

APPLICATION REFERENCE: PF/23/1513

LOCATION: 10 Walsingham Road, Binham,  
Fakenham.

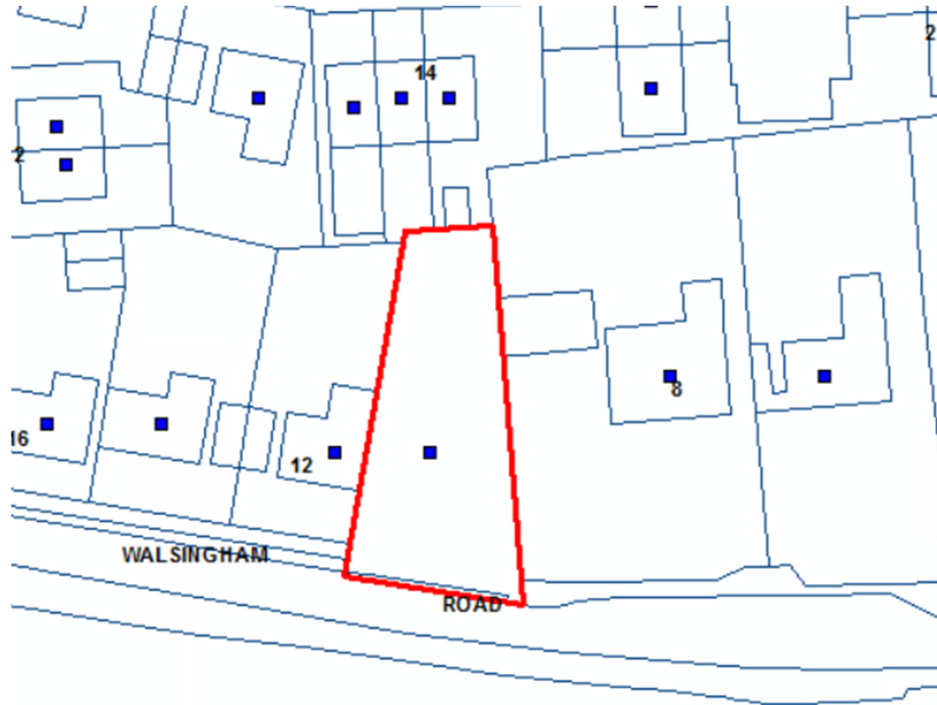
PROPOSAL: Erection of two-storey detached dwelling (amendment to design of dwelling on plot 1 previously approved as part of planning permission PF/15/1221 and PF/19/0002).



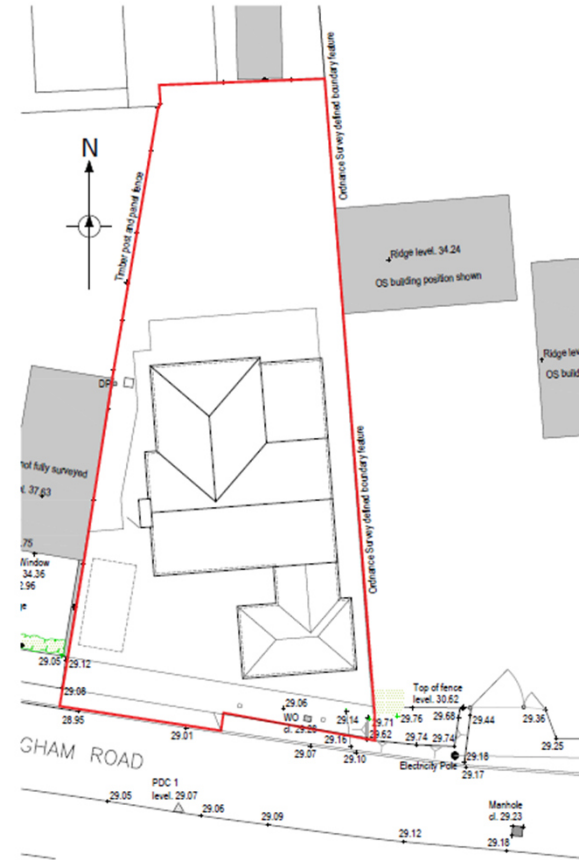
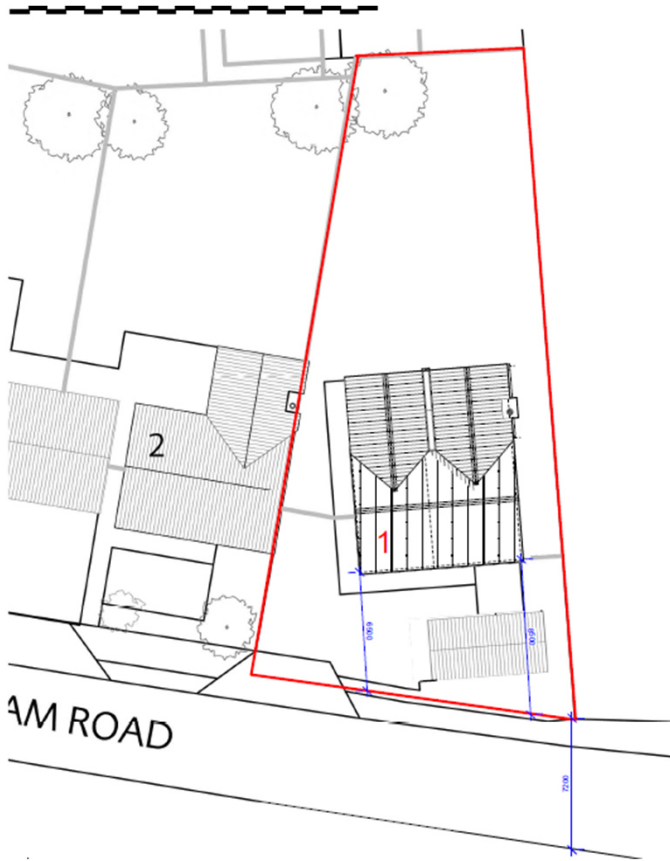
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# Site Location Plan



# Comparison of Floor Plans



Approved through Applications PF/19/0002 and PF/22/0196

Proposed

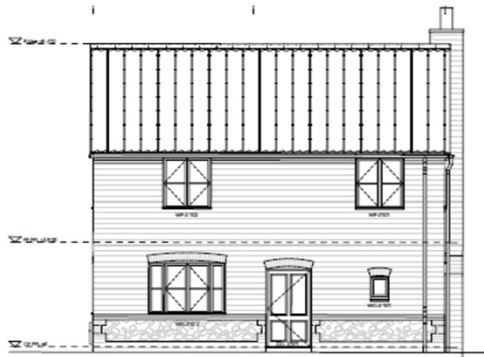
# Comparison of North and South Elevations



North (Rear Elevation)



North (Rear Elevation)



South (Front Elevation)



South (Front Elevation)

Approved through Applications PF/19/0002 and PF/22/0196

Proposed



# Comparison of Elevations



West Elevation



East Elevation



West Elevation

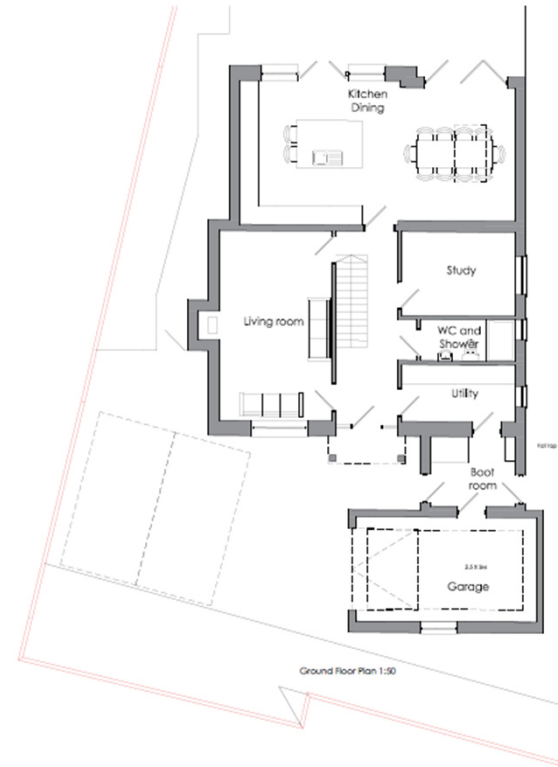
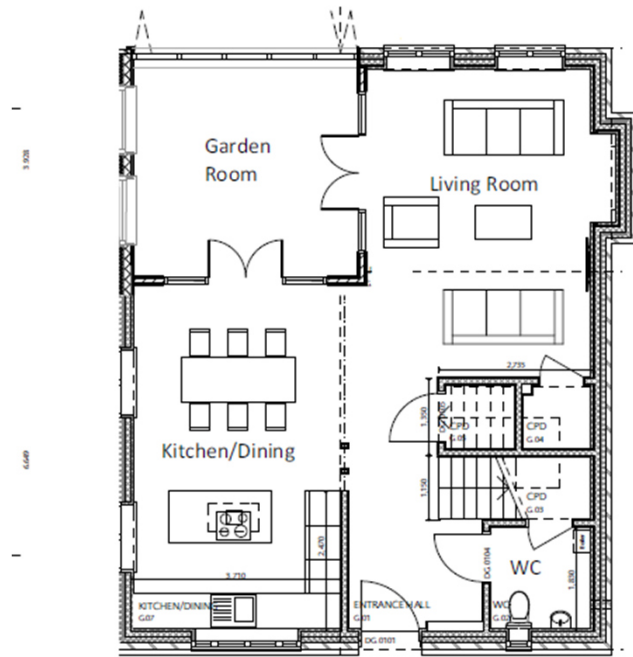


East Elevation

**Proposed**

**Approved through Applications PF/19/0002 and PF/22/0196**

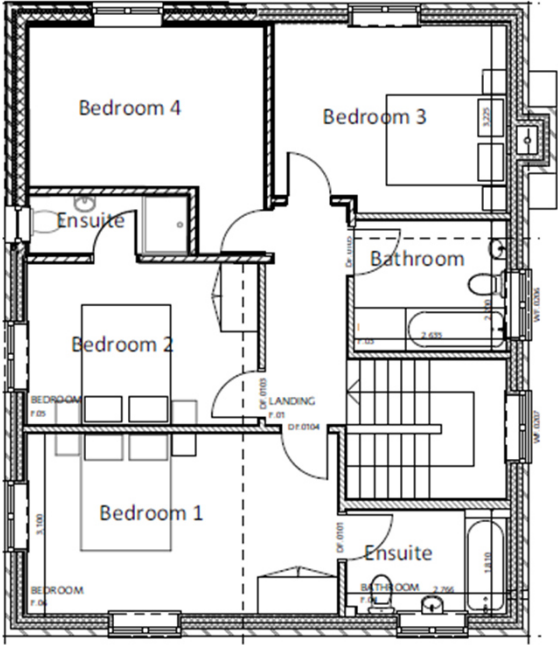
# Comparison of Ground Floor Plans



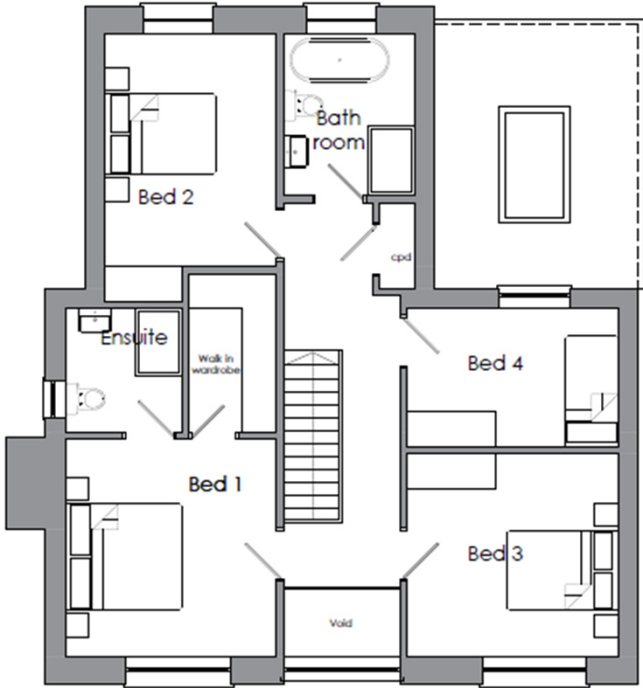
Approved through Applications PF/19/0002 and PF/22/0196

Proposed

# Comparison of First First Plans



Approved through Applications PF/19/0002 and PF/22/0196



Proposed

# Key elements of the applications

- Planning Background
- Principle of Development
- Design and Impact on Heritage Assets
- Amenity
- Highways and Parking
- GIRAMS



# Viewpoint - Looking northwest from Walsingham Road



# Viewpoint - Looking north from Walsingham Road





# Viewpoint - Looking northeast from Walsingham Road



## **Delegate authority to the Head of Planning to APPROVE subject to the following conditions**

- Time Limit – 3 years
- In accordance with approved plans
- Details of bricks/tiles
- Flint sample panel to be agreed.
- Joinery details to be agreed.
- First-floor bathroom window to west elevation window be installed with obscured glazing.
- Highways - vehicular access to be agreed with the LPA prior to occupation.
- Highways – provision of visibility splays.
- Highways – access and highways verge laid out and levelled prior to occupation.
- Removal of permitted development rights – no openings first floor east elevation.
- Front boundary treatment.

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