

APPLICATION REFERENCE: PF/22/1068

LOCATION: Ambrose House, Mill Road,
Banningham

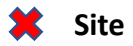
PROPOSAL: Demolition of existing buildings and
erection of single storey detached dwelling



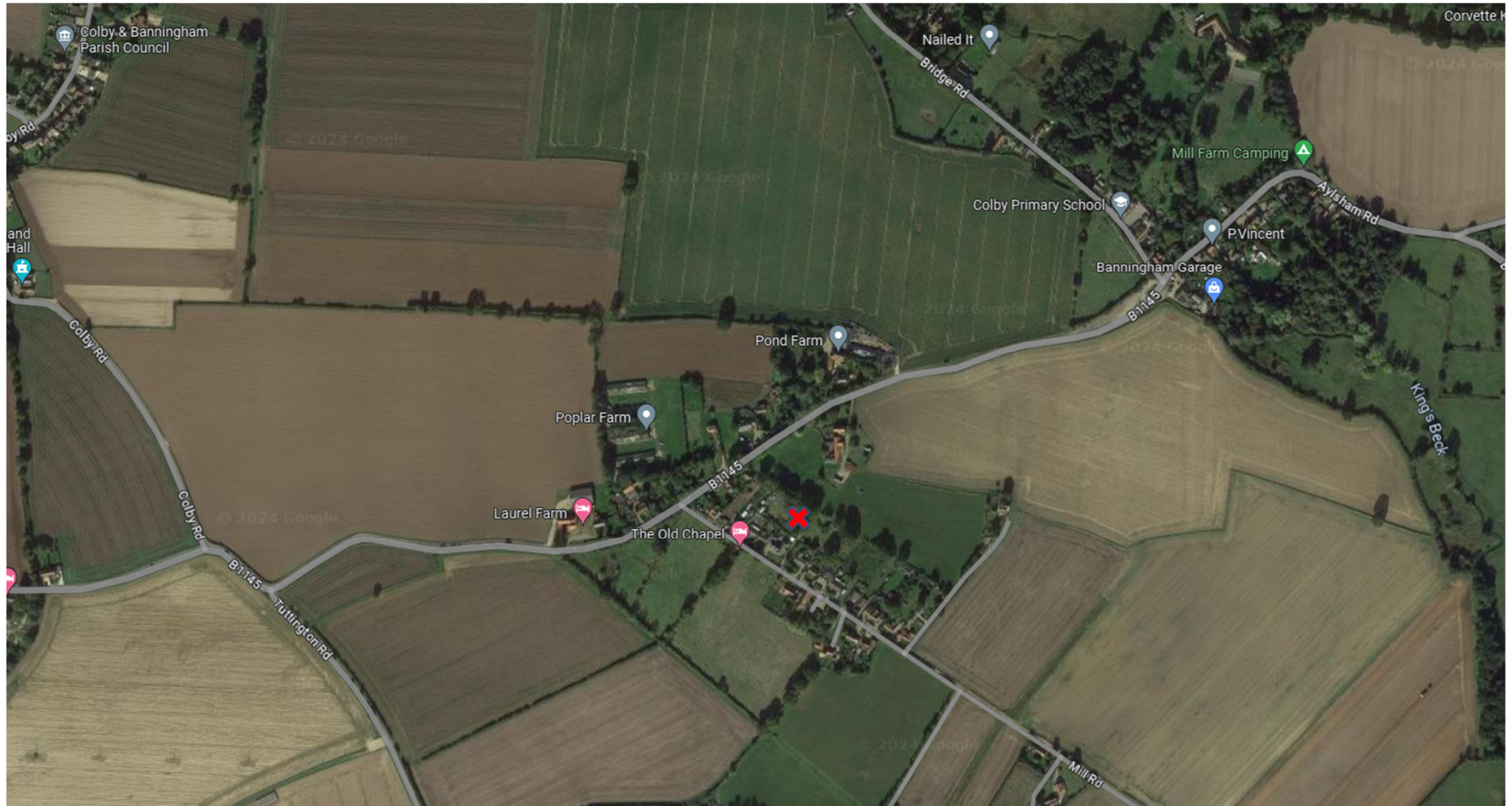
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

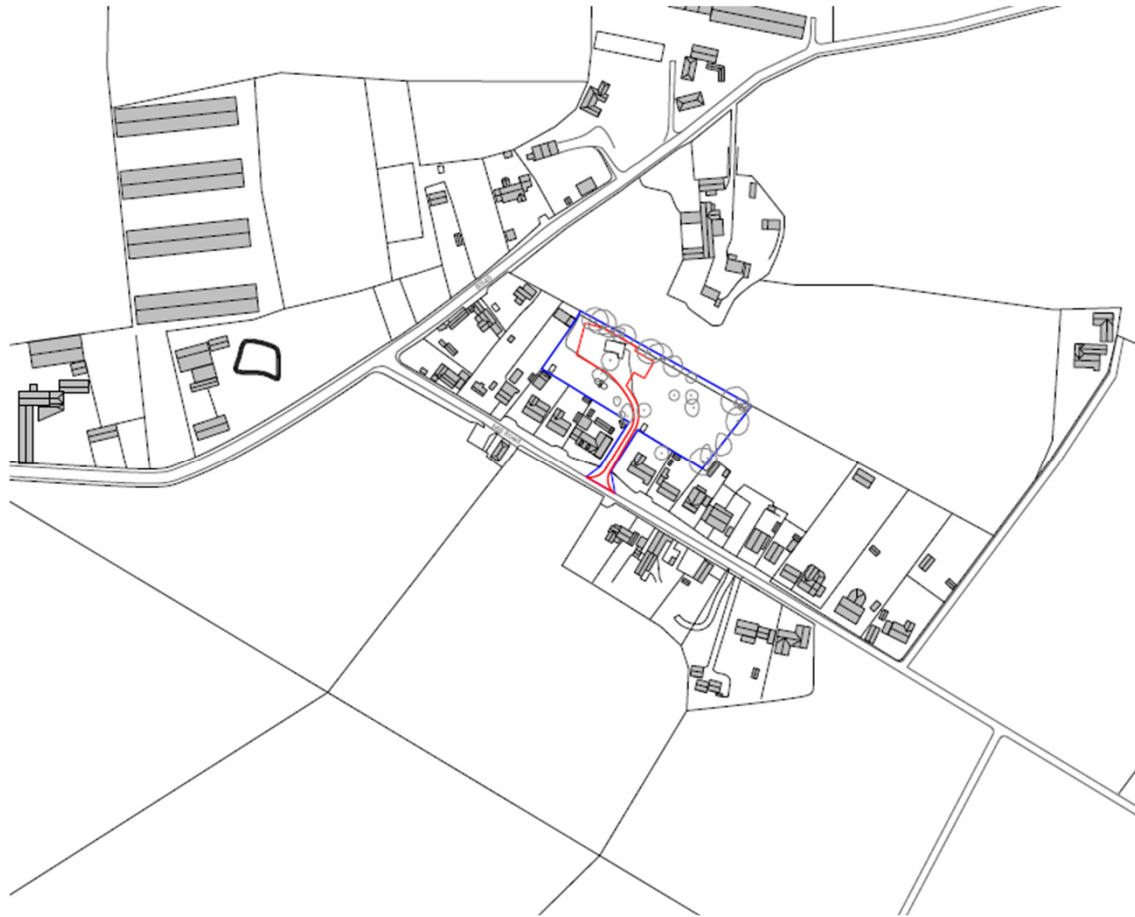
GENERAL LOCATION



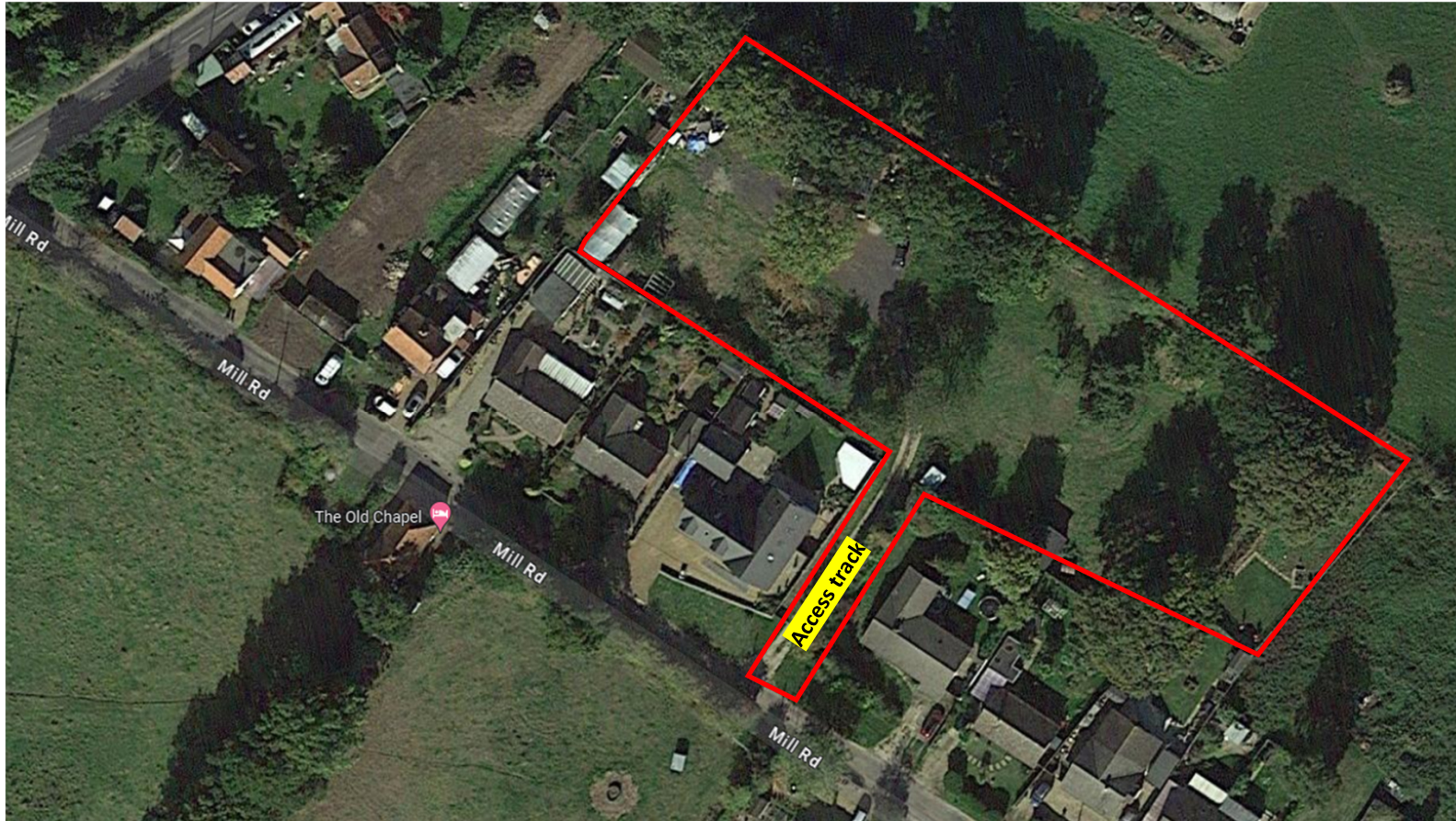
Site



SITE LOCATION PLAN



AERIAL PHOTO

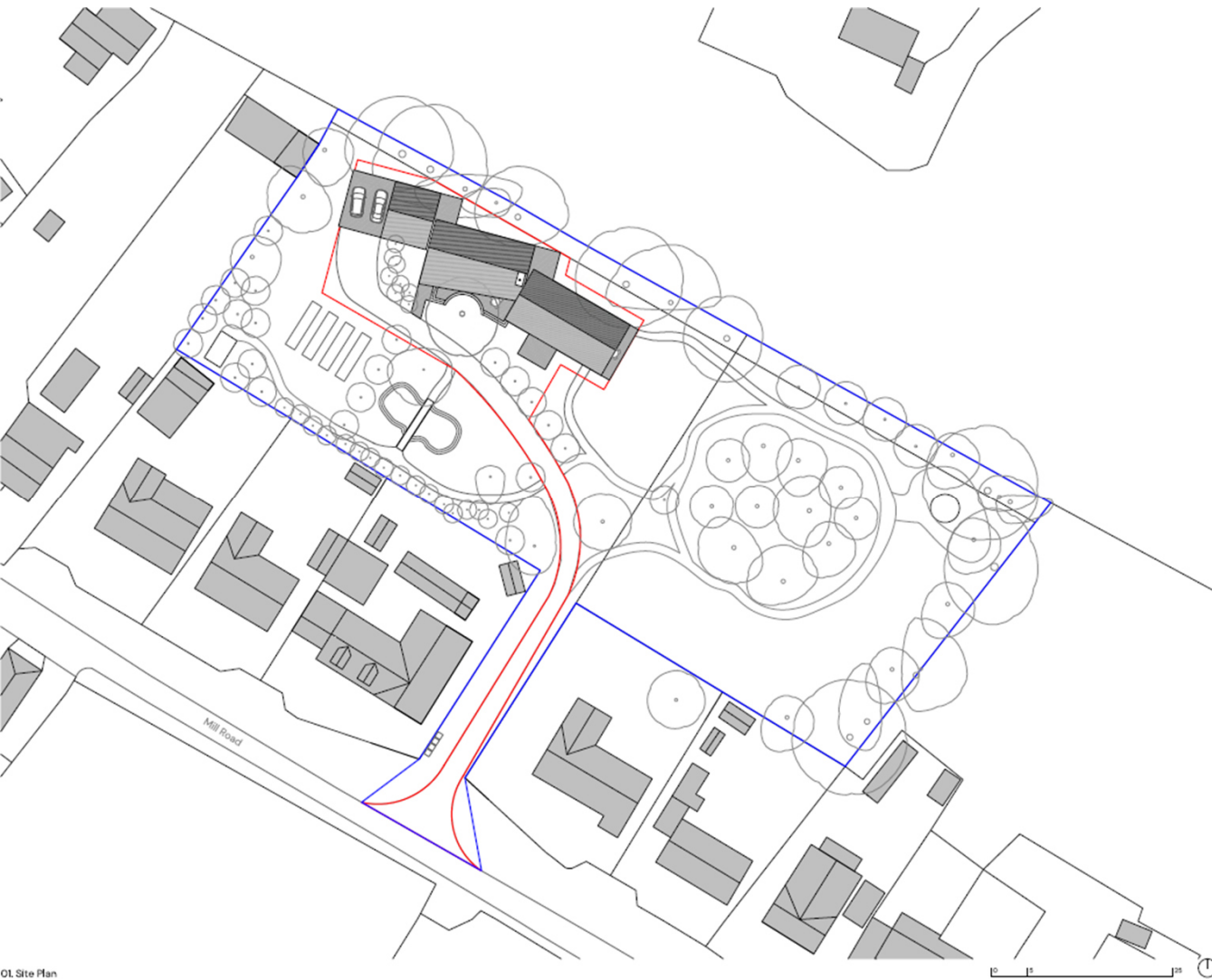


Existing Site Plan



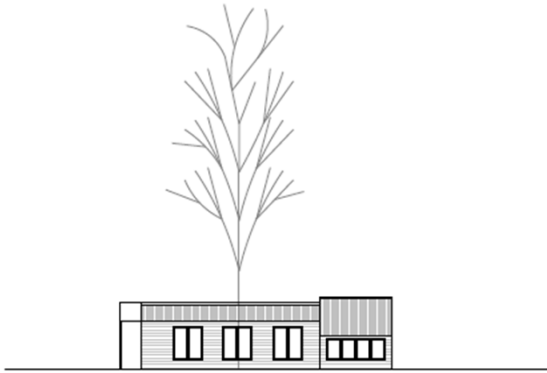
01. Site Plan

Proposed Site Plan

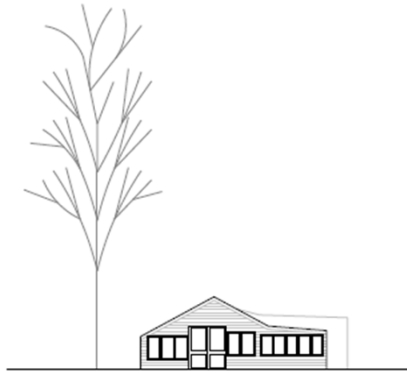


01 Site Plan

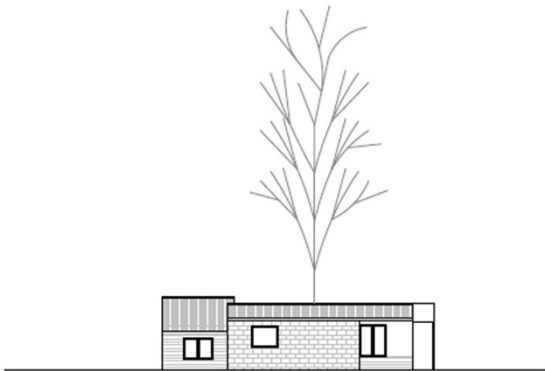
Existing Elevations



01. South Elevation



02. East Elevation

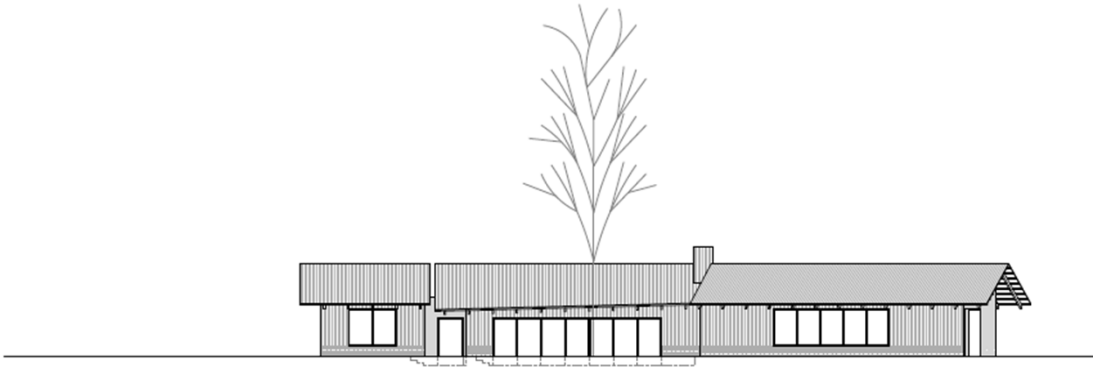


03. North Elevation

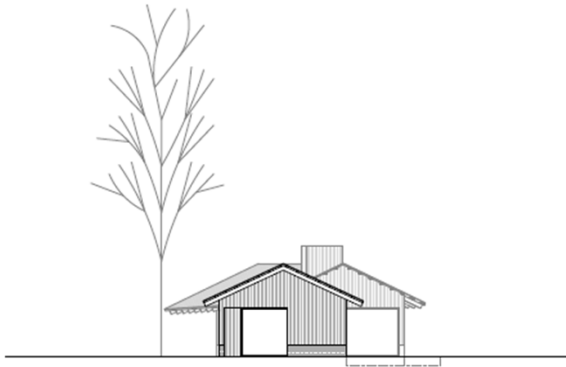


04. West Elevation

Proposed Elevations



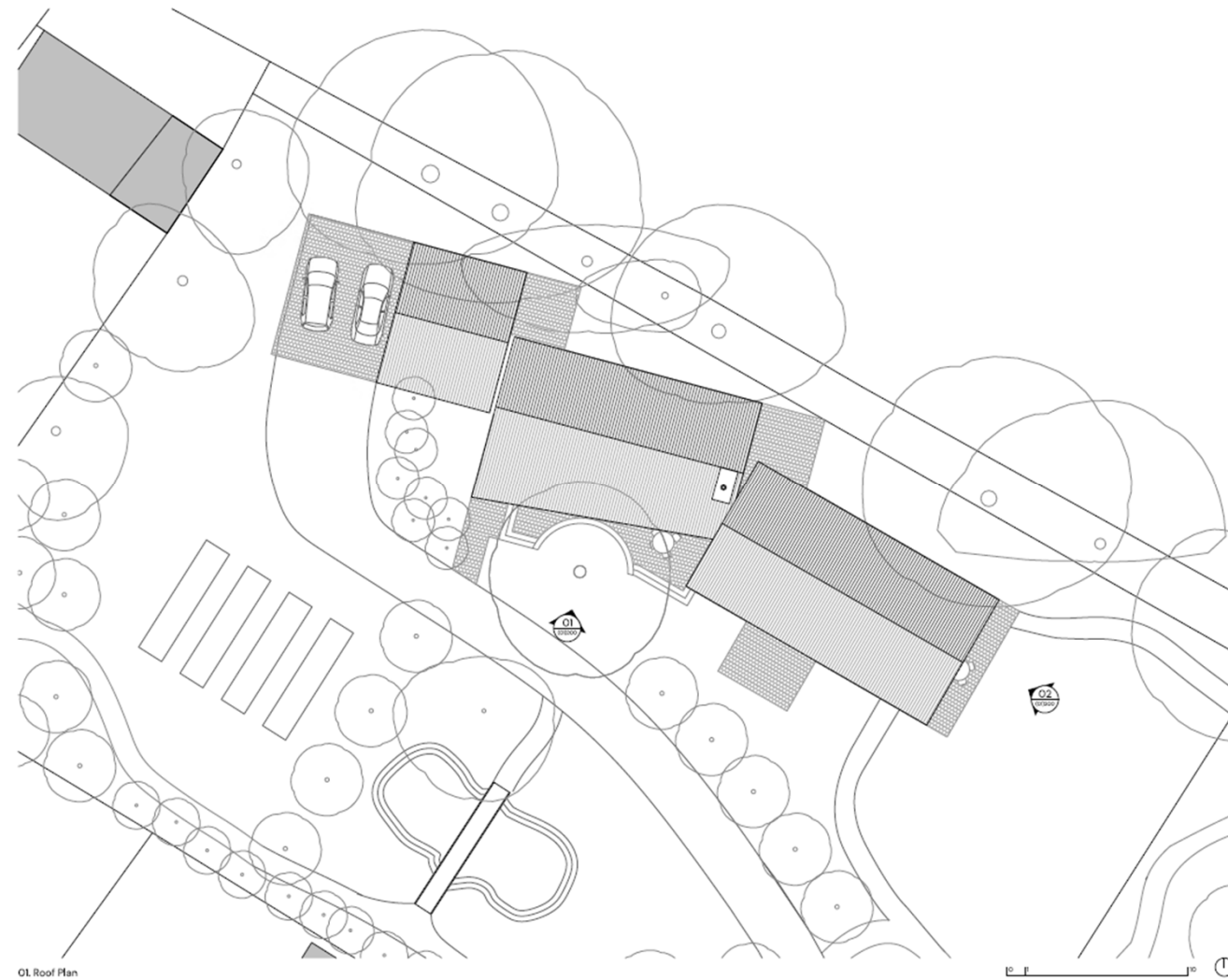
01. South Elevation



02. South East Elevation

0 1 2 3 4 5 6 7 8 9 10

Proposed Roof Plan



01 Roof Plan

0 1 2 3 4 5 6 7 8 9 10

Mill Road looking north west



Mill Road looking south east



Mill Road / B1145 junction travelling west



Mill Road / B1145 junction travelling east



Existing structures on site



Existing structures on site



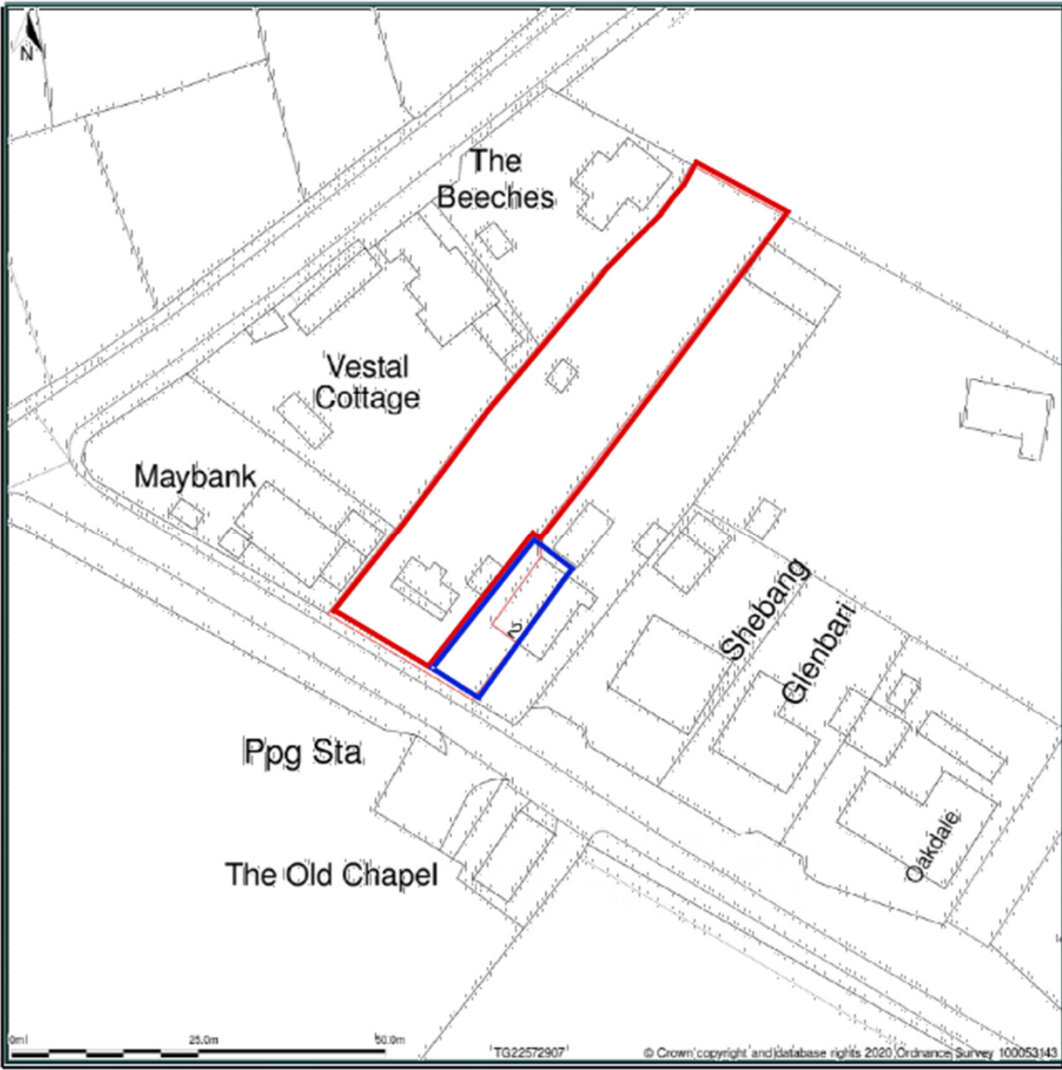
Existing structures on site



The Site



Site Location Plan for PF/21/2507



Main Issues for consideration

- Principle of development
- Design and impact upon the character and appearance of the area
- Residential amenity
- Highway Safety
- Trees
- Ecology and Biodiversity
- Effect on Habitats Sites
- Other Considerations

Recommendation

REFUSAL for the reasons outlined within the report (final wording to be delegated to the assistant director of planning).

These reasons are broadly focused on:

- **The unsustainable location**
- **Unacceptable impact on highway safety**
- **Lack of evidence to demonstrate that the proposal would be nutrient neutral**
- **A failure to demonstrate that there would not be an unacceptable impact on protected species**
- **A failure to demonstrate that there would not be an unacceptable impact on trees.**