

APPLICATION REFERENCE: PF/24/0101

LOCATION: Arcady, Holt Road, Cley-next-the-sea, Holt, Norfolk, NR25 7TU

PROPOSAL: Erection of Dwelling (Replacement)

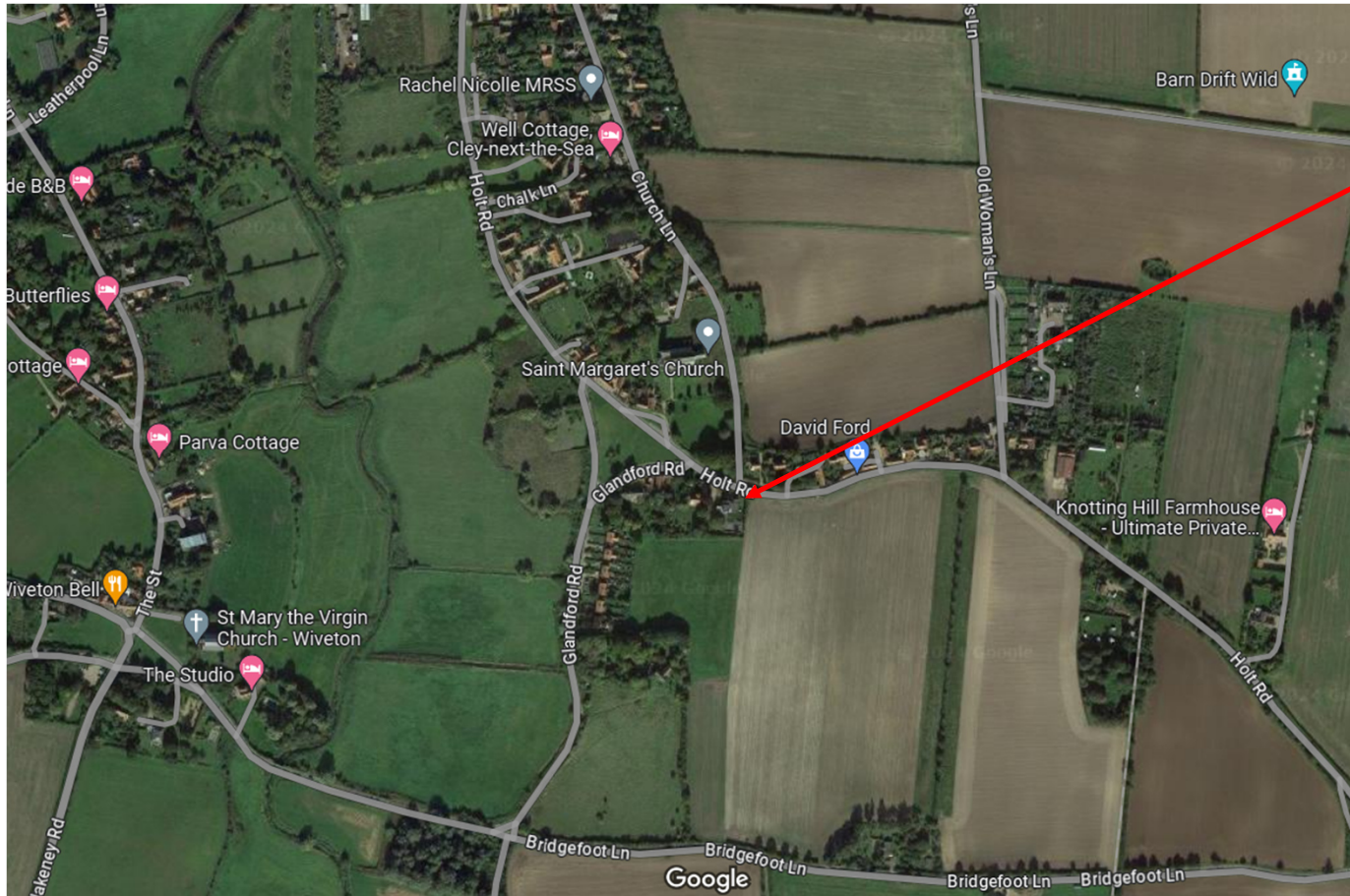


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11/01/2024

Wider Context

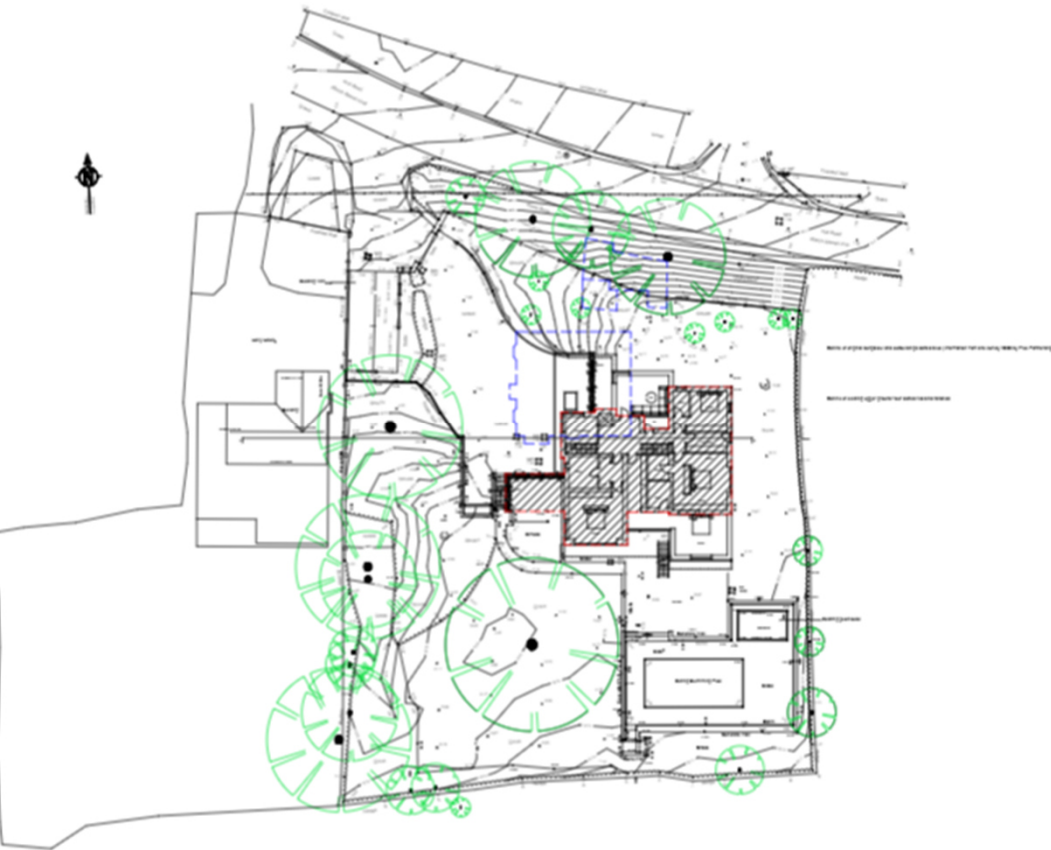


Approximate Site Location

Location Plan



Proposed Site Plan



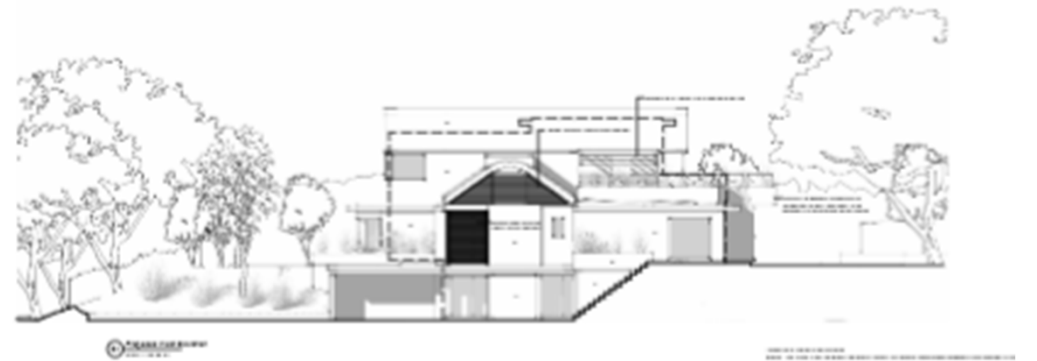
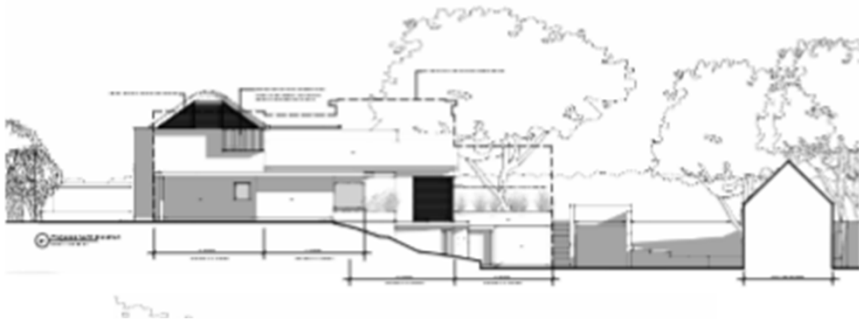
Key features:

- Three storey dwelling
- Removal of existing vehicular ramp
- Amendments to the first floor terrace area
- Partial demolition of the second floor
- Extent of previous bungalow outlined in blue

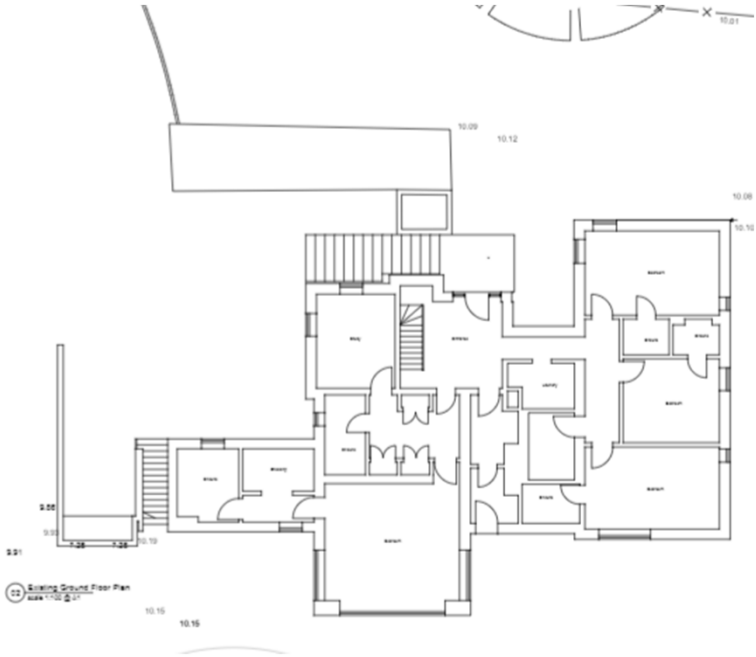
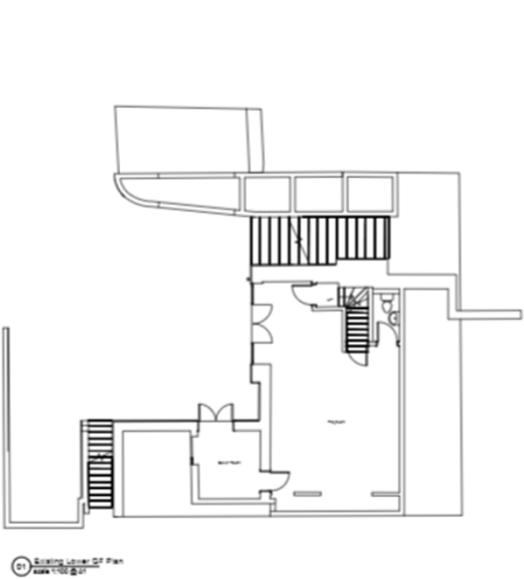
Existing Elevations: Arcady



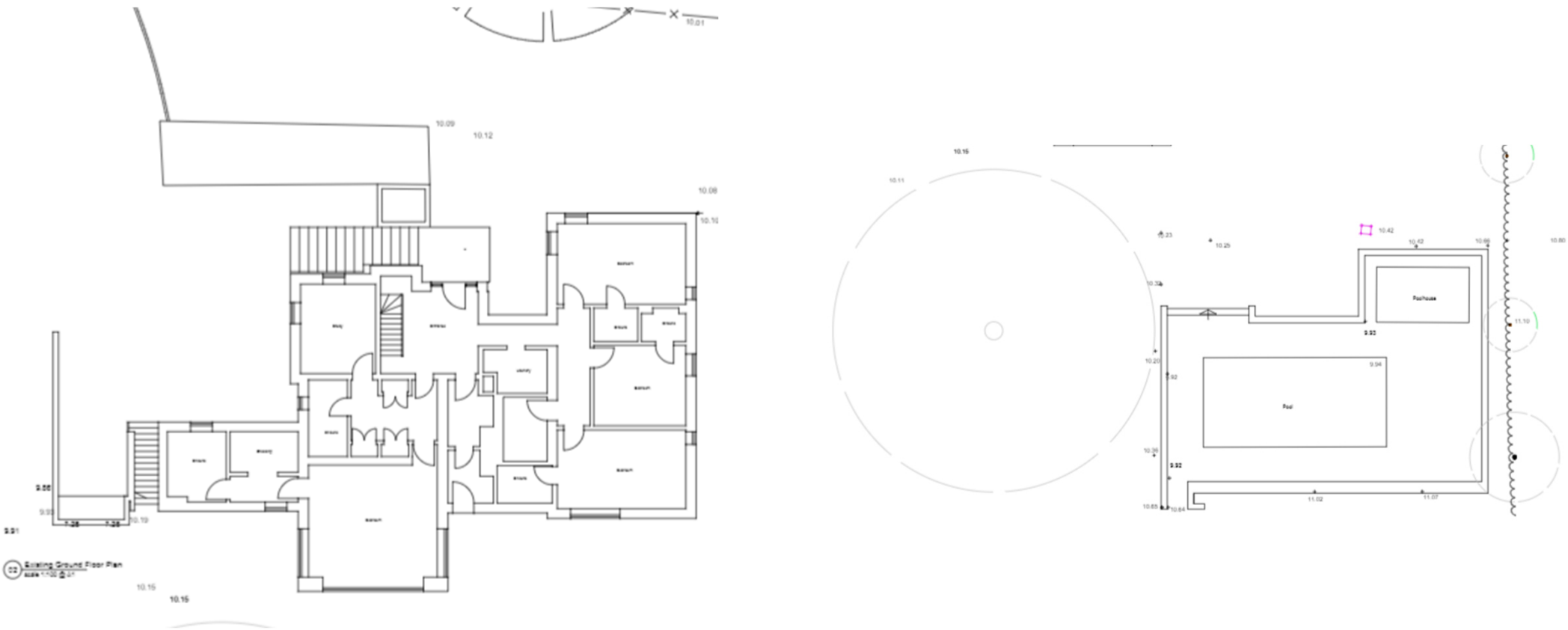
Proposed Elevations: Arcady



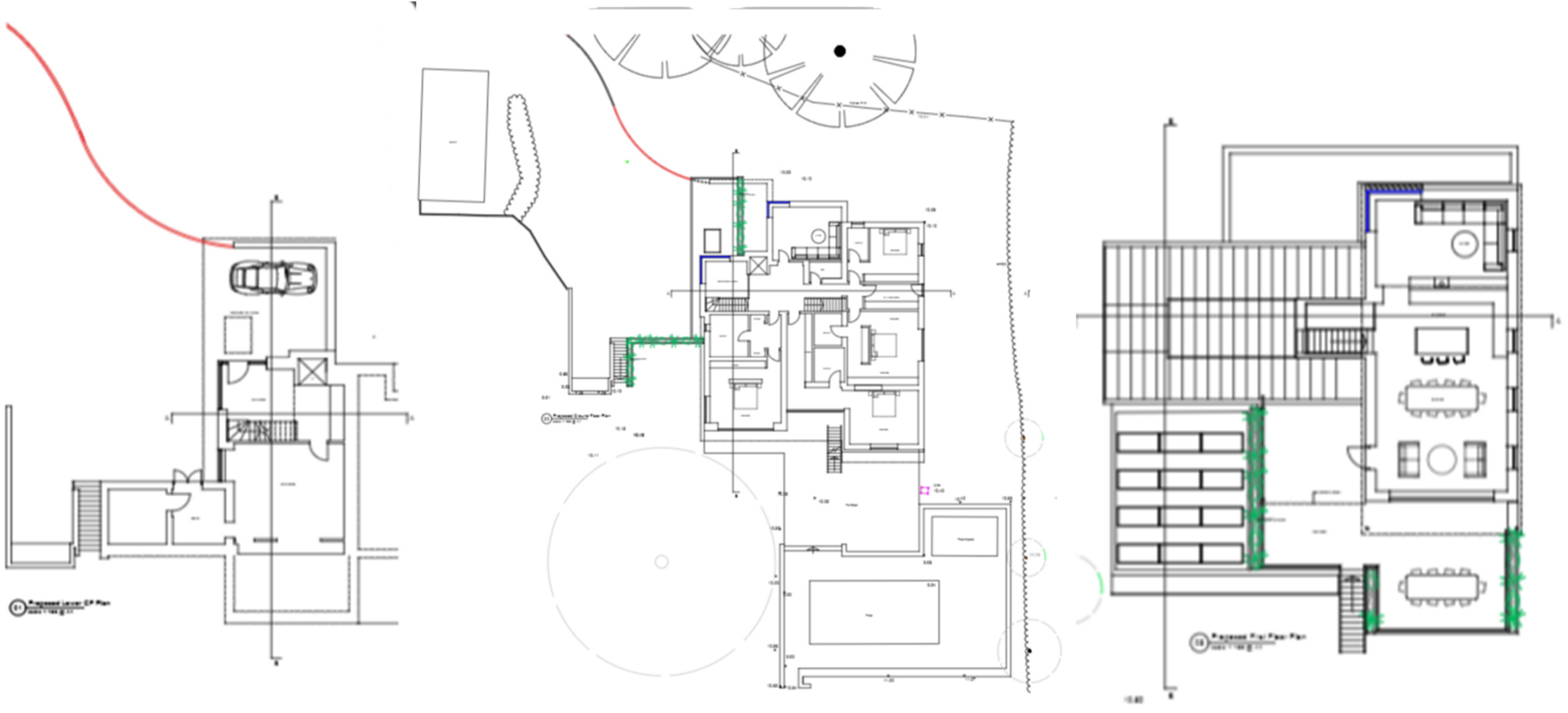
Existing Floor Plans: Arcady



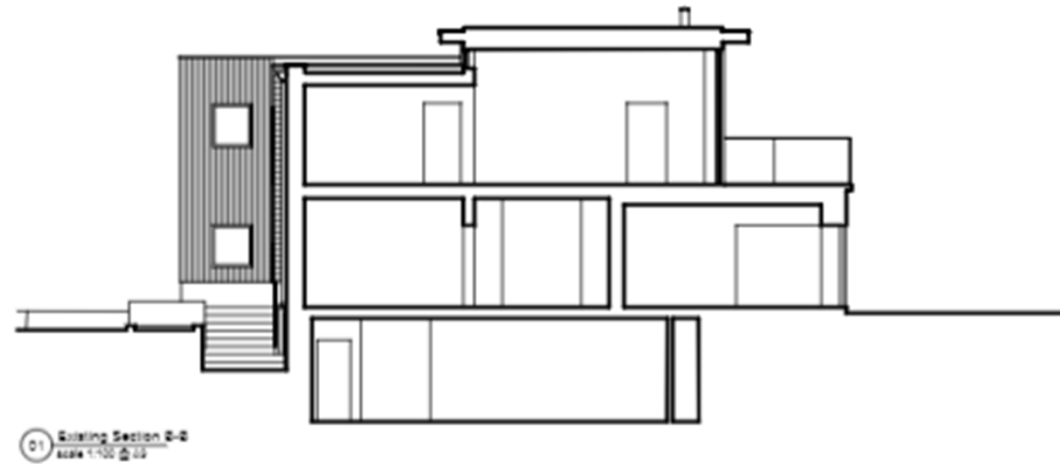
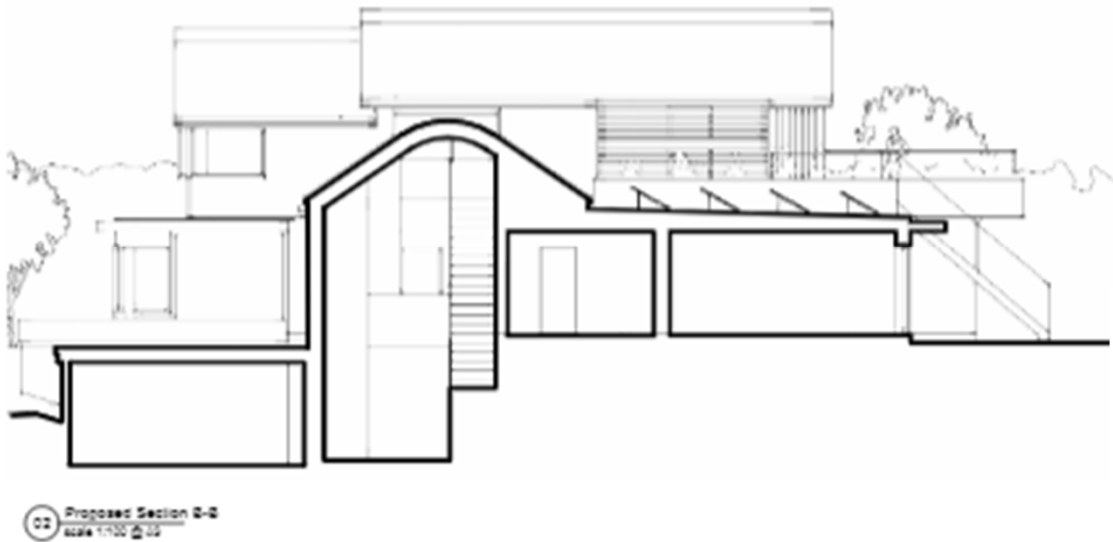
Existing Floor Plans: Arcady



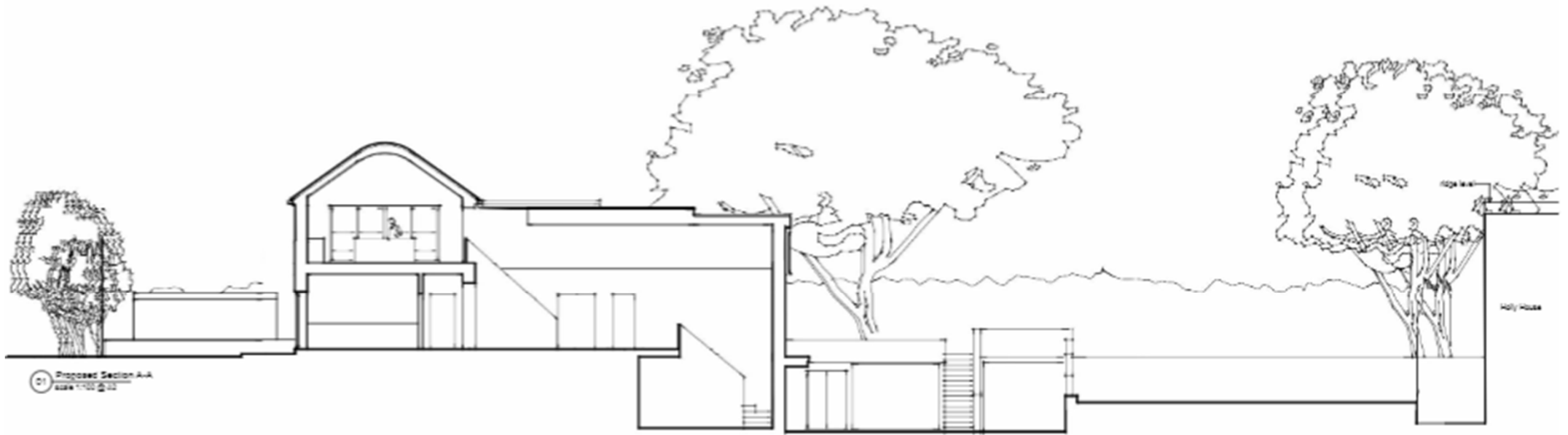
Proposed Ground Floor Plan: Arcady



Existing and Proposed Sections BB

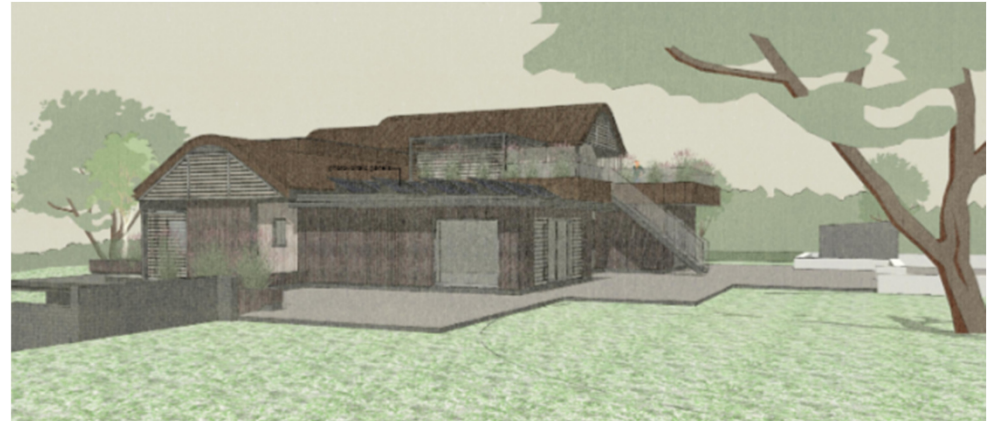


Proposed Section AA



01 Proposed Section AA
Scale 1:100

Perspective Views



Arcady – Views looking east (entrance)



Arcady – West elevation, vehicular ramp and parking area



Arcady – West elevation, vehicular ramp and parking area



Arcady – South elevation



Arcady – South elevation



Arcady – South elevation, pool and pool house



Arcady – North elevation and vehicular ramp



Arcady – East elevation



Arcady – North elevation



Arcady – entrance



Arcady – views from Bridgefoot Lane



Key Issues

1. Principle of a new dwelling within the countryside
2. Scale, design and form
3. Impact on the Conservation Area and heritage assets
4. Landscaping
5. Site levels
6. Implementation
7. Sustainable construction
8. Demolition

Recommendation

APPROVAL subject to the imposition of the specific conditions as listed in the officer report to cover the following matters (final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning):

1. Time limit
2. Approved plans
3. Materials
4. Smart glass (VLT) glazing)
5. Ecological mitigation and enhancement measures
6. Arboricultural Method Statement, Tree Protection Plan, Timetable for tree protection works
7. Hard and soft landscaping details
8. Method Statement for 6no. Silver Birch trees (translocation/storage/replanting)
9. Replacement of planting of fails
10. External lighting details
11. Demolition of sections of existing building
12. Removal of vehicular ramp and parking area
13. Land levels
14. Removal of Permitted Development Rights