

# APPLICATION REFERENCE: PF/24/0246

LOCATION: Land on the East Side of Garden  
House, Peacock Lane, Holt, NR25 6HD

PROPOSAL: Erection of 3no. detached dwellings



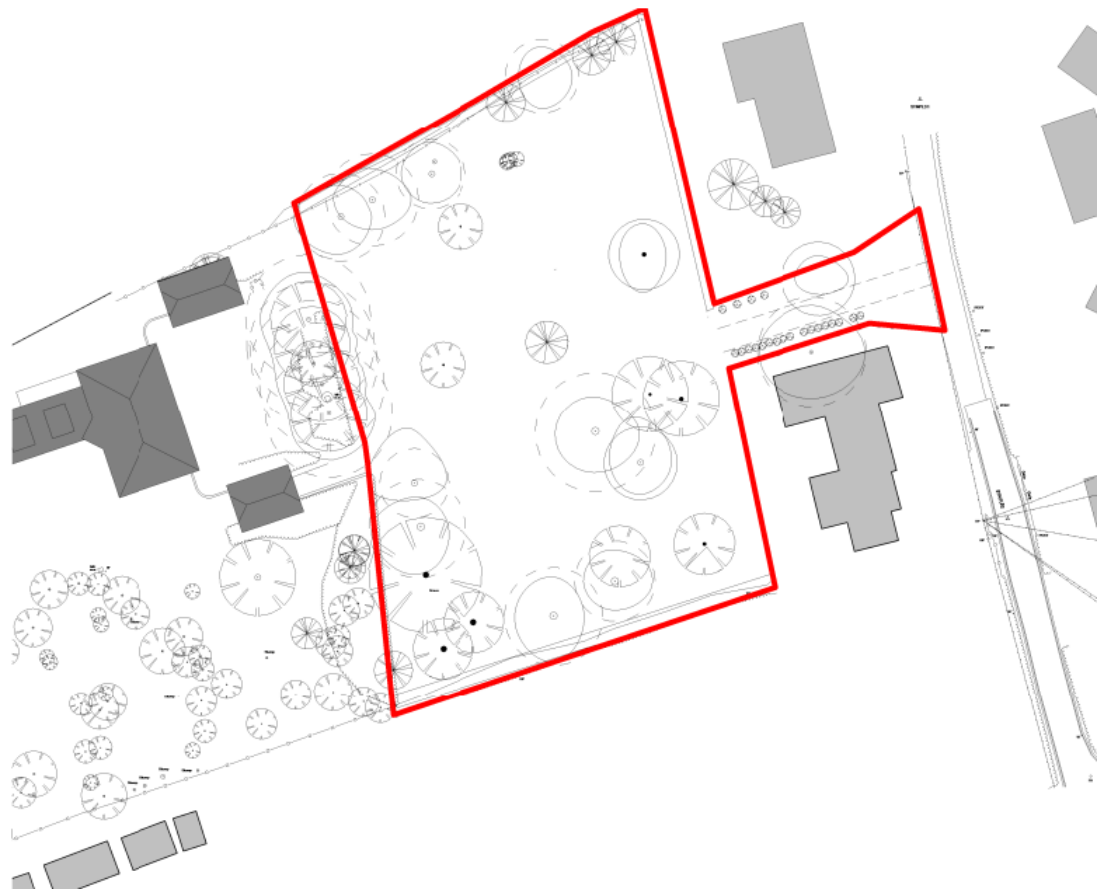
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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# SITE LOCATION PLAN



# EXISTING AND PROPOSED SITE PLANS



# Arial

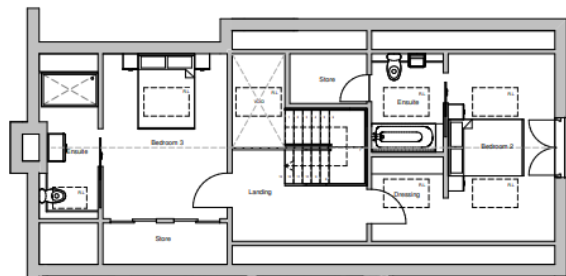
**King George V playing field**



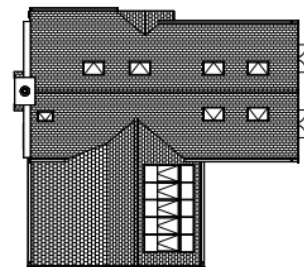
**Footpath network**

**Junction of Peacock Lane with Cromer Road**

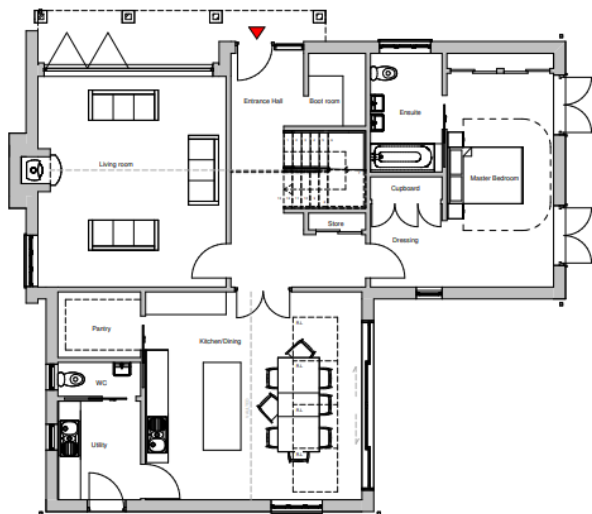
# Plot 1 floor plans and cartlodge plans



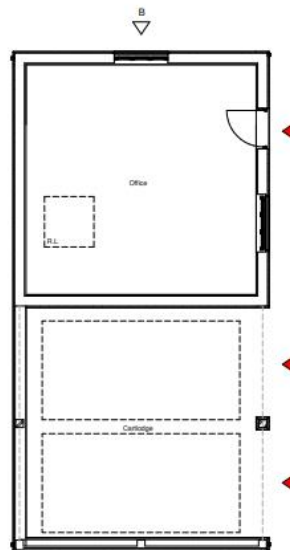
First Floor Plan



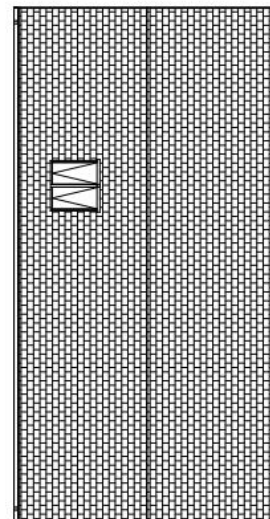
Roof Plan



Ground Floor Plan



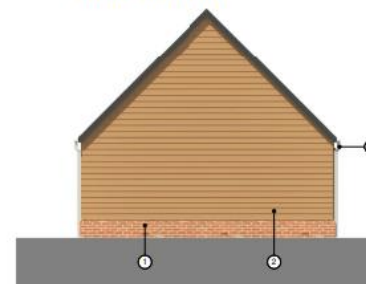
Ground Floor Plan



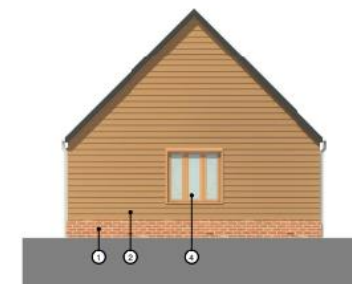
Roof Plan



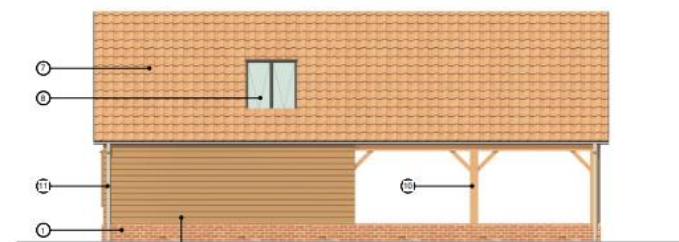
Front Elevation



Side Elevation A



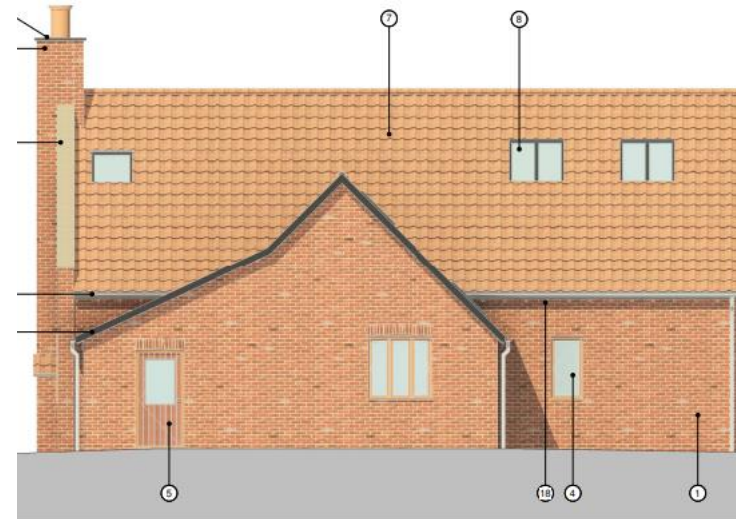
Side Elevation B



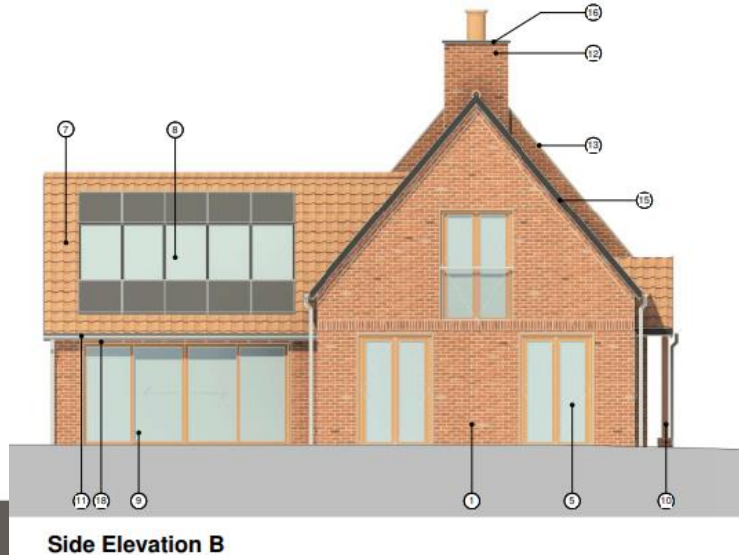
# Plot 1 elevations



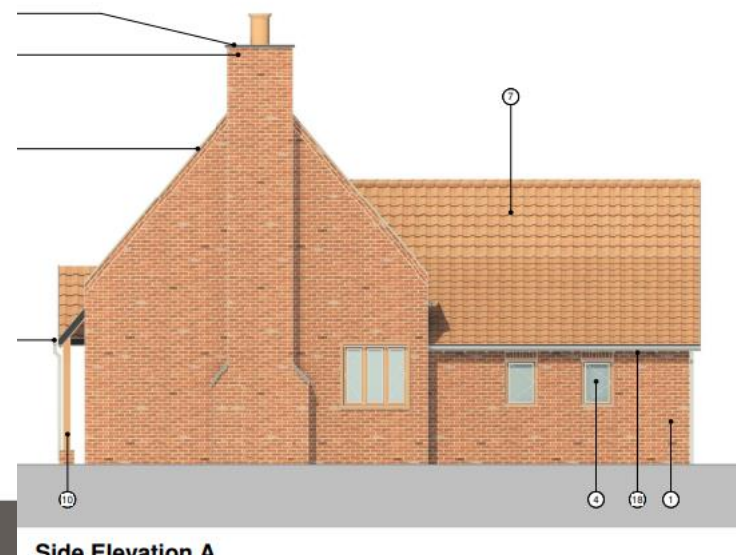
Front Elevation



Rear Elevation

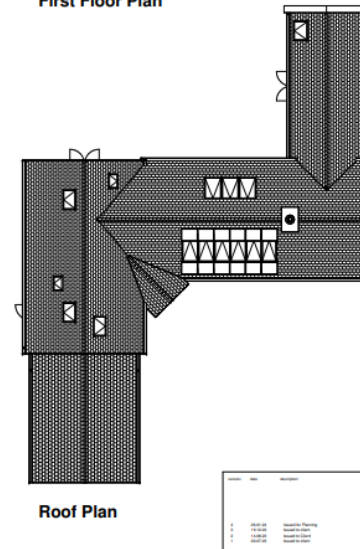
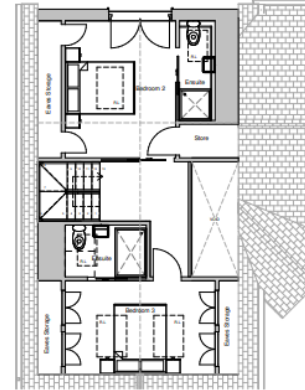
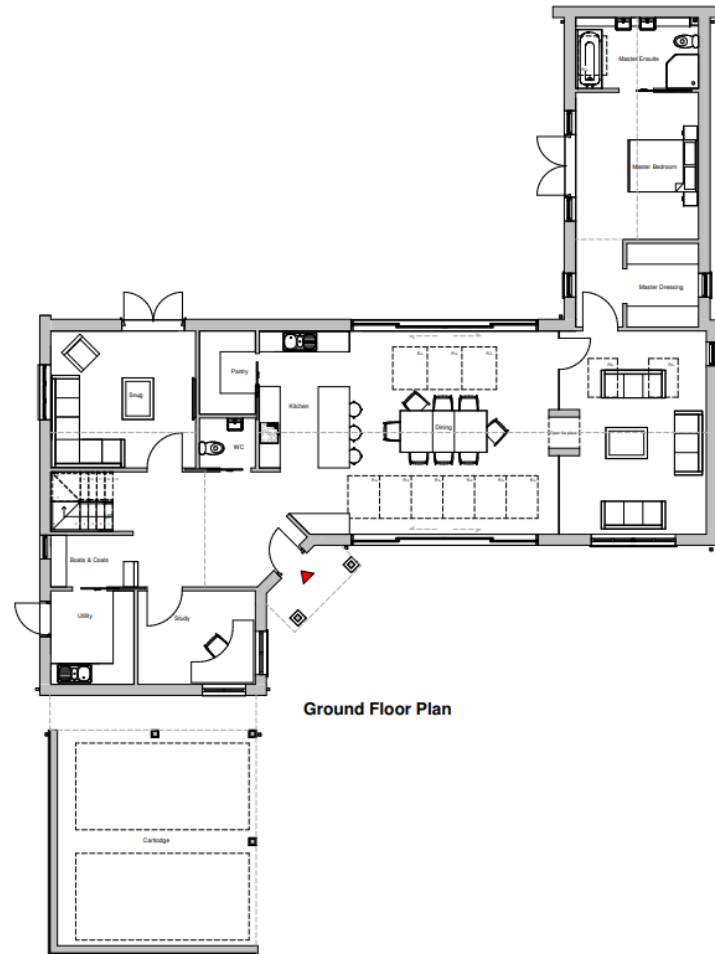


Side Elevation B

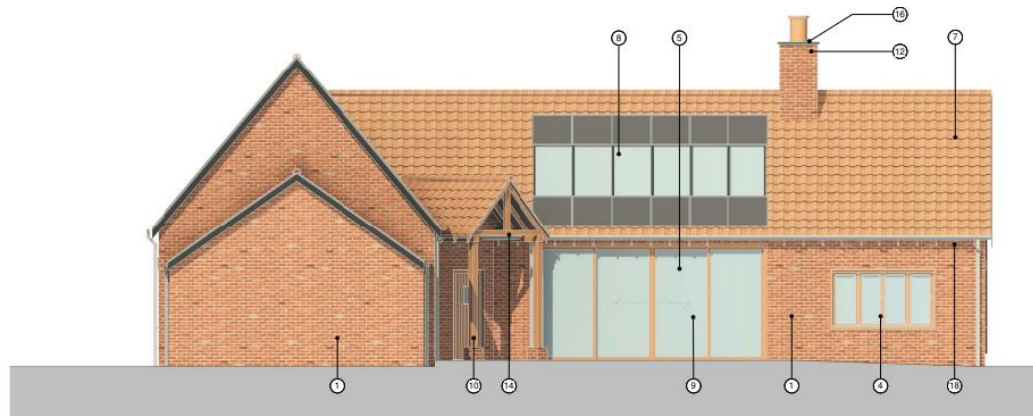


Side Elevation A

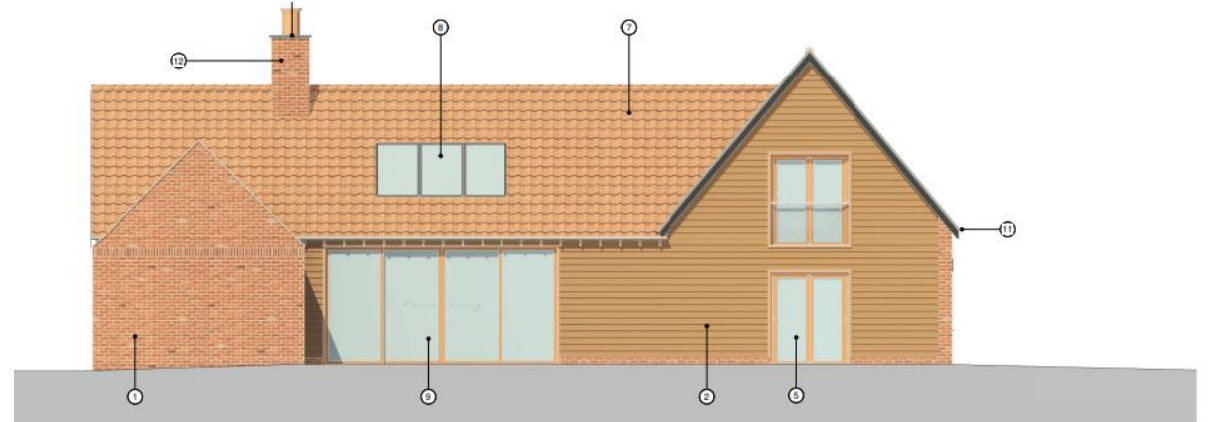
# Plot 2 floor plans



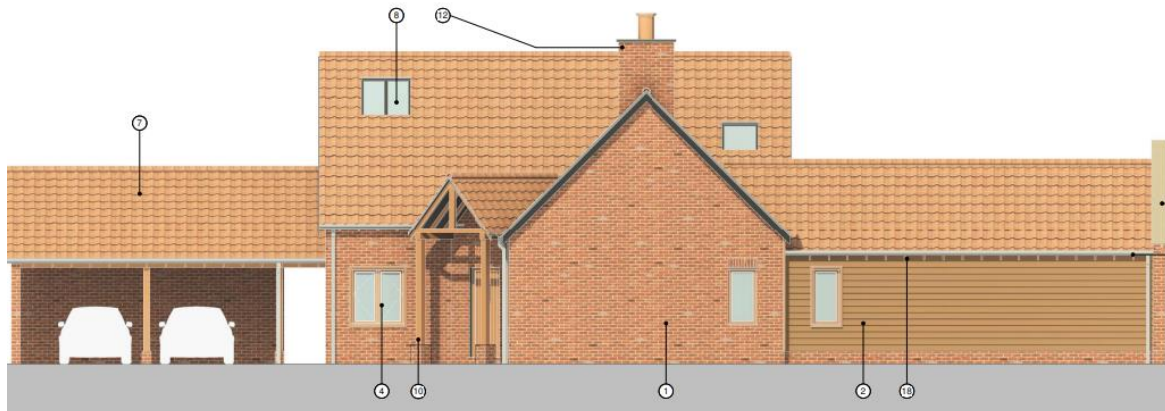
# PROPOSED ELEVATIONS



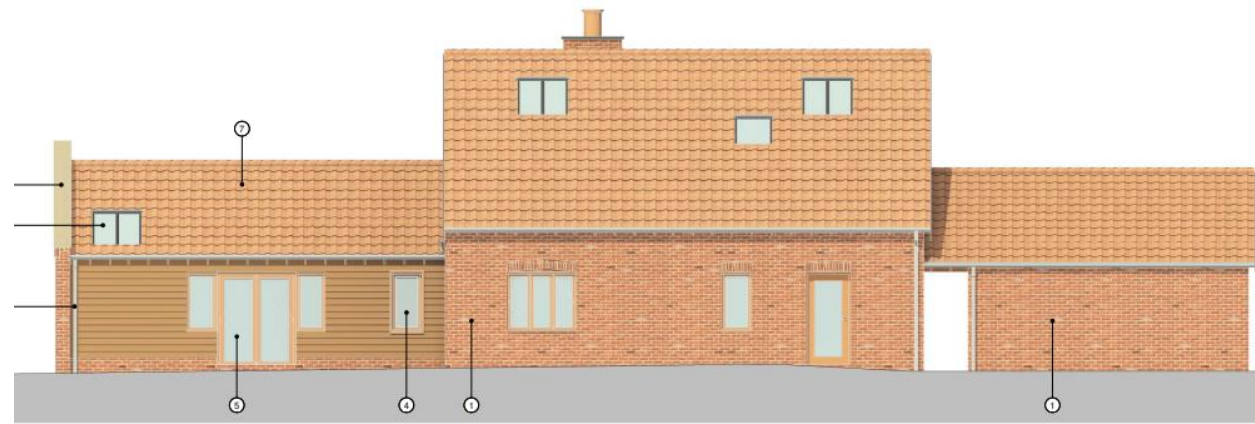
Front Elevation



Rear Elevation



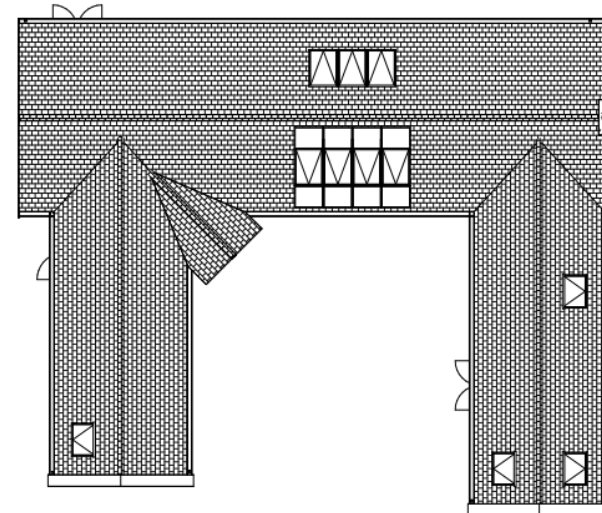
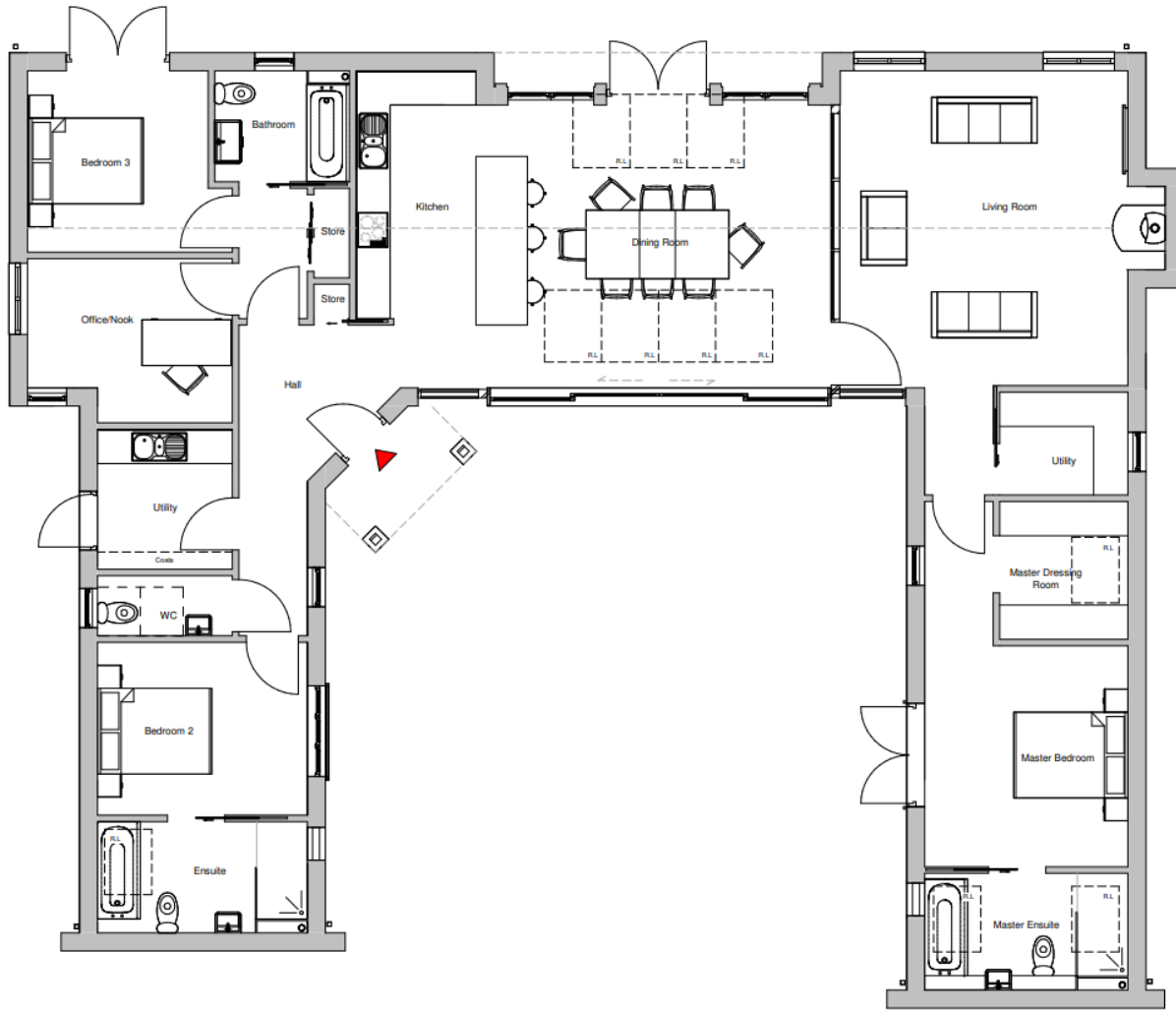
Side Elevation A



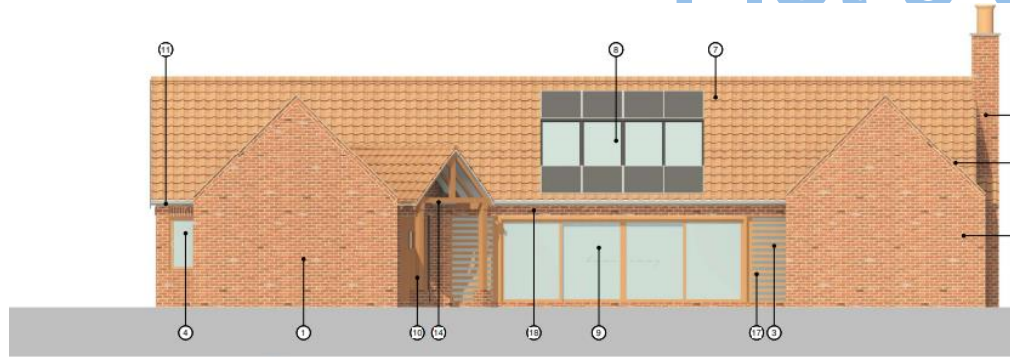
Side Elevation B



# Plot 3 floor plans



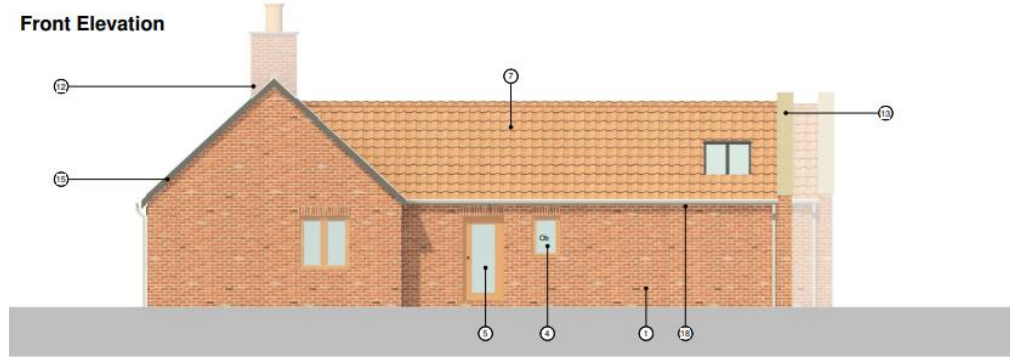
# Plot 3 elevations



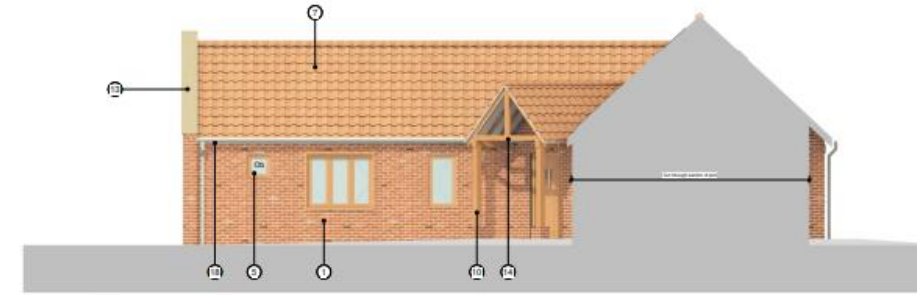
Front Elevation



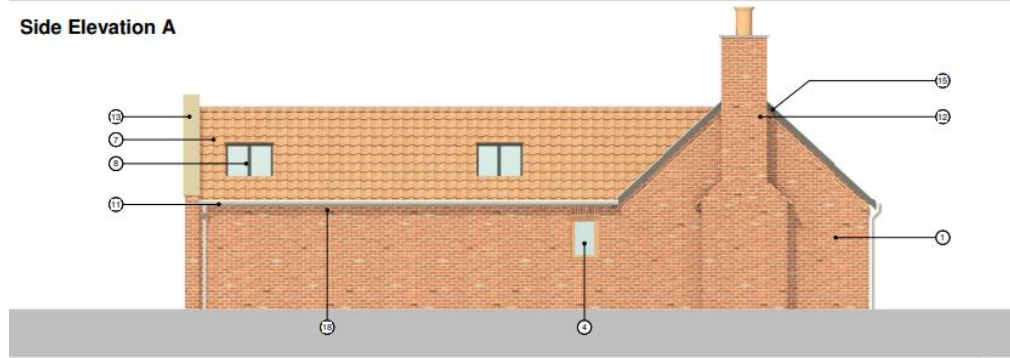
Rear Elevation



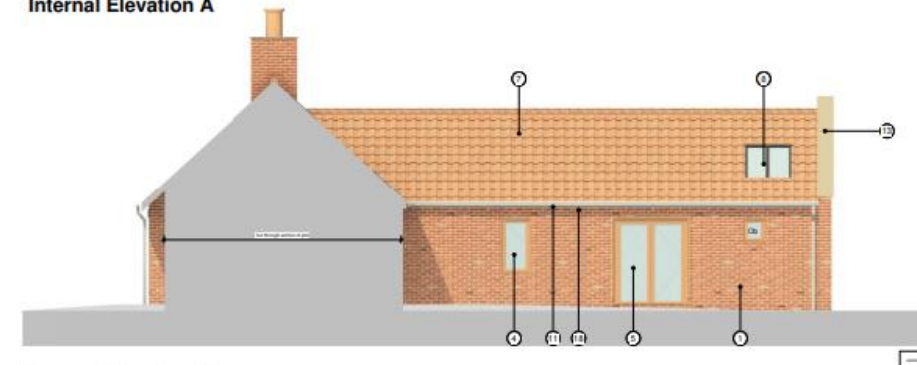
Side Elevation A



Internal Elevation A



Side Elevation B



Internal Elevation B

# Graphics



**Plot 1**



**Plot 2**



**Plot 3**



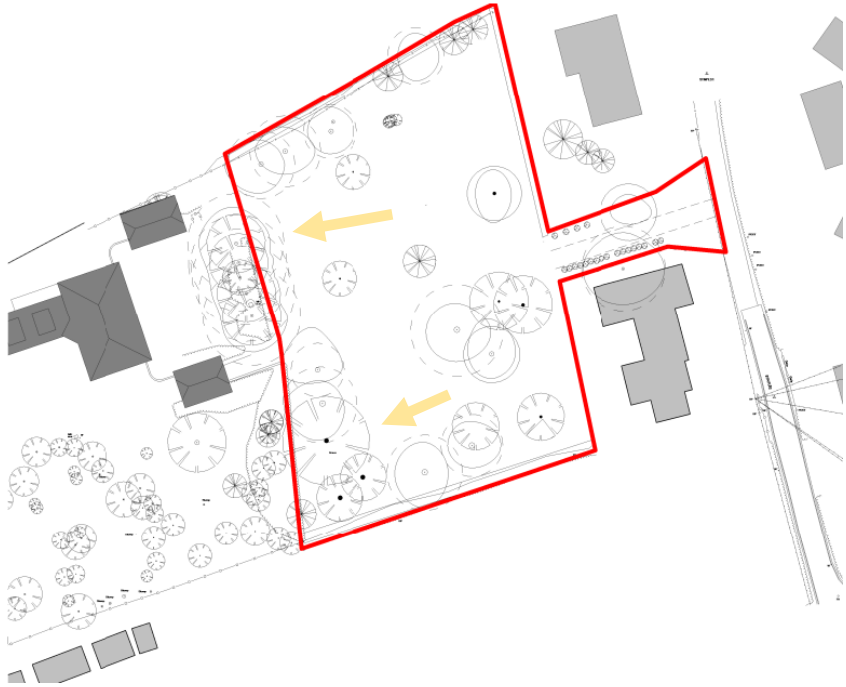
# View from footpath to the north



# Peacock Lane by the access to the site



# View westwards



# View northwards

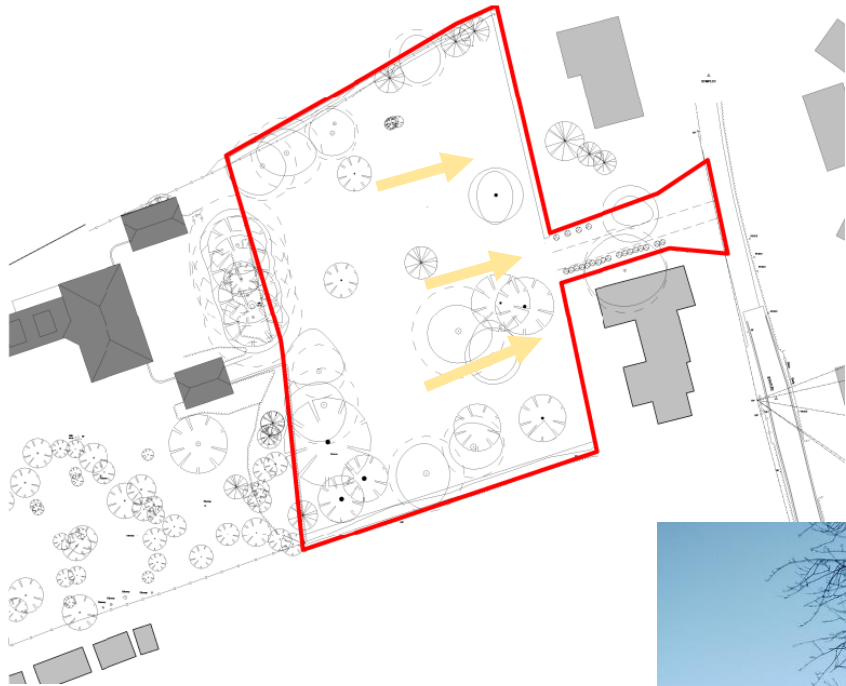


# View southwards





# View eastwards



# Cromer Road, Peacock Lane junction



View south towards junction

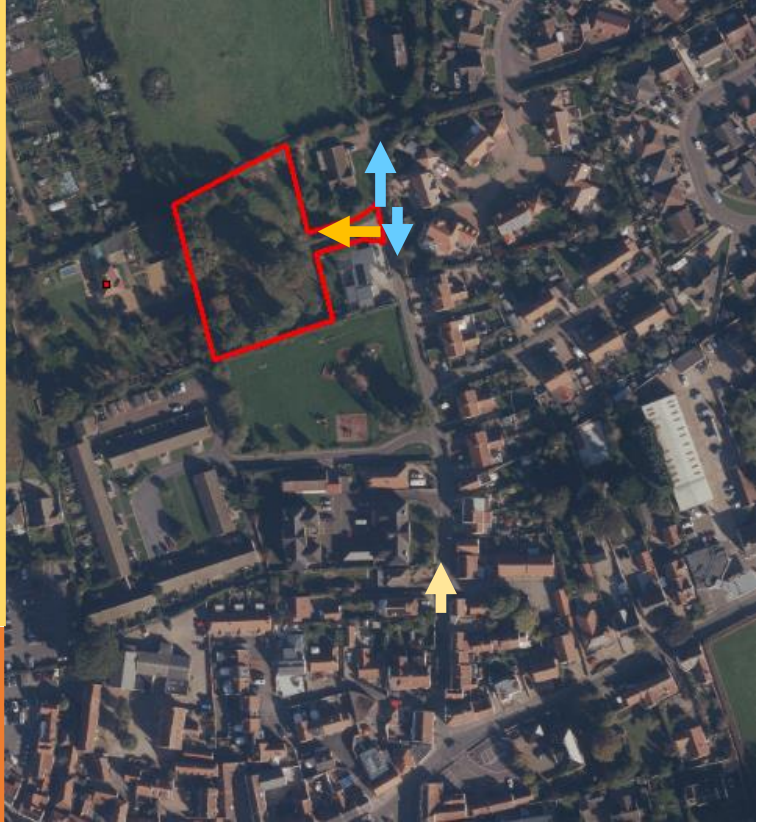


View northwards towards junction

# Cromer Road, Peacock Lane junction



View north on Peacock Lane



View of Peacock Lane (not maintained by county highways)

# RECOMMENDATION

## Refusal on highway safety grounds

- The proposed development does not adequately provide for pedestrians /people with disabilities (those confined to a wheelchair or others with mobility difficulties) – contrary to Policy CT 5 of the adopted Core Strategy and paragraphs 114-116 of the NPPF.
- The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width at adjacent road junctions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. Contrary to Policy CT5 and paragraphs 114-116 of the NPPF.

## Final wording of the reasons to be delegated to the Assistant Director – Planning