

APPLICATION REFERENCE: PF/24/0747

LOCATION: Land at Cooks Marsh, Cley-Next-The-Sea, NR25 7UA

PROPOSAL: Insertion of 3 windows in western elevation of building with permission for use as a hotel/guest house (Use Class C1)

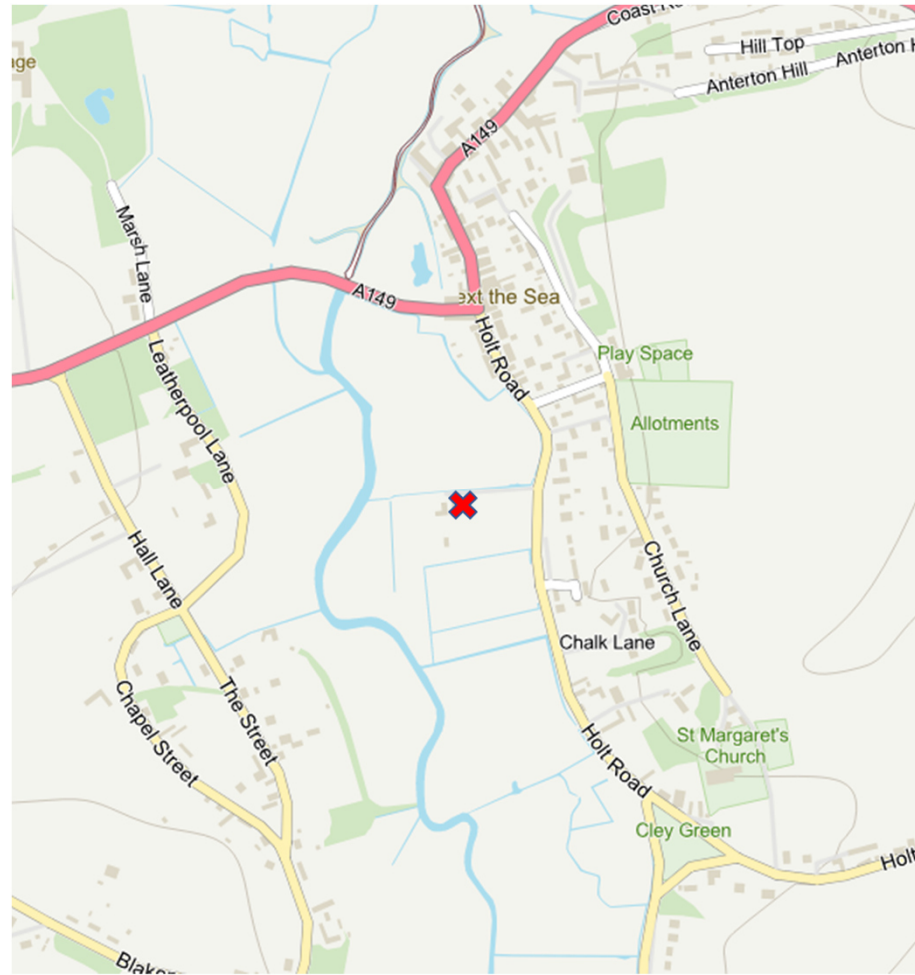


NORTH
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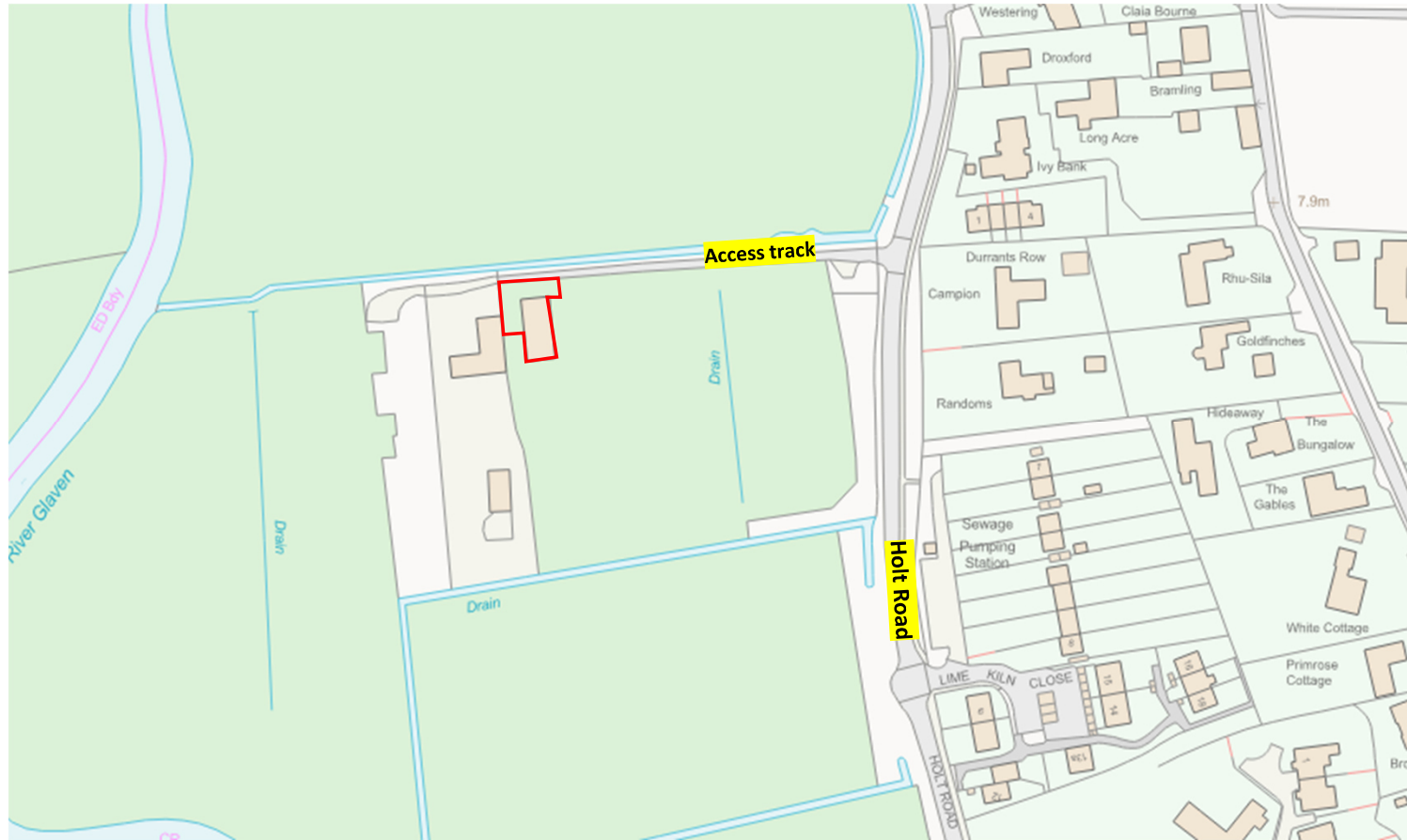
north-norfolk.gov.uk

GENERAL LOCATION

✘ Site



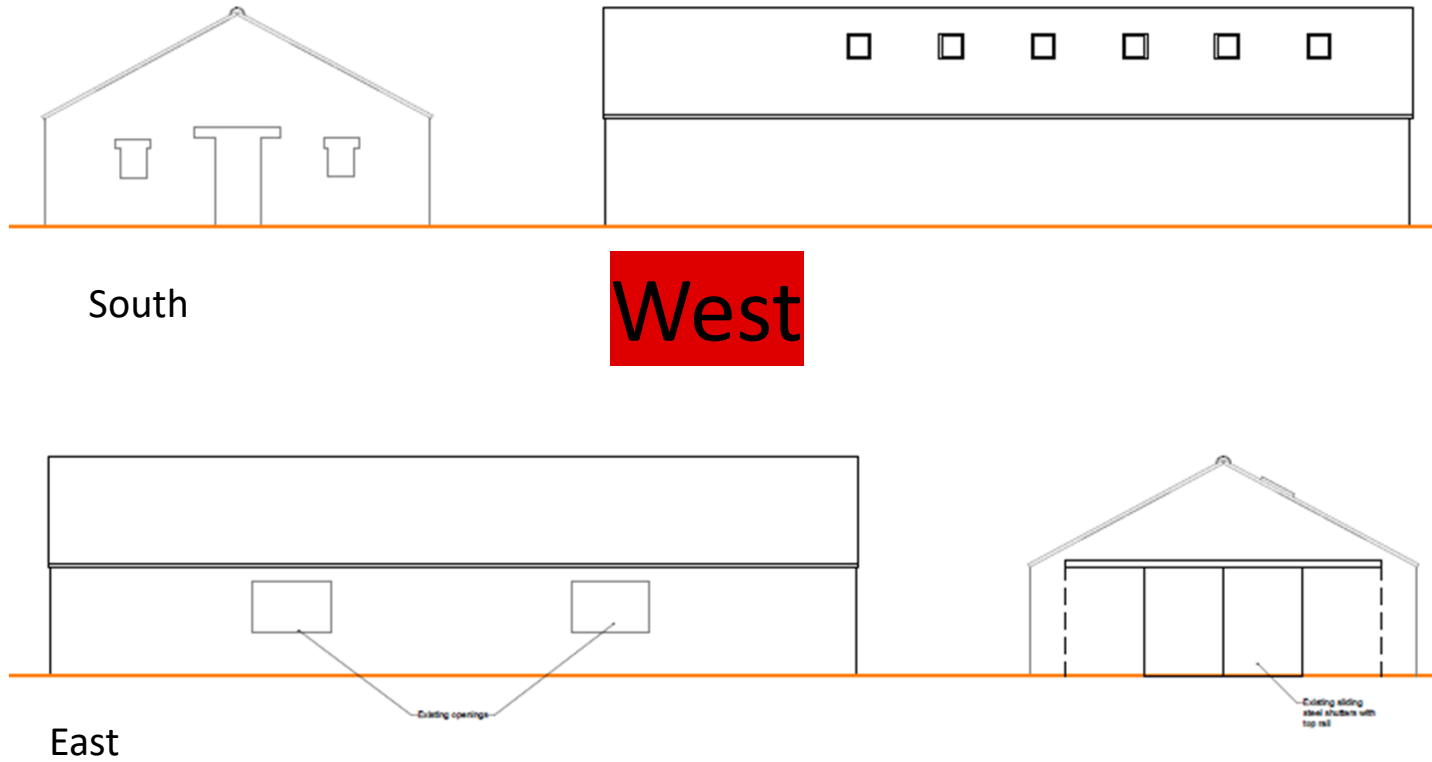
SITE LOCATION PLAN



AERIAL PHOTO



Existing Elevations



Proposed Elevations



South

New windows and door in existing openings



West

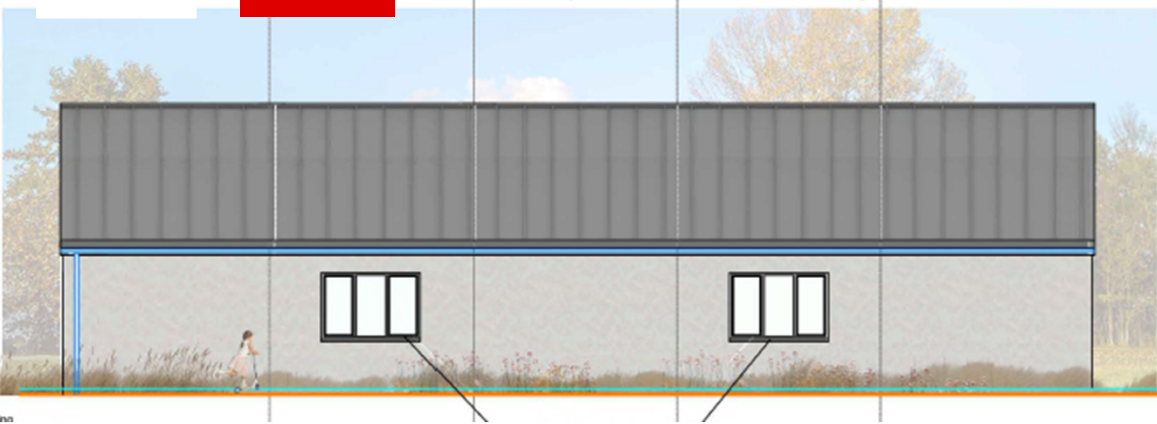
New openings with window-doors for means of escape

New opening with window-door for means of escape

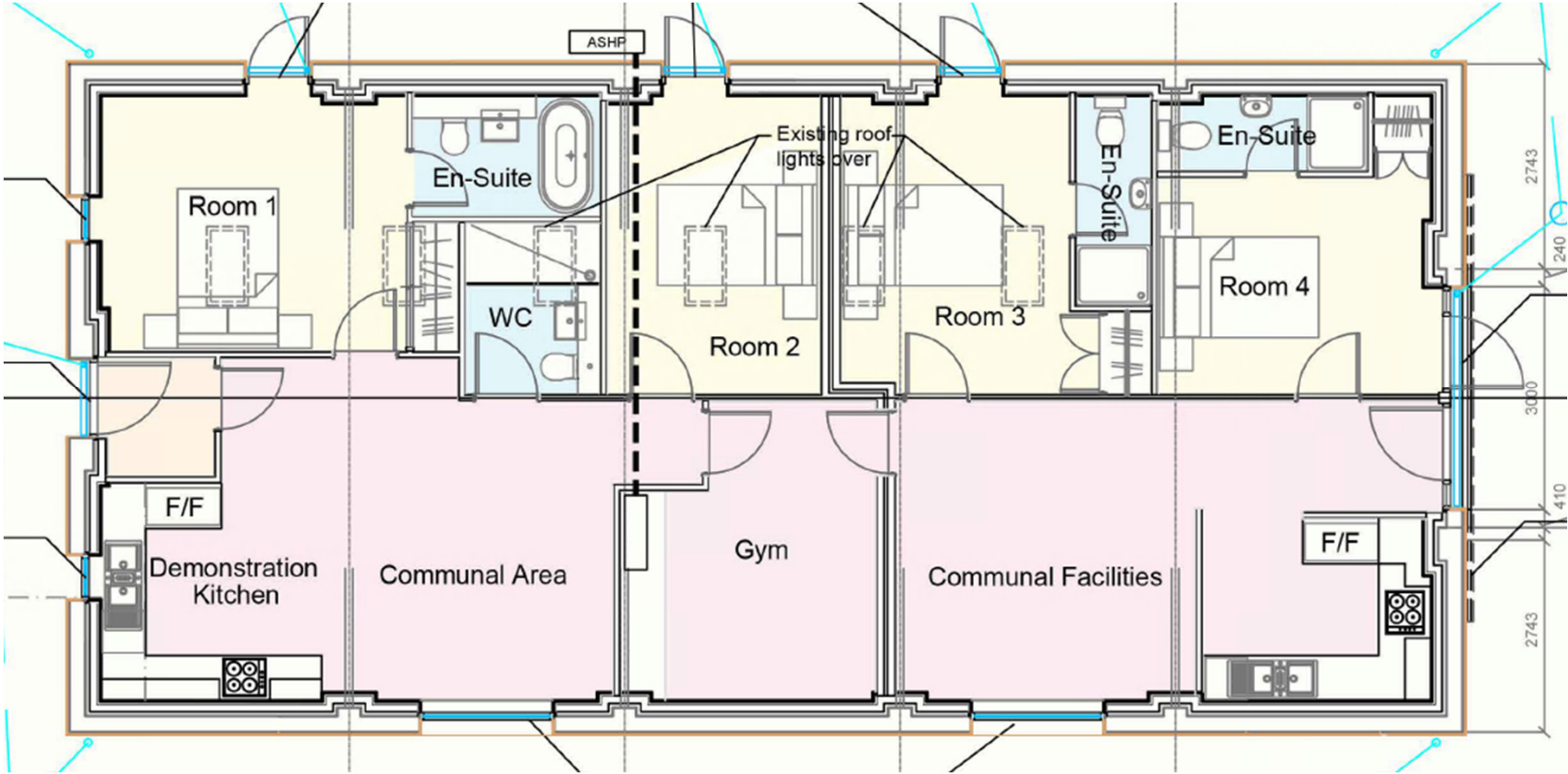


New glazed doors

New timber shutters



Proposed Floor Plans



VIEW FROM end of access track from Holt Road



VIEW AT CLOSE RANGE – north and east elevation



June 2024

VIEW AT CLOSE RANGE – west elevation



June 2024

VIEW AT CLOSE RANGE – west elevation



VIEW FROM Norfolk Coast Path



VIEW FROM Norfolk Coast Path



VIEW FROM – north east along Holt Road



MAIN ISSUES

1. Whether the proposed development is acceptable in principle.
2. The effect on the special qualities of the Norfolk Coast National Landscape.
3. The effect on the Cley an Glaven Valley Conservation Area.
4. Flood risk.

RECOMMENDATION

APPROVAL

APPROVAL subject to conditions relating to the following matters.

- Time limit
- Approved plans
- Use of VLT Glazing at 0.65.

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning