

APPLICATION REFERENCE: PF/23/2330

LOCATION: West Raynham Auto Clinic,
Massingham Road, West Raynham, Fakenham,
Norfolk, NR21 7AJ

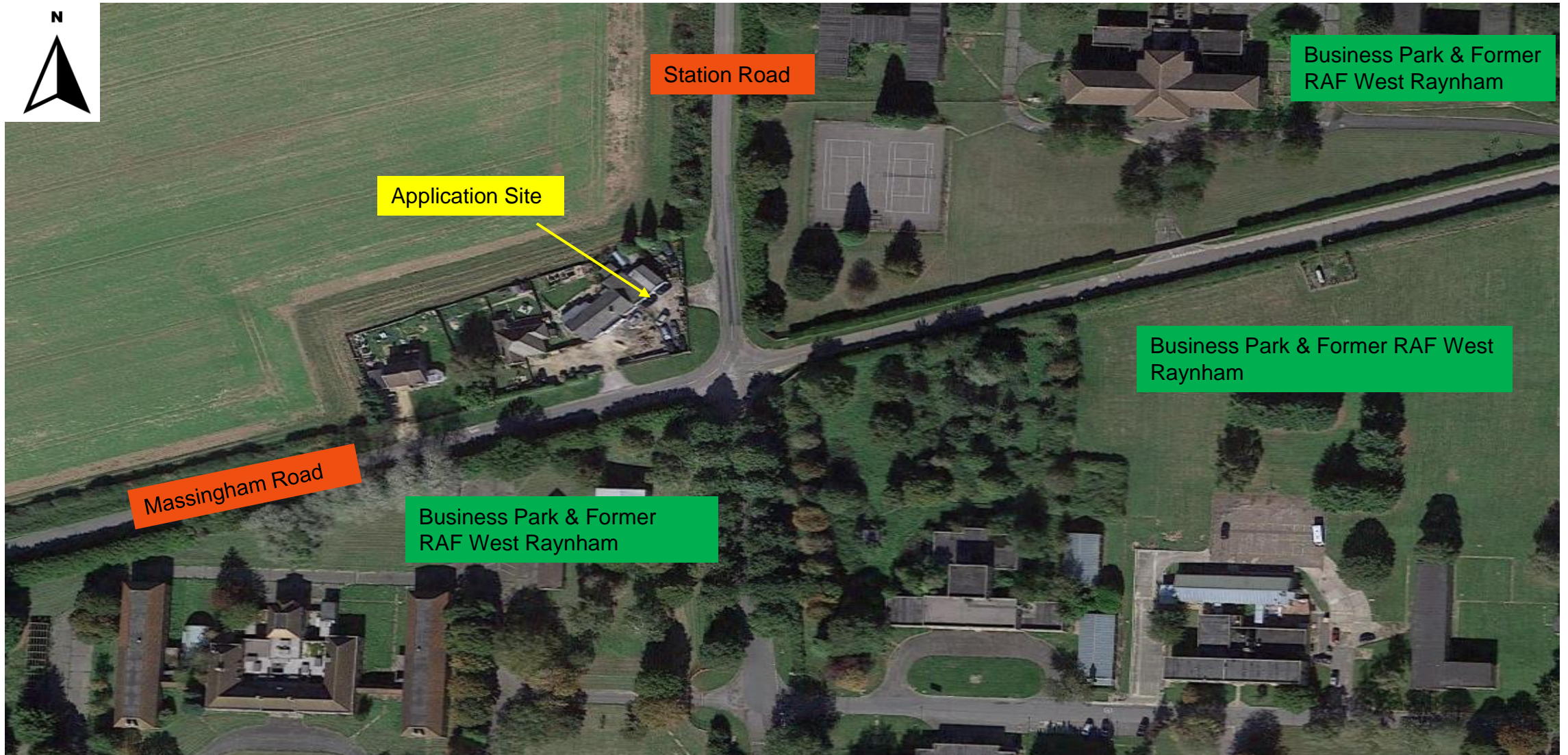
PROPOSAL: Demolition of existing garage
workshops and construction of new single storey
dwelling



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION

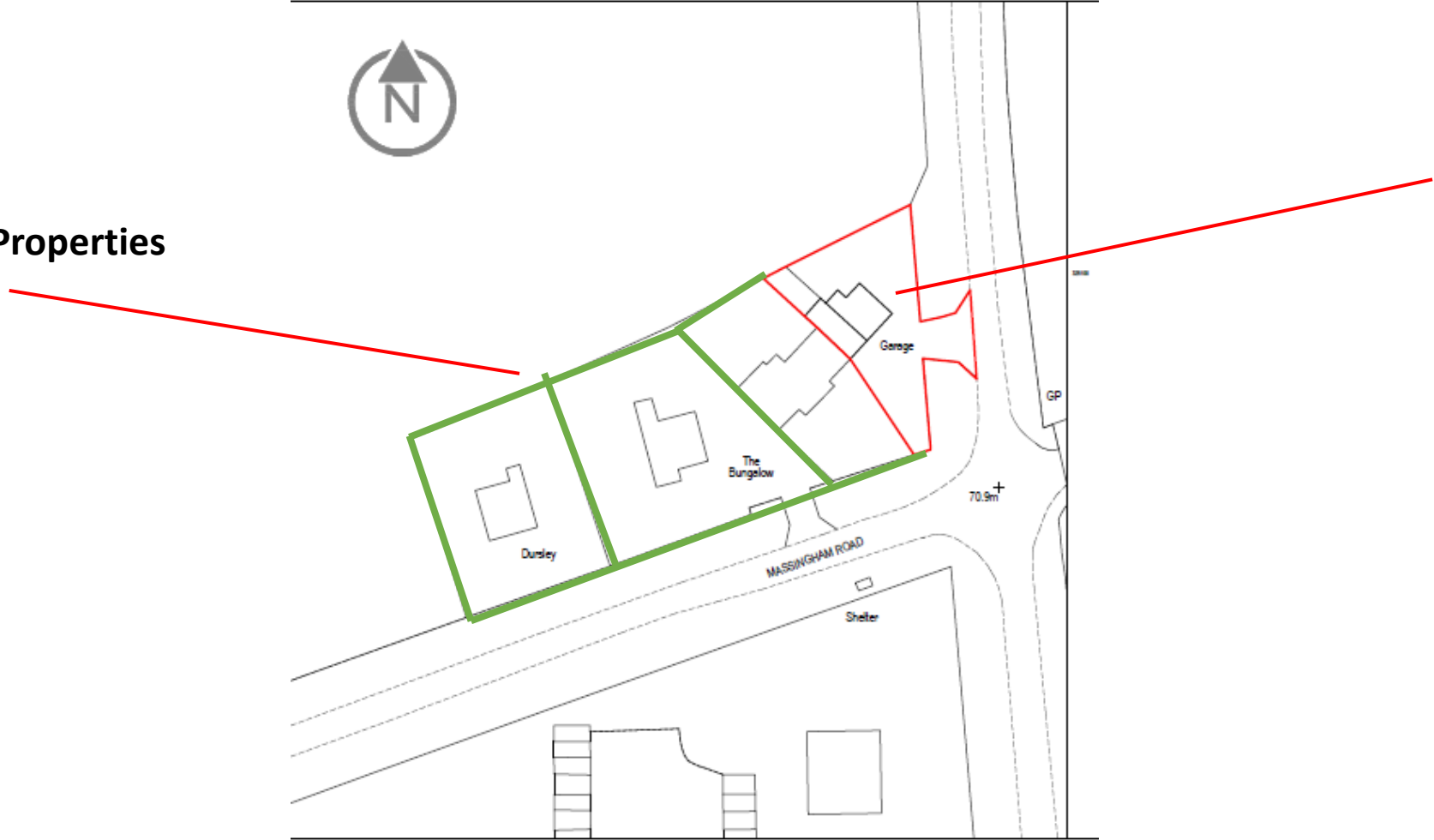


SITE LOCATION PLAN



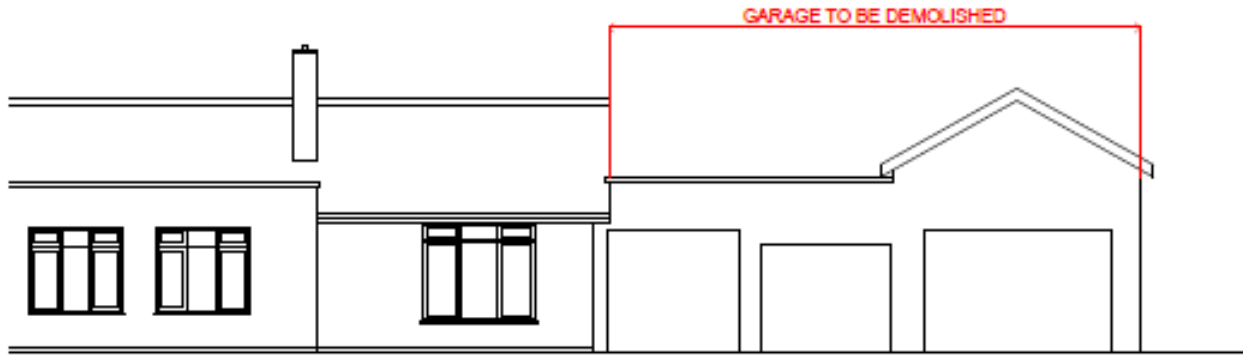
Three Residential Properties

Application Site

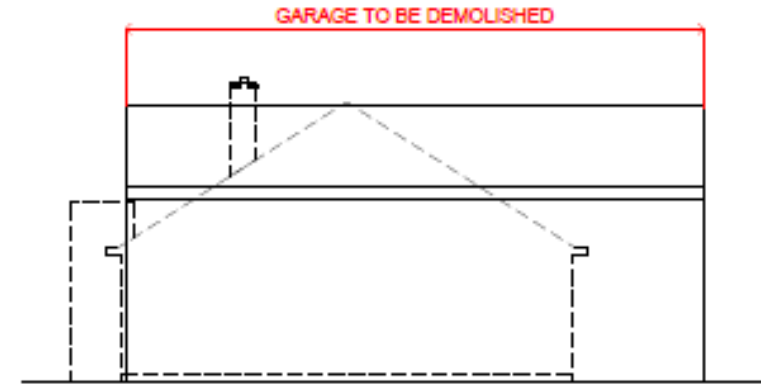


Scale 1:250 @ A4

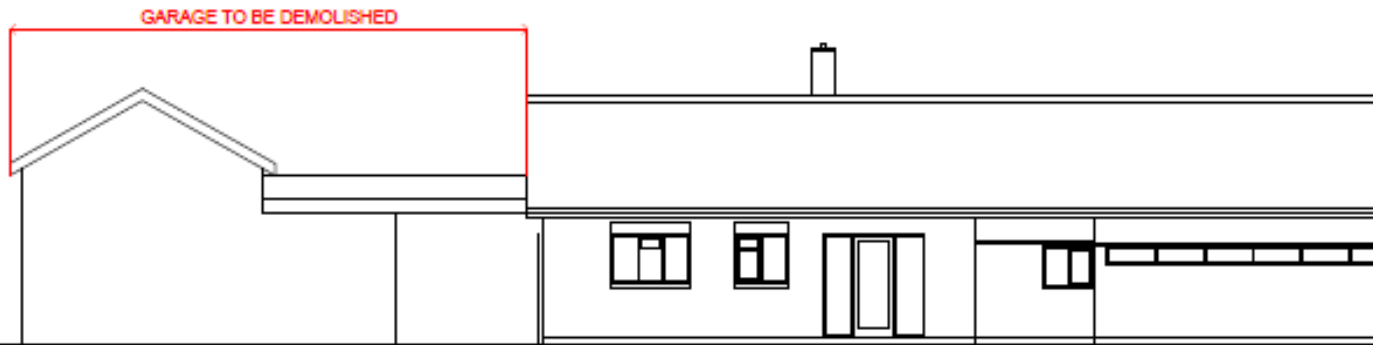
EXISTING ELEVATIONS



Existing front garage elevation and neighbouring property



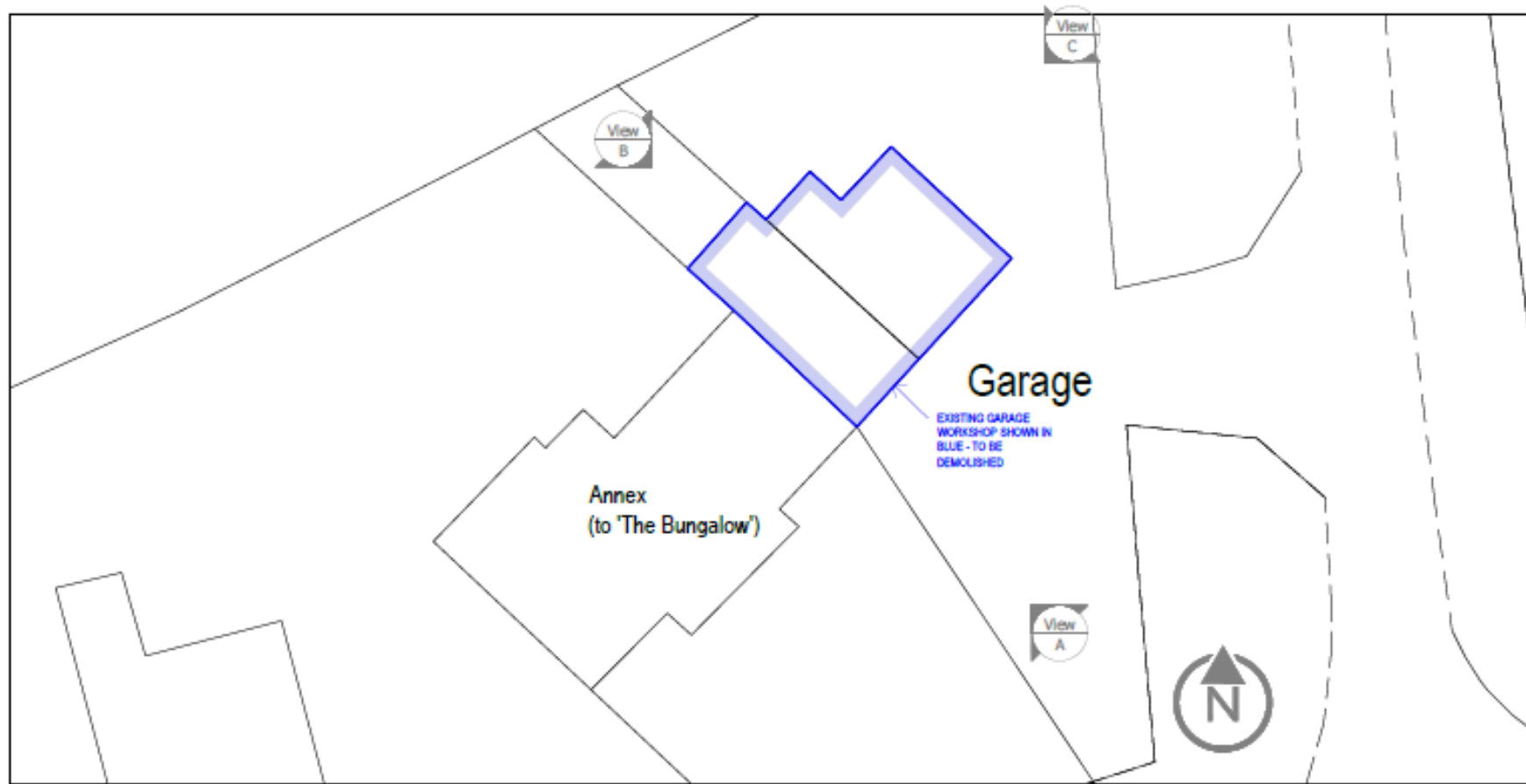
Existing side garage elevation



Existing rear garage elevation and neighbouring property

Scale 1:100 @ A1

EXISTING BLOCK PLAN



Scale 1:200 @A1

PROPOSED SITE PLAN

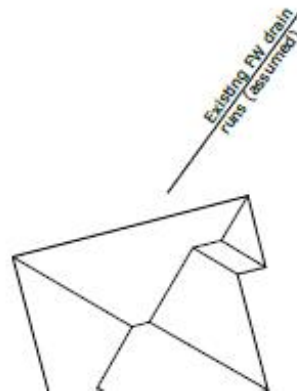


PROPOSED SITE PLAN
SCALE 1:200



Existing shared septic tank system replaced with new Package Treatment Plant suitable for 18 persons.
Treated water to existing watercourse
Suggested Reference: GRAF One2Clean Plus 2x6500L with external control cabinet. www.grafuk.co.uk
Also refer to additional documents provided in Planning Application

Rainwater to new soakaways or existing watercourse



Scale 1:200

PROPOSED FRONT ELEVATION



Scale 1:100

PROPOSED REAR ELEVATION



Scale 1:100

PROPOSED SIDE VIEW (NORTH EAST)



Scale 1:100

PROPOSED SIDE VIEW (SOUTH WEST)



Scale 1:100

PROPOSED FLOOR PLAN



Scale 1:100 @ A1

PROPOSED VISUAL OF SINGLE STOREY DWELLING



LOOKING NORTH AT APPLICATION SITE

Neighboring property



Application Site

LOOKING NORTH AT APPLICATION SITE

Neighboring properties

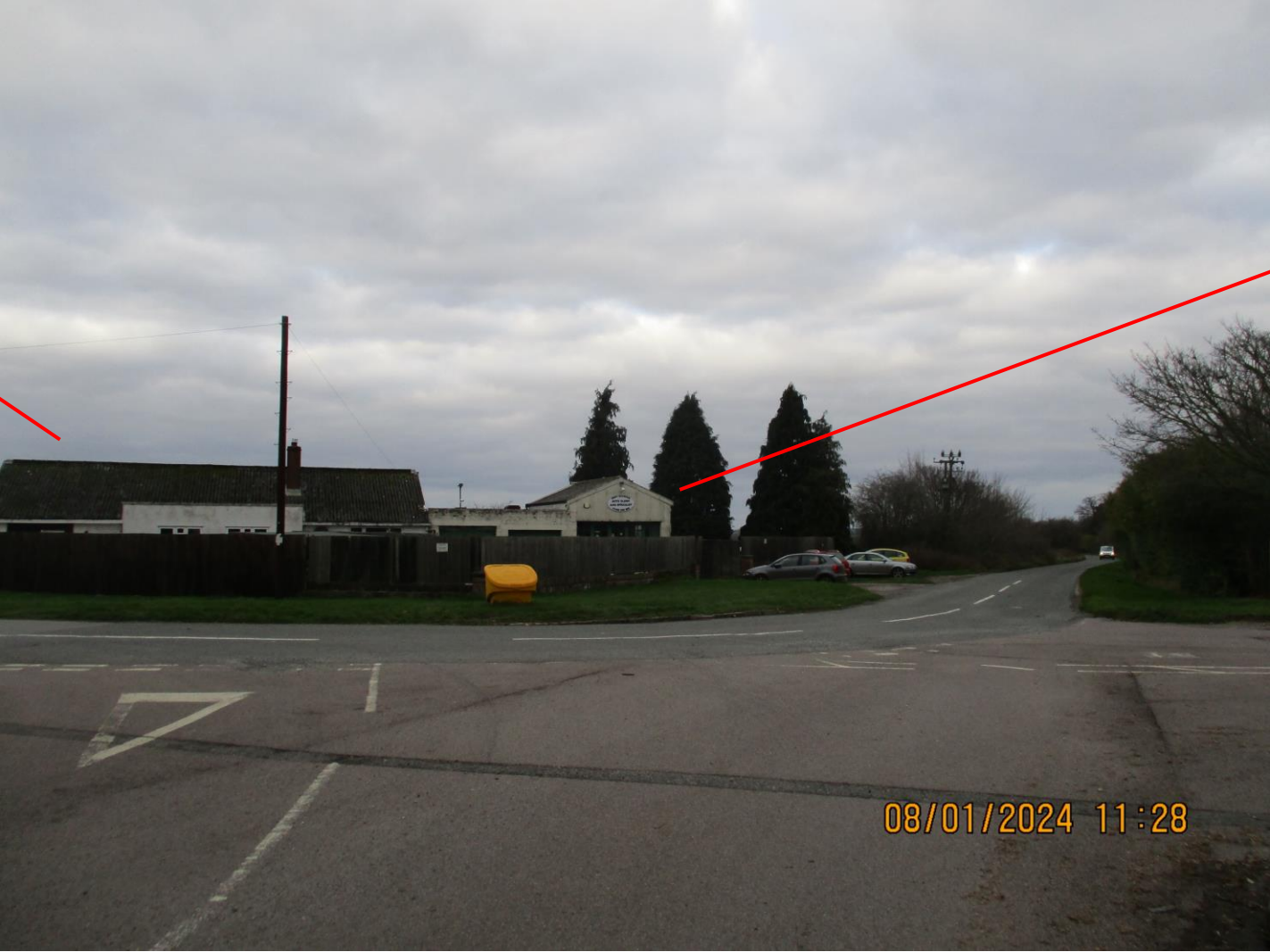
Application Site



STREET SCENE

Neighboring properties

Application Site



MAIN ISSUES

- Whether the proposed development is acceptable in principle
- The effect on the character and appearance of the surrounding area
- The effect on residential amenity
- Whether the proposed development would have any effect on highway safety
- GIRAMS
- Nutrient Neutrality

RECOMMENDATION

APPROVAL subject to conditions

- Time Limit
- Approved Plans
- Materials
- Contamination Survey
- Highways parking
- NN Conditions?
- GIRAMS conditions?

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