

APPLICATION REFERENCE: PF/24/0362

LOCATION: St. Benedicts, Waxham Road, Sea
Palling, NR12 0UX

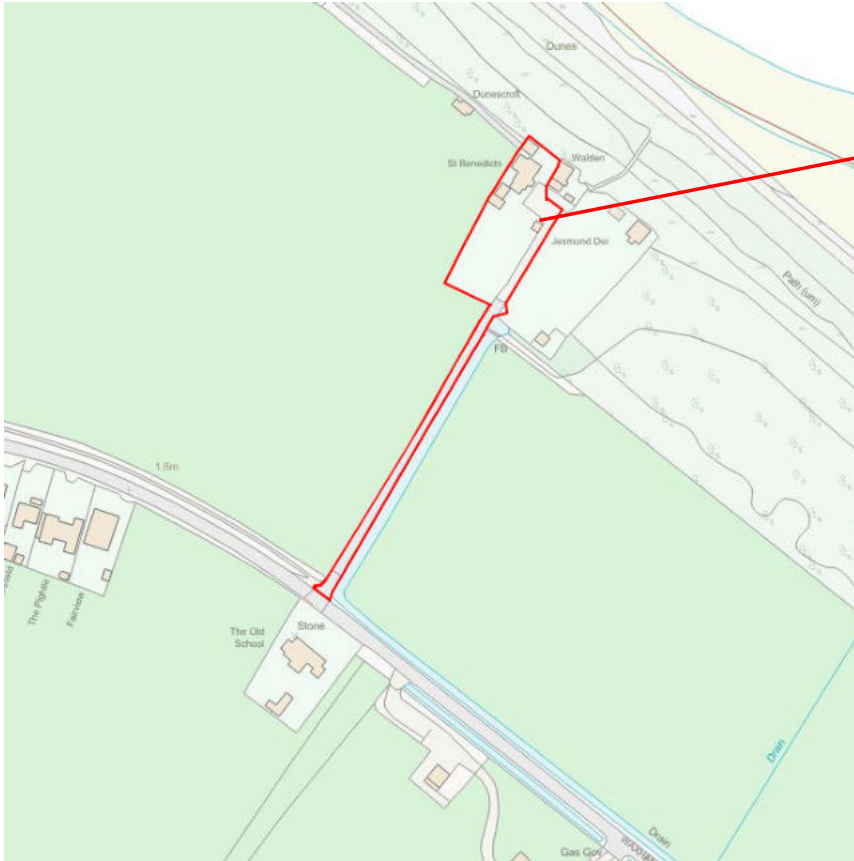
PROPOSAL: Single storey extension to dwelling
(part retrospective)



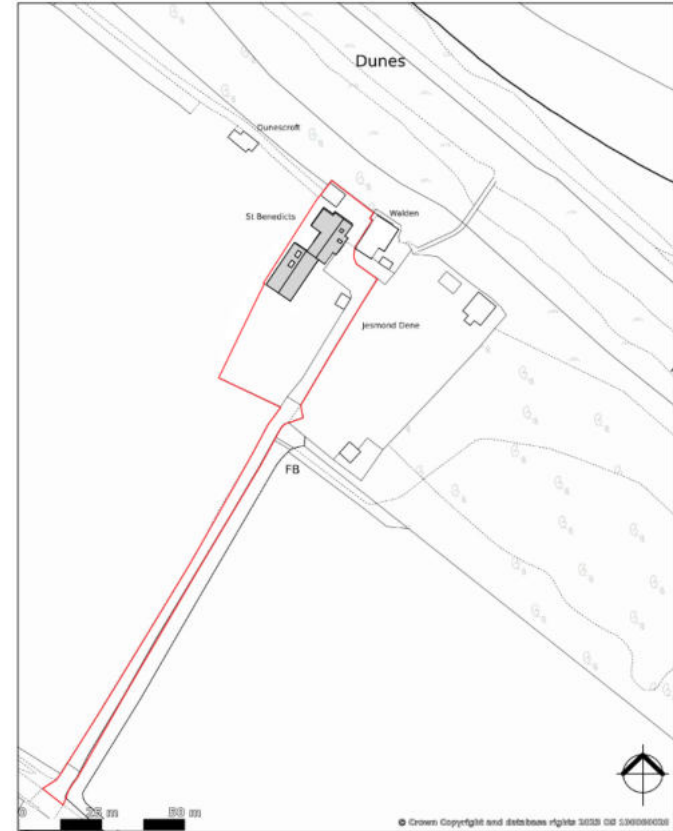
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

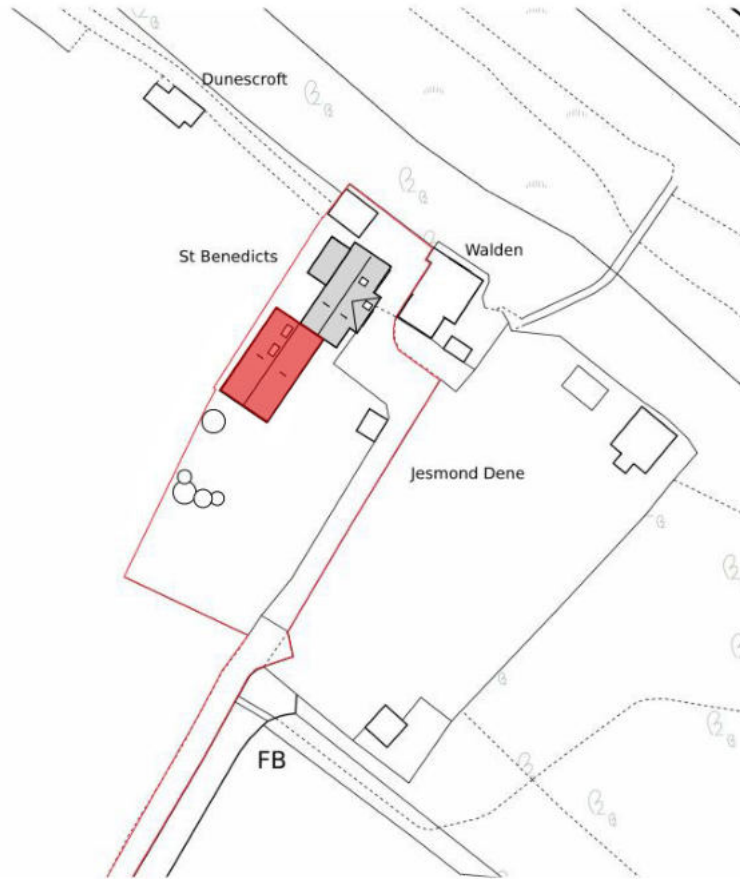
SITE LOCATION PLAN



Application Site

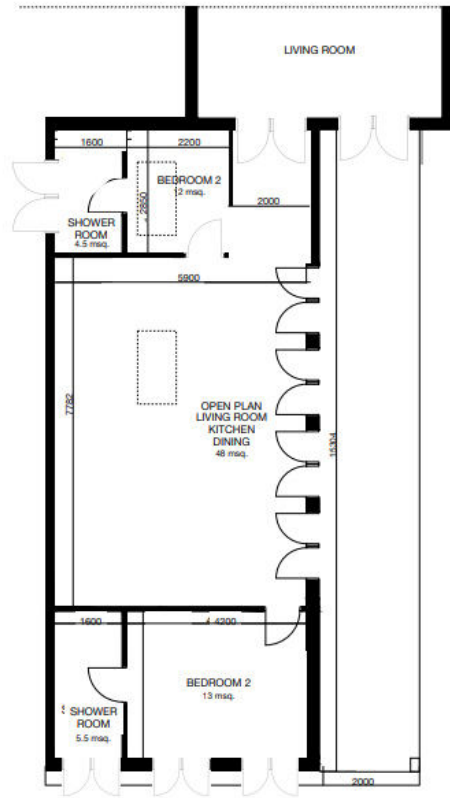


EXISTING SITE PLAN

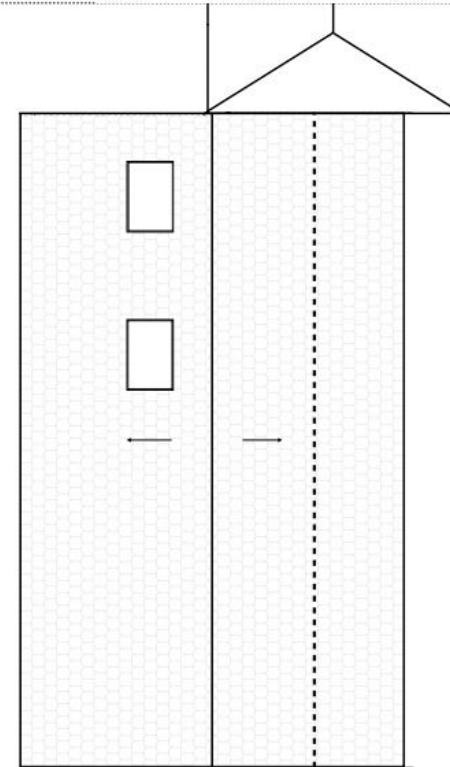


Existing Block Plan

AS BUILT FLOOR PLAN



Ground Floor Plan



Roof Plan

PROPOSED ELEVATIONS



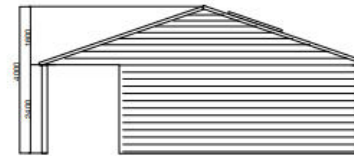
East Elevation



West Elevation

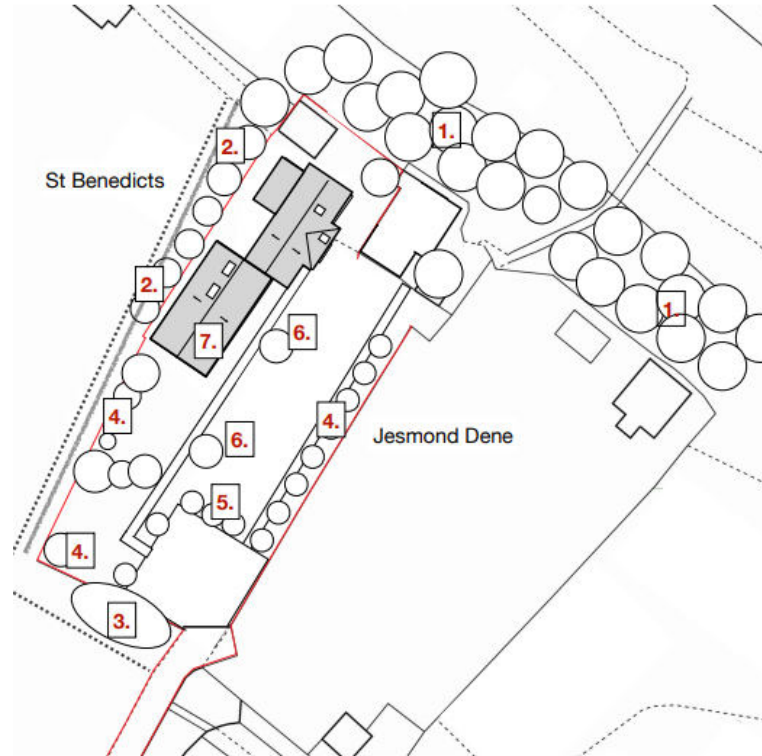


North Elevation



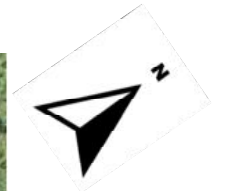
South Elevation

Proposed Landscaping Plan

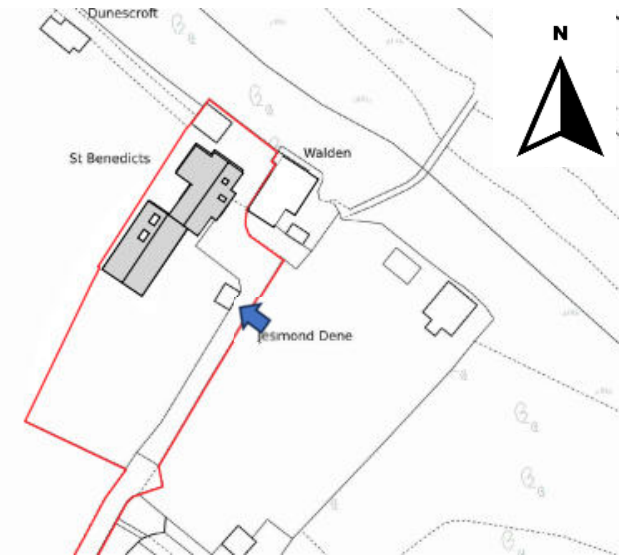


St Benedicts Landscape Plan

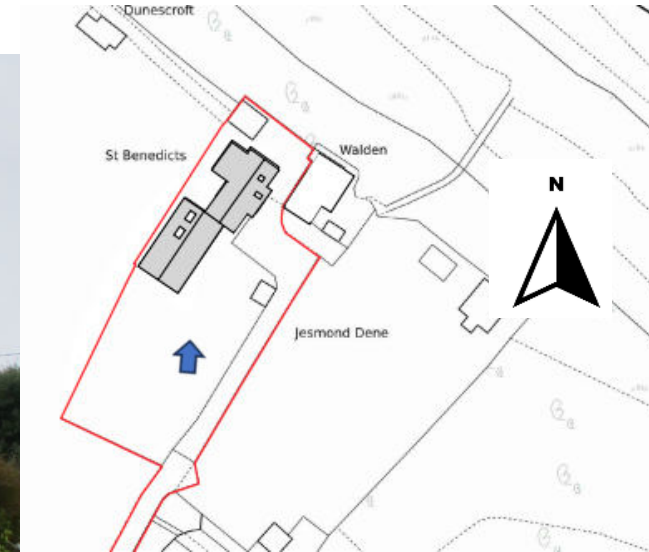
Pre-Development Site Arrangement



SOUTH ELEVATION



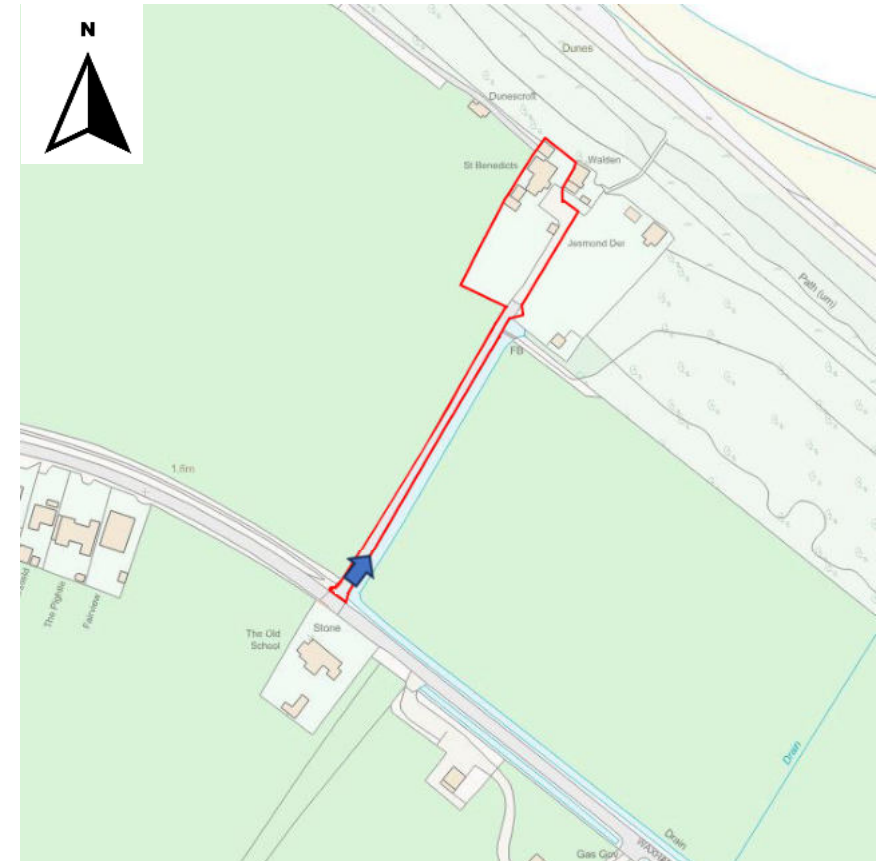
SOUTHWEST ELEVATION



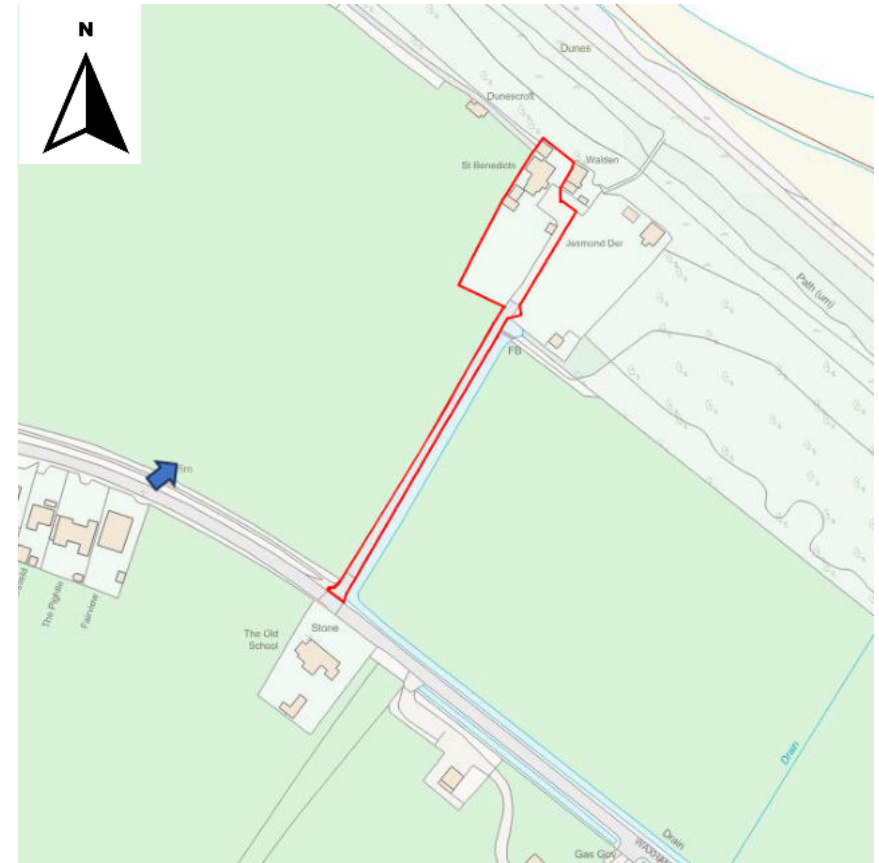
NORTHWEST ELEVATION



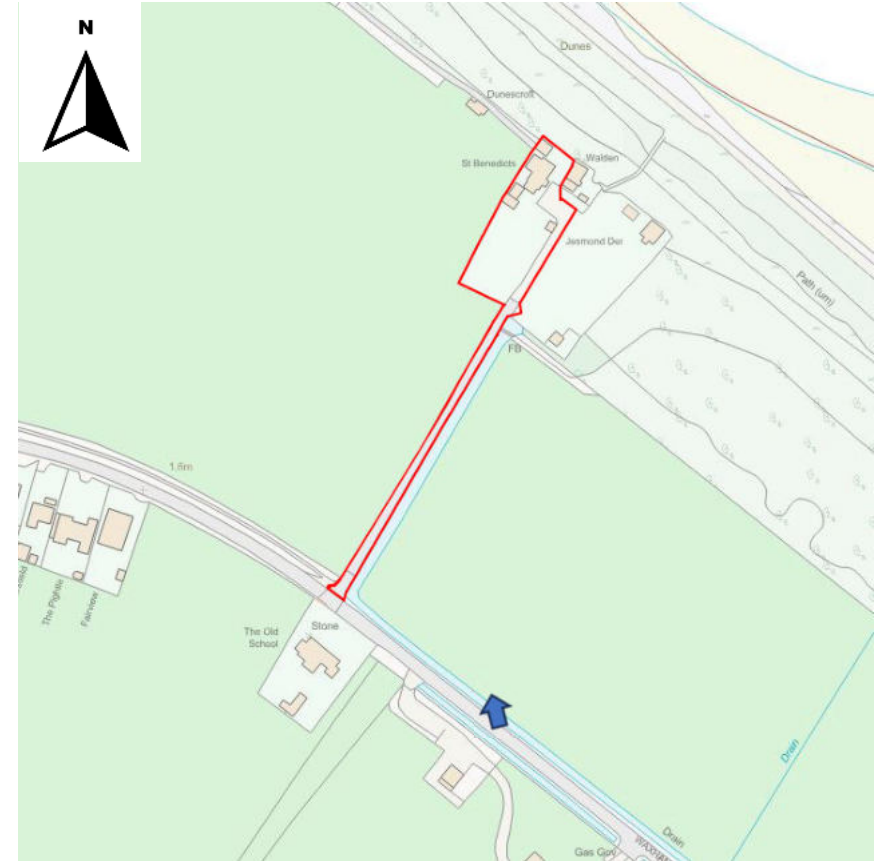
SOUTHWEST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW



MAIN ISSUES

- Principle of development.
- Design of the proposal.
- Impact of the proposal on the Norfolk Coast National Landscape.
- Neighbouring Amenities
- Highways and Parking
- Flood Risk

This application essentially seeks to address the reasons for refusal of the previous application (PF/23/1475) by a redesign and reduction in height of the extension. The application is considered to be acceptable in terms of the principle of development, highway impacts and the effect on the surrounding landscape and therefore in compliance with relevant policies with the North Norfolk Adopted Core Strategy.

RECOMMENDATION

APPROVAL subject to conditions to cover the matters listed below and any other considered necessary by the Assistant Director – Planning:

- Time Limit for commencement (3 years)
- Development in accordance with the approved plans
- External materials
- Occupancy Restriction
- Further landscaping details, to include an implementation schedule.
- External lighting

Final wording of conditions to be delegated to the Assistant Director - Planning.