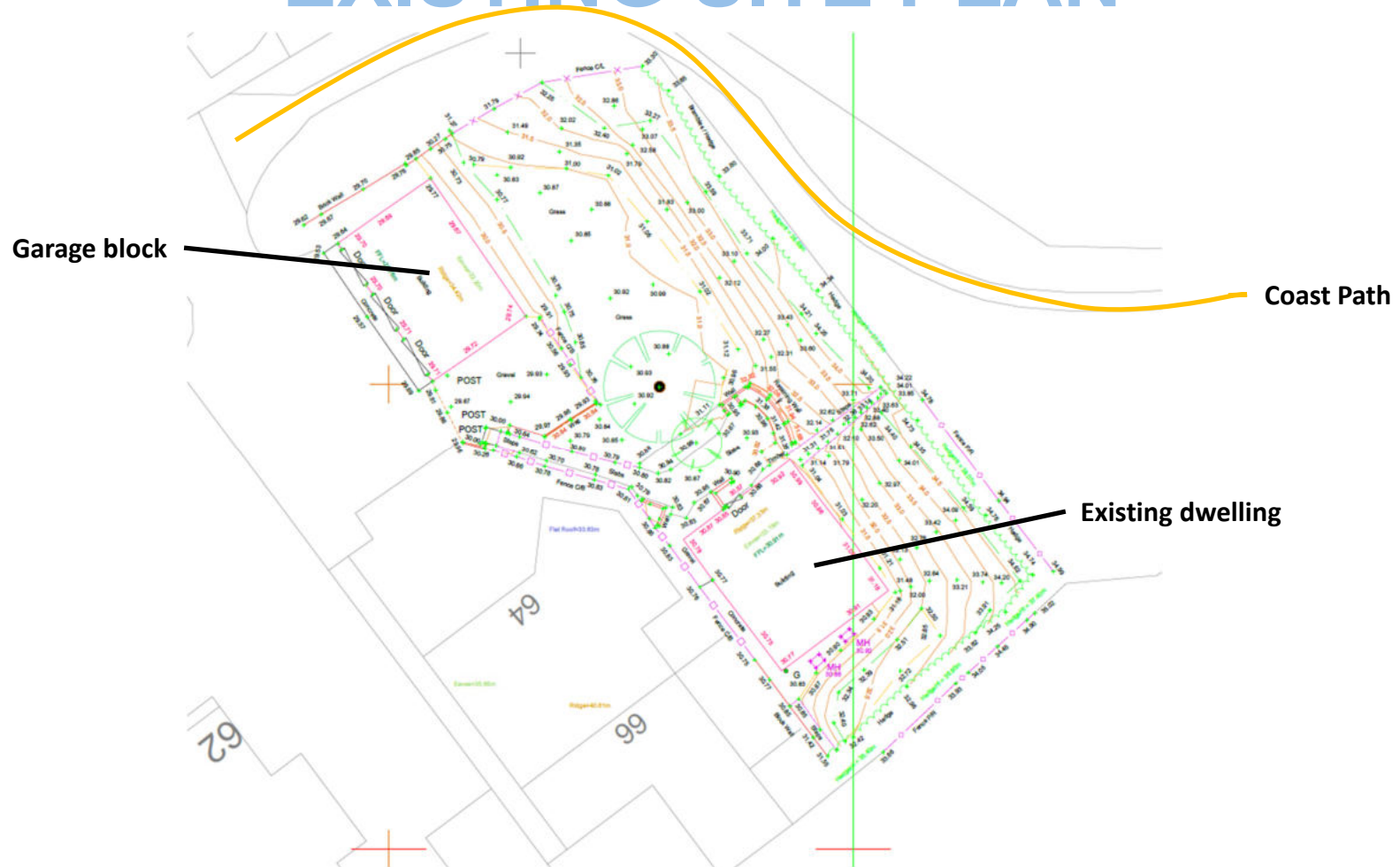
# SITE LOCATION PLAN



# AERIAL PHOTO

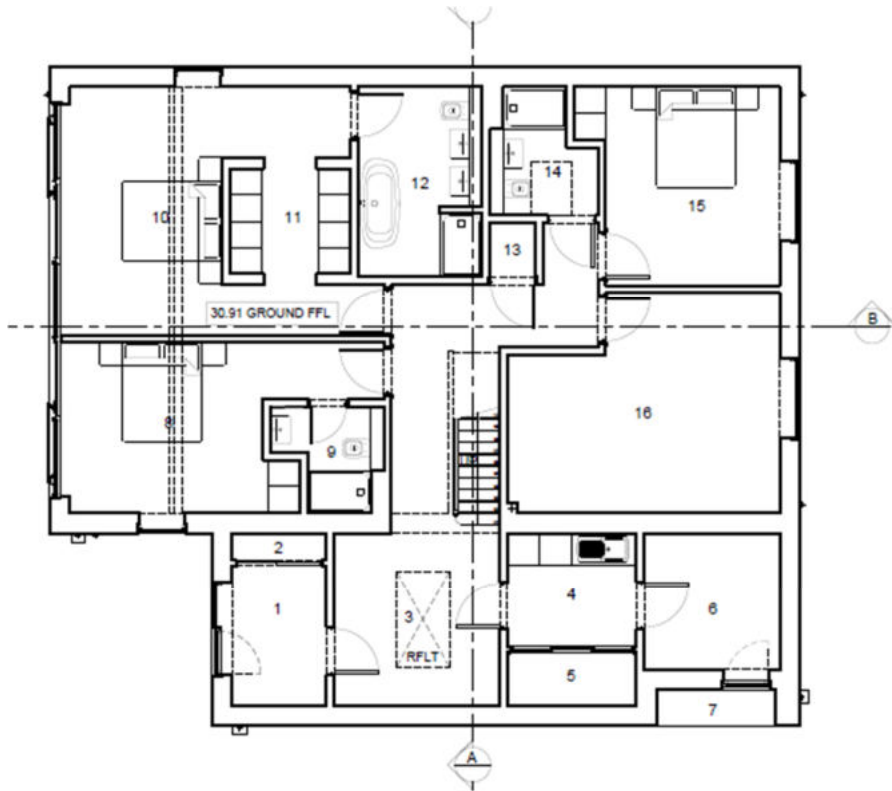


# EXISTING SITE PLAN





# PROPOSED FLOOR PLANS



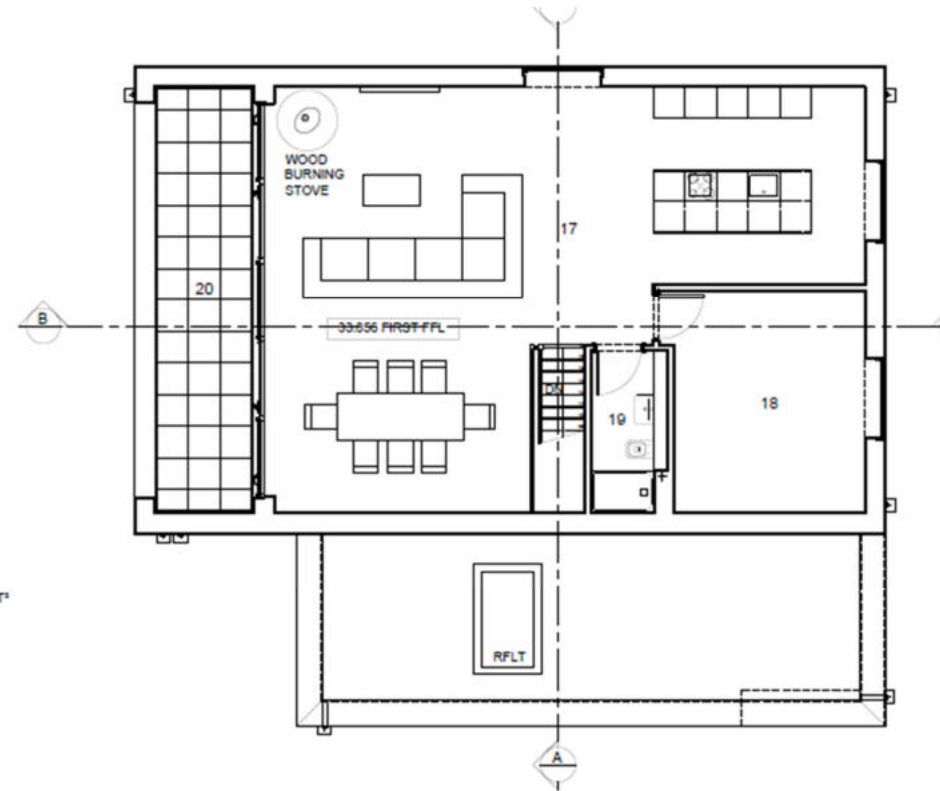
## ACCOMMODATION SCHEDULE

- 1 ENTRANCE LOBBY
- 2 COATS CUPBOARD
- 3 ENTRANCE HALL
- 4 UTILITY & STORAGE
- 5 PLANT AREA
- 6 BEACH STORE
- 7 DRYING AREA
- 8 BEDROOM 2
- 9 EN-SUITE
- 10 MASTER BEDROOM
- 11 DRESSING AREA
- 12 EN-SUITE
- 13 LINEN STORE
- 14 FAMILY BATHROOM
- 15 BEDROOM 4
- 16 SNUG/GYM/CINEMA

## GROSS INTERNAL FLOOR AREAS:

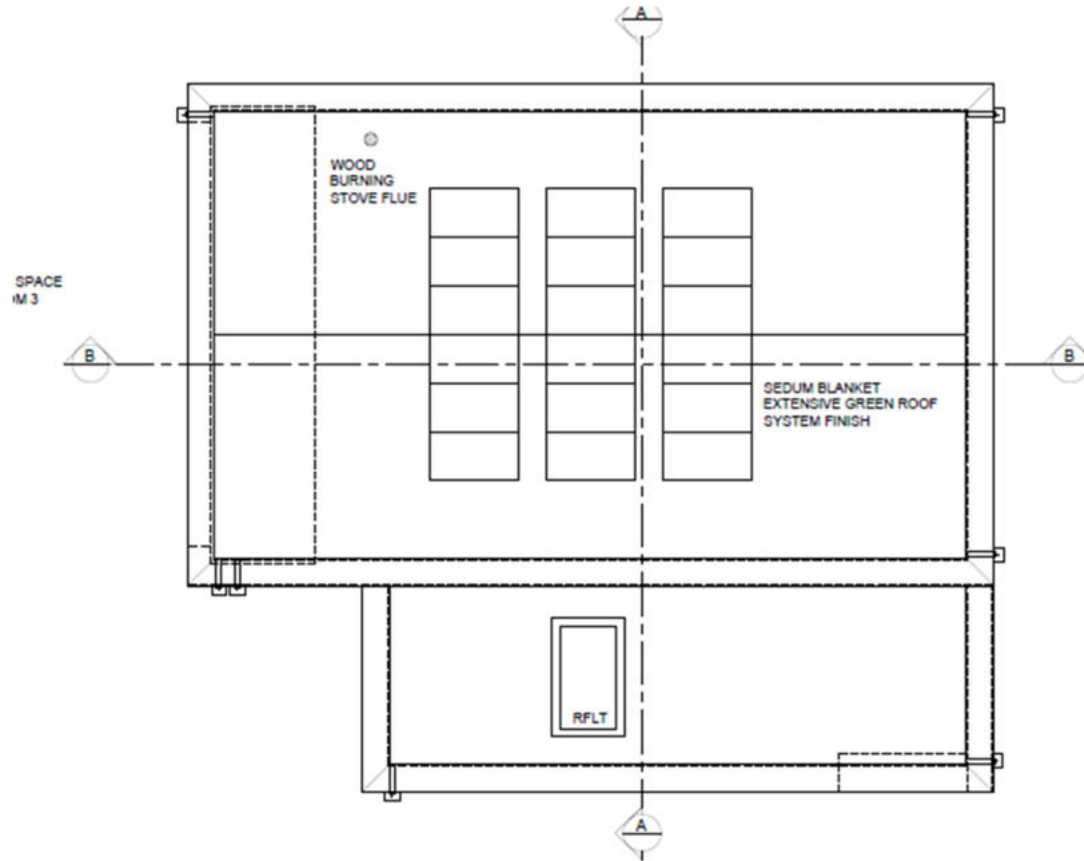
GROUND FLOOR	147.9M <sup>2</sup>
FIRST FLOOR	90.4M <sup>2</sup>
TOTAL	238.3M <sup>2</sup> /2565FT <sup>2</sup>

PROPOSED GROUND FLOOR PLAN LAYOUT



PROPOSED FIRST FLOOR PLAN LAYOUT

# PROPOSED ROOF PLAN



PROPOSED ROOF PLAN

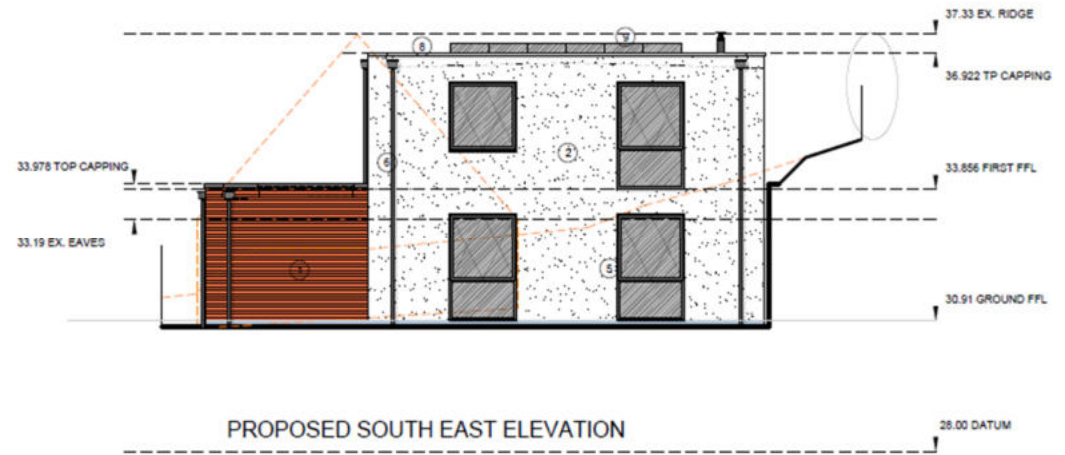


# PROPOSED ELEVATIONS



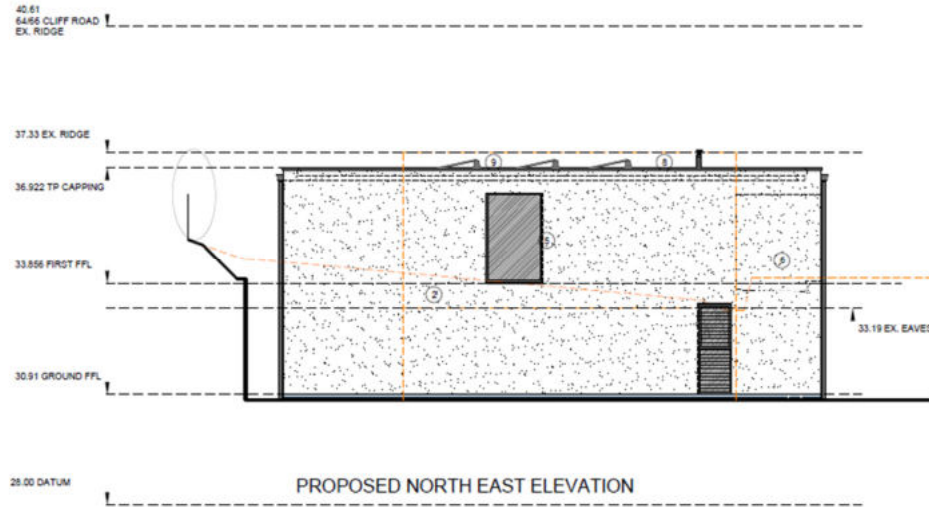
MATERIALS:

Front

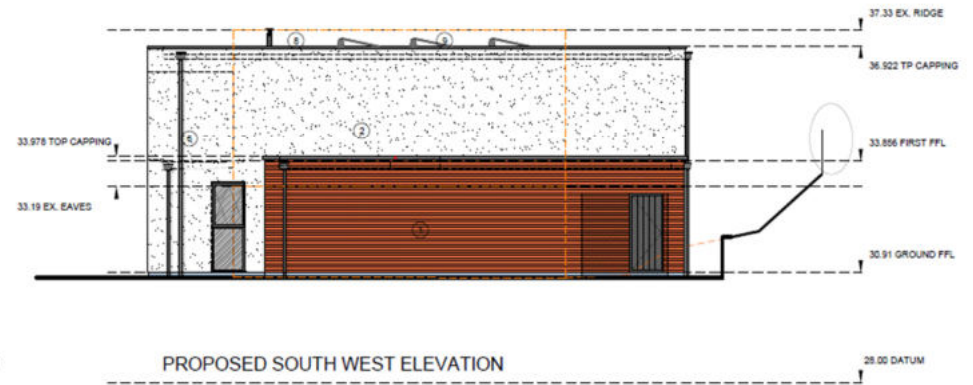


Rear

# PROPOSED ELEVATIONS

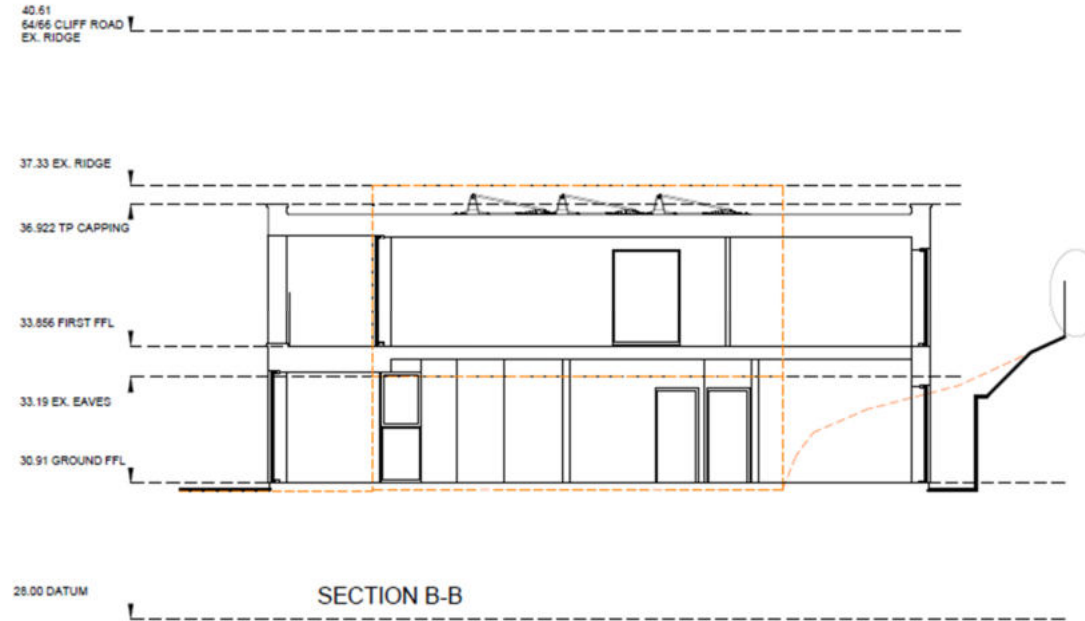
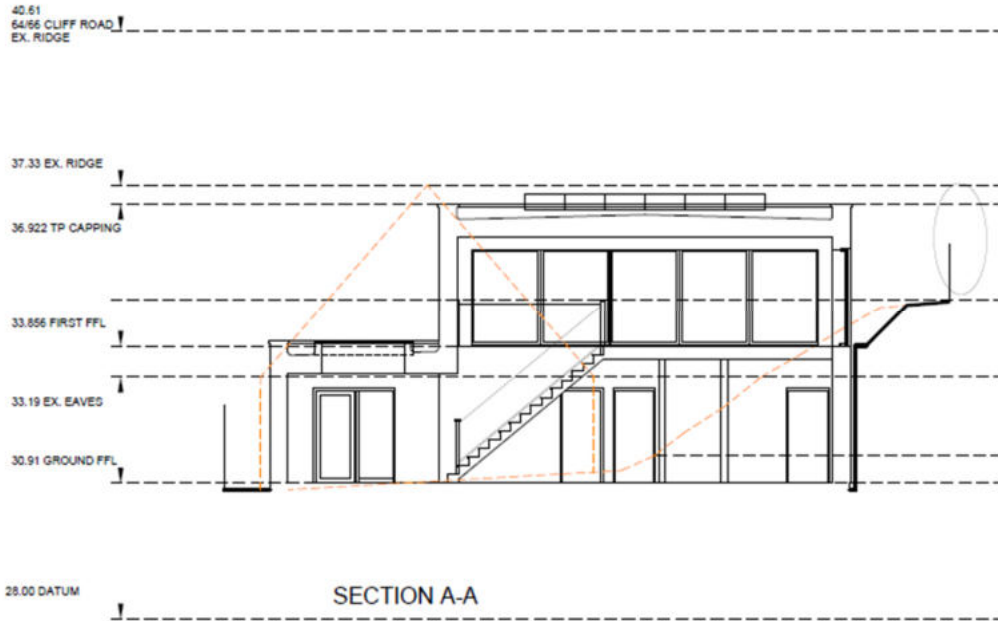


Facing bank

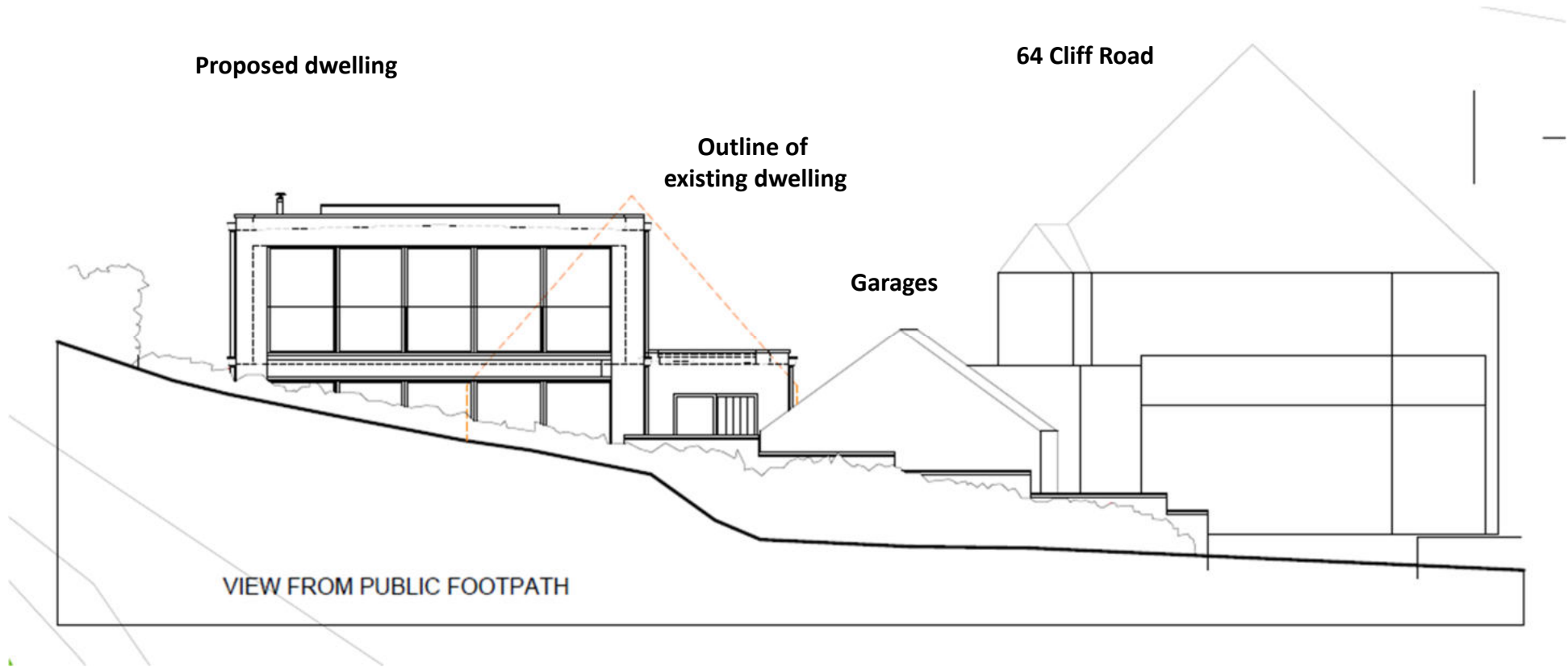


Facing side of 64/66 Cliff Road

# PROPOSED SECTIONS



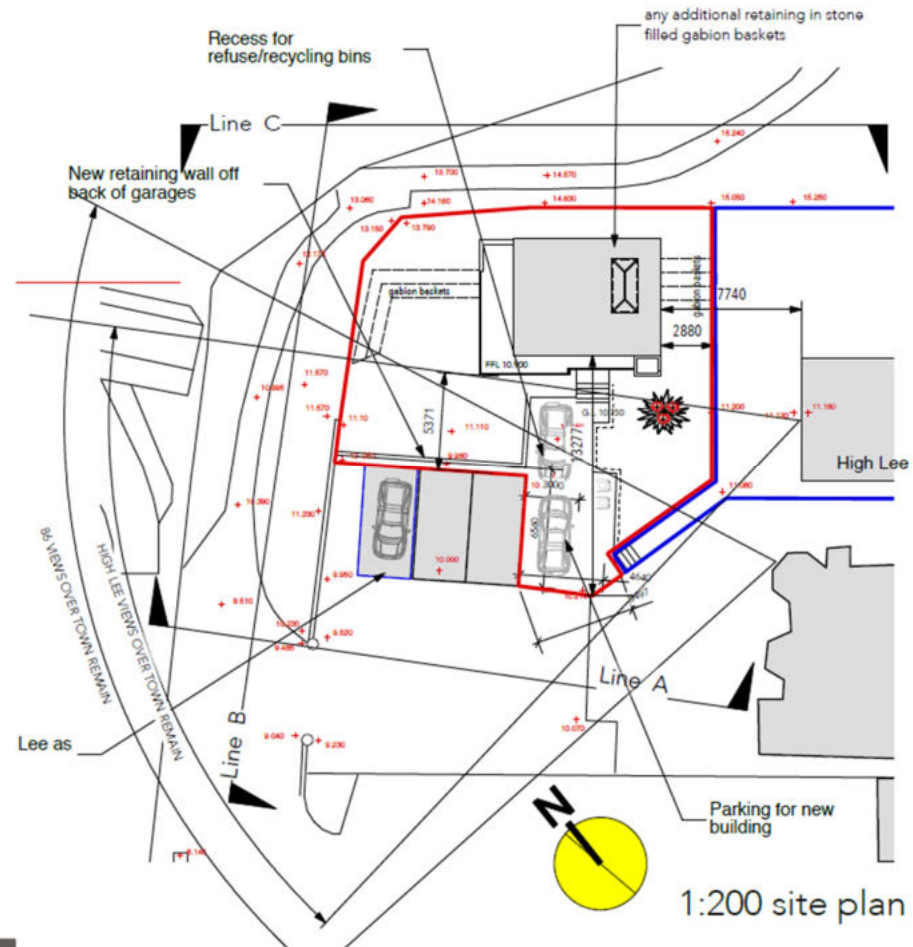
# VIEW FROM COAST PATH



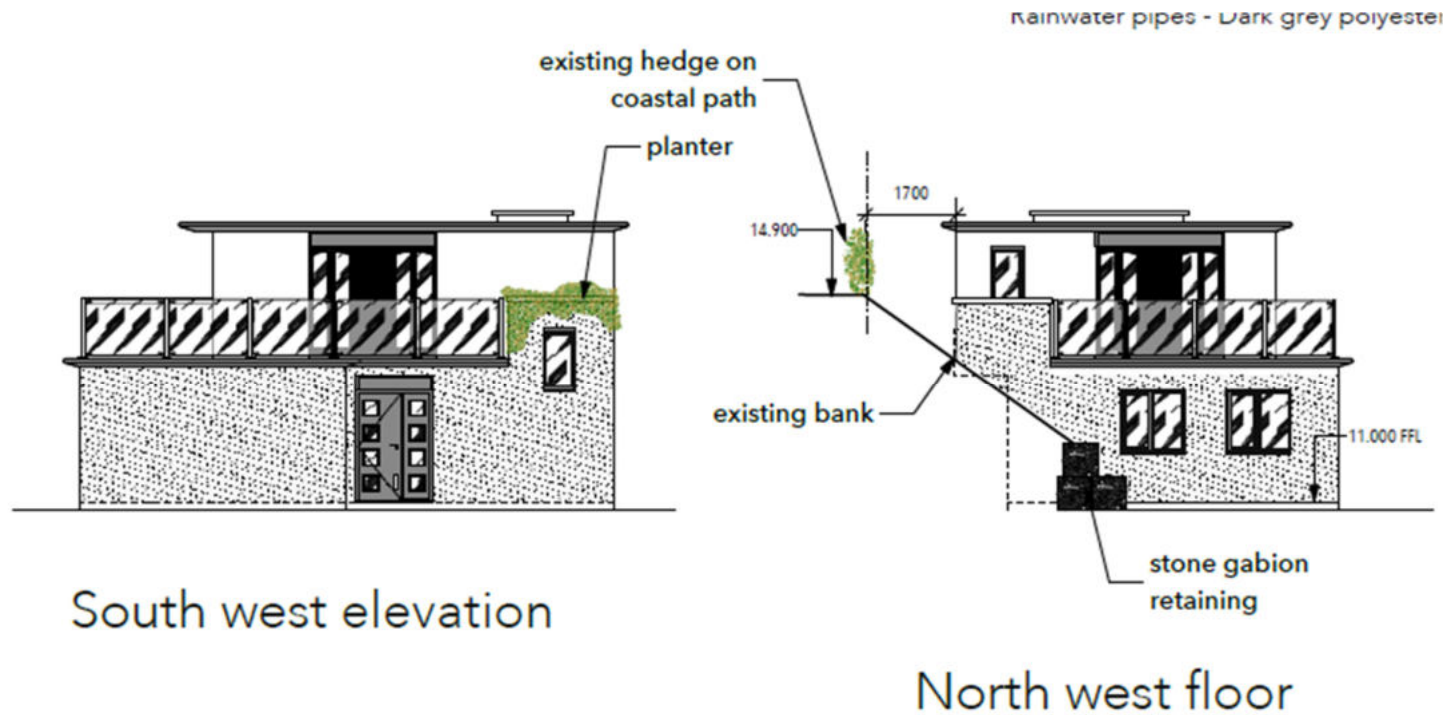
Source: Google Maps

# **Approved Plans and elevations for dwelling with extant permission on front part of the site**

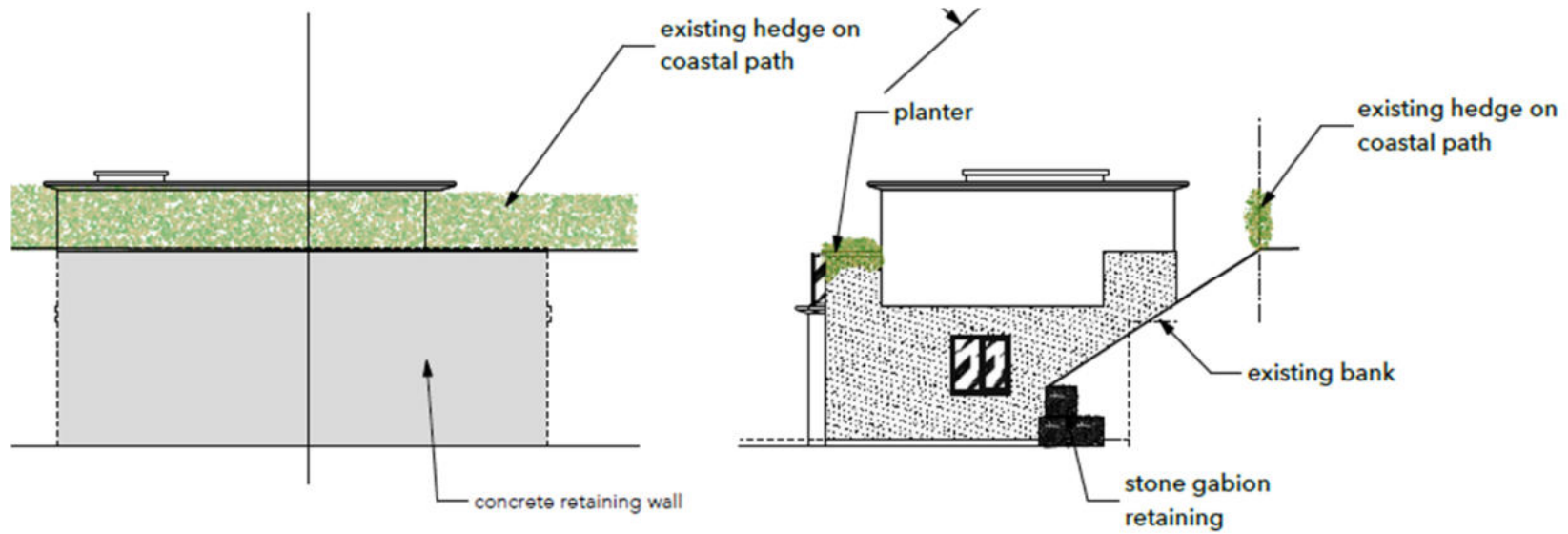
# SITE PLAN - PF/20/1751



# ELEVATIONS – PF/20/1751

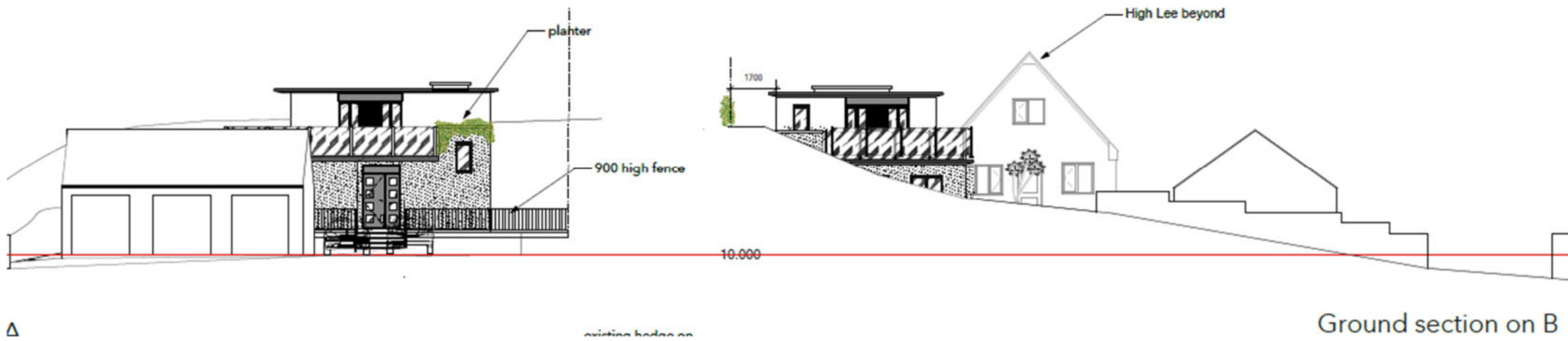


# ELEVATIONS PF/20/1751





# SECTIONS – PF/20/1751



Δ

existing hedge on

Ground section on B

# Site photos

# VIEWS FROM WEST ALONG CLIFF ROAD

Garage block      Existing dwelling



Existing dwelling      64 Cliff Road



# APPLICATION SITE



Front garden looking north



Northeast side

# REAR OF EXISTING DWELLING



# SIDE BOUNDARY WITH 64/66 CLIFF ROAD



64/66 Cliff Road



Rear of existing dwelling

# VIEW FROM TOP OF BANK

Garage block



Existing dwelling



Garage block

# VIEWS FROM COAST PATH

Existing dwelling

64 Cliff Road



64 Cliff Road ridge

Existing dwelling ridge

62 Cliff Road





# VIEWS FROM COAST PATH

64 Cliff Road



64 Cliff Road



# VIEWS FROM COAST PATH



**Wider view west**



**Wider view south**

# VIEW FROM END OF CLIFF ROAD

Existing dwelling

64 Cliff Road



Existing dwelling

64 Cliff Road



# VIEW FROM COAST PATH EASTWARDS



Garage block

Front boundary of site

Coast path

13/09/2023

# NEARBY CONTEXT



# VIEW FROM ASHBOURNE HOUSE GARDEN

Existing dwelling



Boundary hedge



Boundary wall

# VIEW FROM ASHBOURNE HOUSE GARDEN

64 Cliff Road

Existing dwelling



Existing dwelling



# VIEW FROM ASHBOURNE HOUSE GARDEN

Site



Area next to rear of Ashbourne House



# COMPARATIVE IMAGES

Dwelling with extant permission PF /20/1751



# MAIN ISSUES

1. Whether the proposed development is acceptable in principle
2. The effect on the character and appearance of the area
3. The effect on the living conditions of the occupiers of neighbouring dwellings
4. Whether the proposed development would result in harm to protected species
5. The effect on highway safety

# RECOMMENDATION

**APPROVAL** subject to conditions relating to the following matters

- **Time limit for implementation**
- **Approved plans**
- **External materials**
- **Design details**
- **Surface water drainage**
- **Protection and retention of boundary hedges**
- **Construction Environment Management Plan**
- **Landscaping**
- **Boundary treatments**
- **Retention of outdoor amenity area to front of dwelling**
- **Land stability report and remedial measures if identified as being necessary**
- **Parking**

**Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning**

