

APPLICATION REFERENCE: PF/21/1479

LOCATION: Agricultural Barns, Oak Road, Dilham, Norfolk,
NR28 9PW

PROPOSAL: Conversion of agricultural building with associated
external alterations to form four bedroom holiday
accommodation (Part-Retrospective)



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

25 July 2024

LOCATION PLAN



CONSTRAINTS

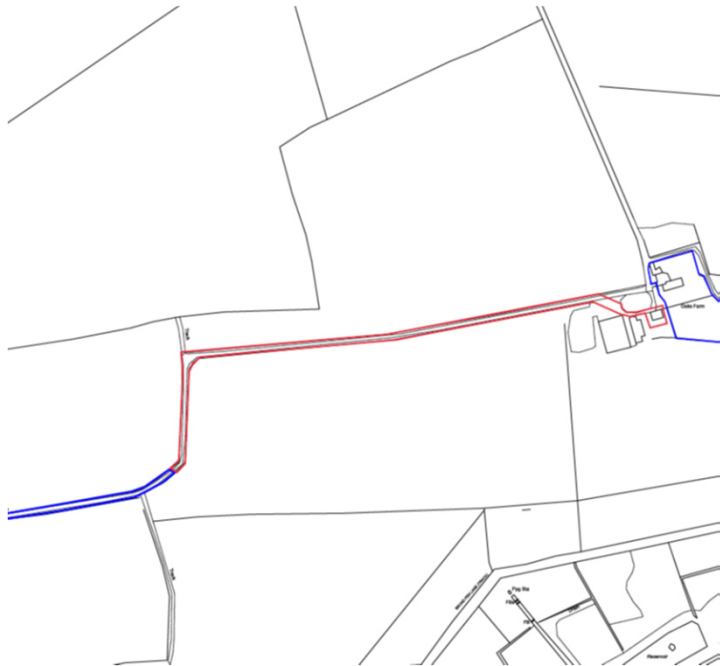
Countryside
Low Plains Farmland
Landscape Character
Area

 Agricultural Barn

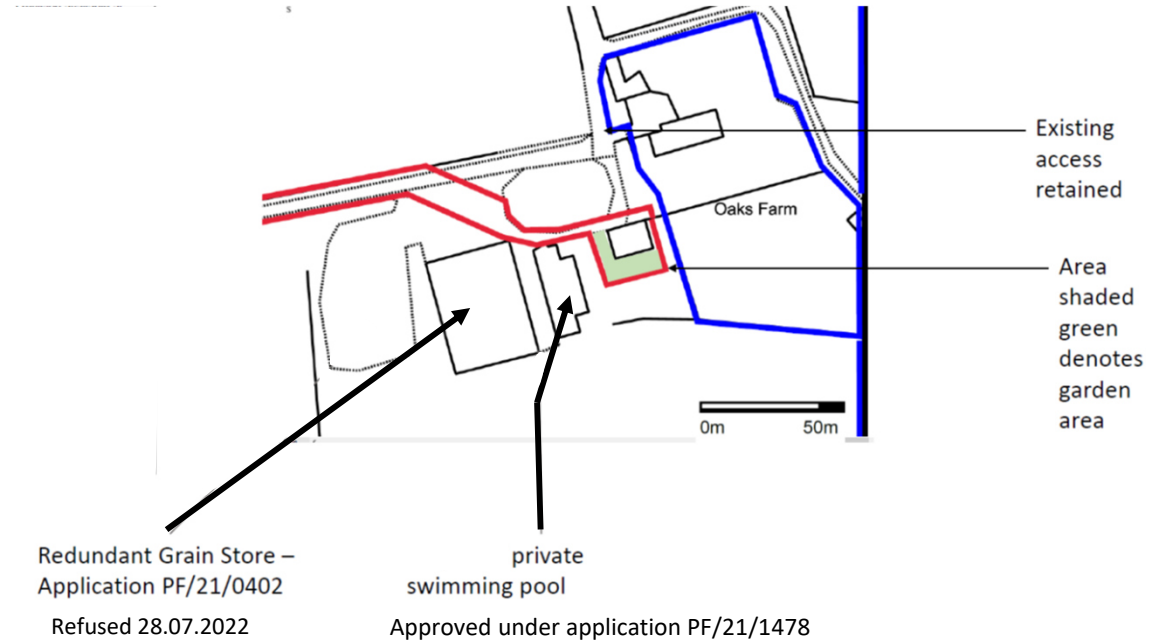
Aerial photo



EXISTING AND PROPOSED SITE PLANS

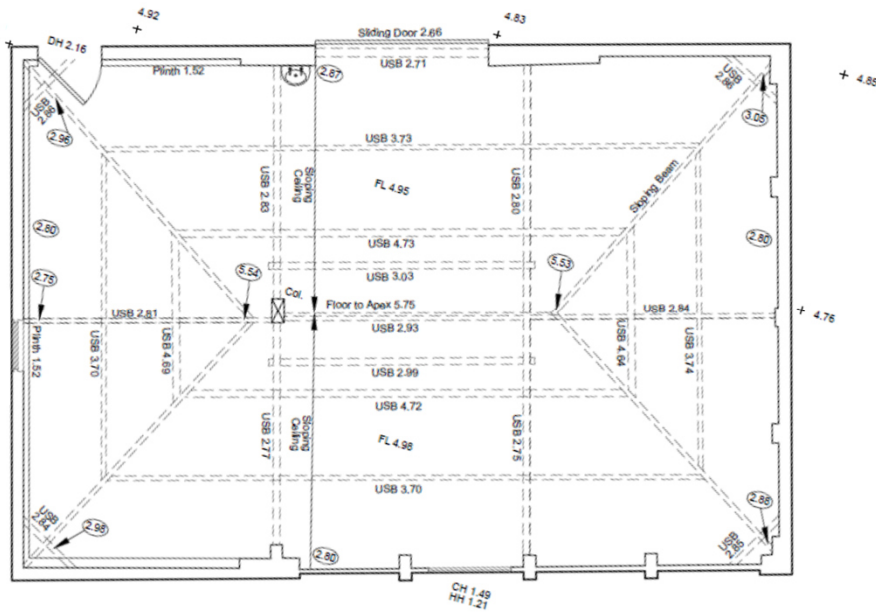


EXISTING SITE PLAN

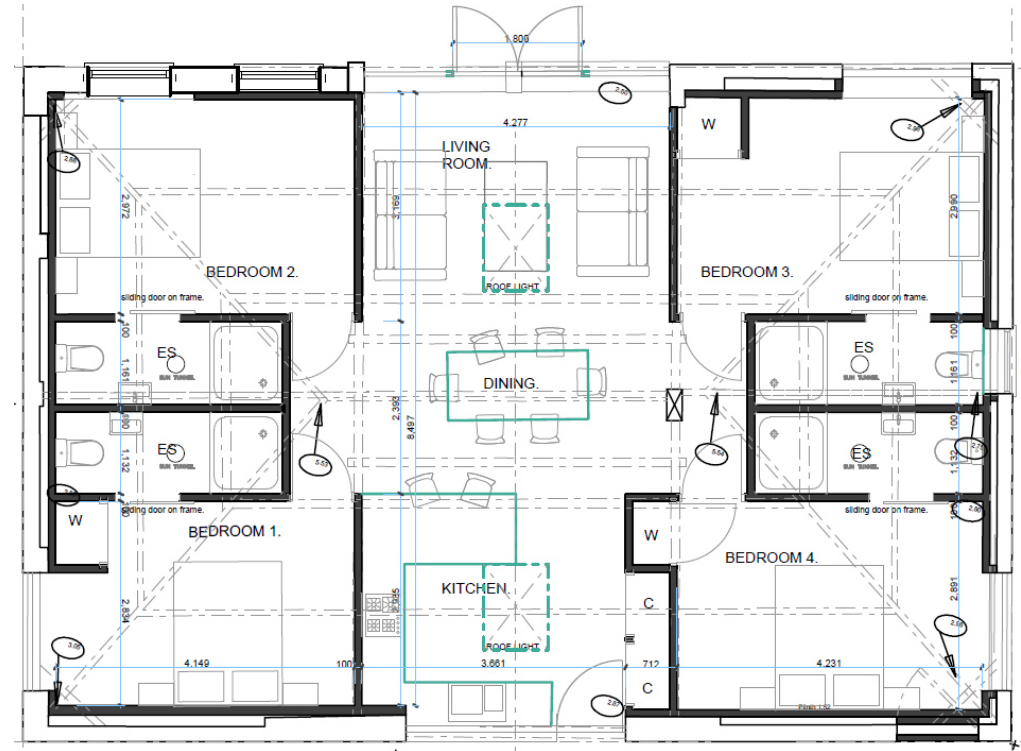


PROPOSED SITE PLAN

PREVIOUSLY EXISTING AND PROPOSED GROUND FLOOR PLANS

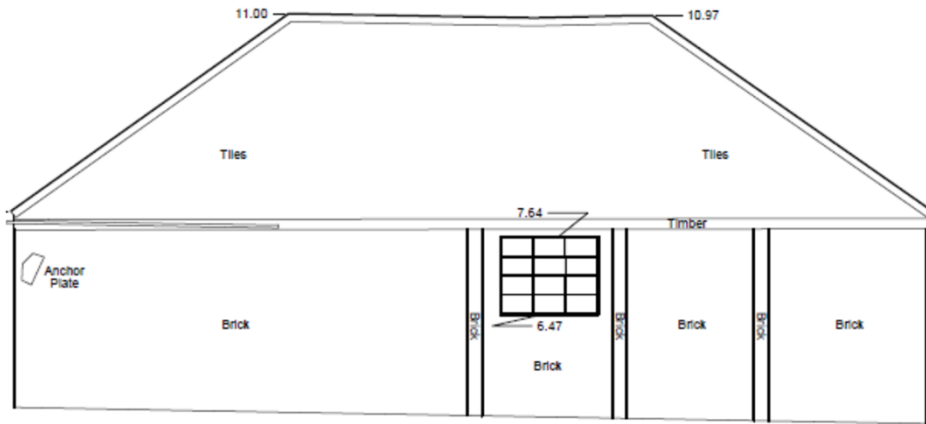


PREVIOUSLY EXISTING GROUND FLOOR PLAN

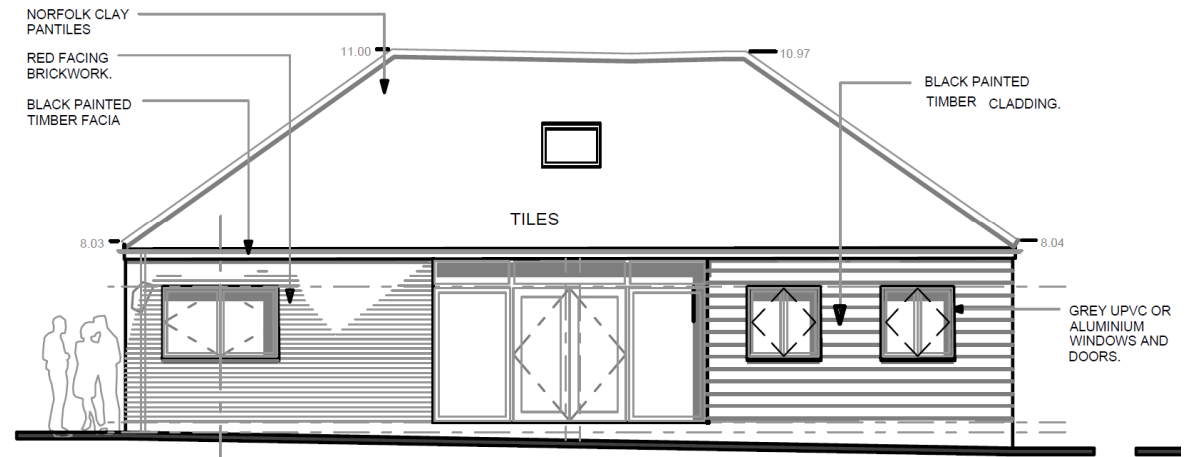


PROPOSED GROUND FLOOR PLAN

PREVIOUSLY EXISTING AND PROPOSED SOUTH ELEVATIONS

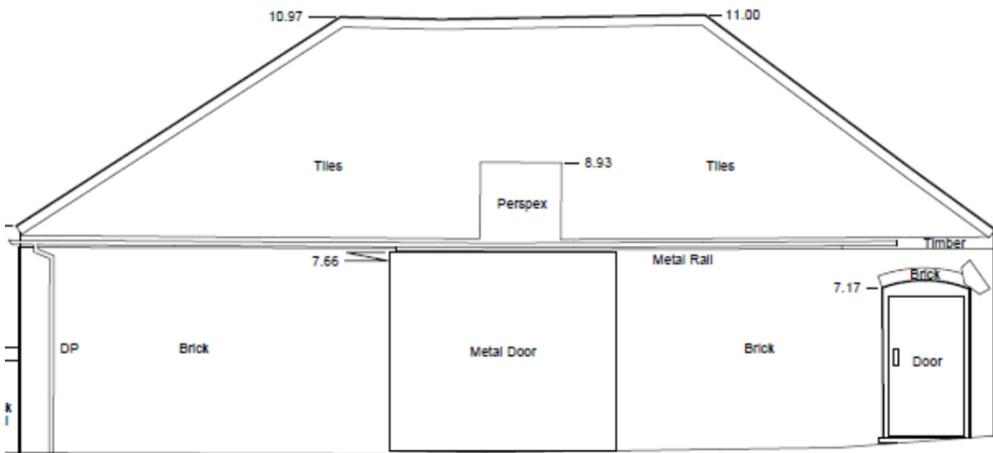


PREVIOUSLY EXISTING SOUTH ELEVATION

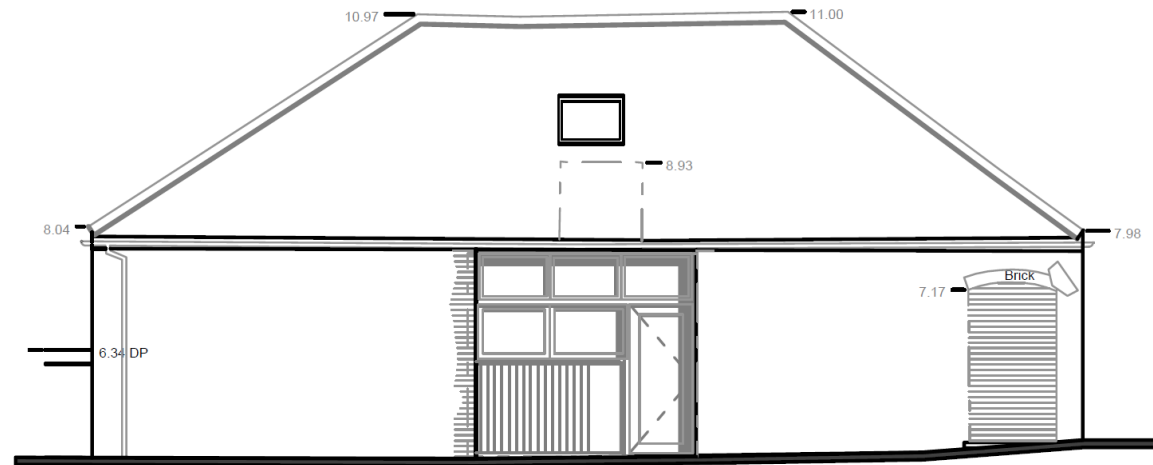


PROPOSED SOUTH ELEVATION

PREVIOUSLY EXISTING AND PROPOSED NORTH ELEVATIONS

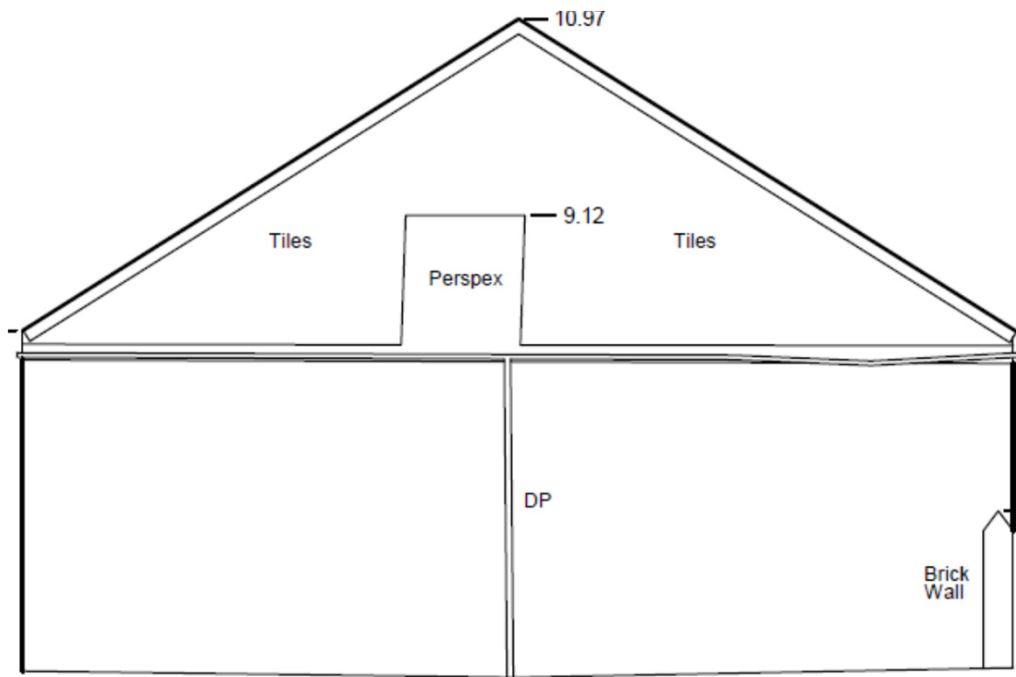


PREVIOUSLY EXISTING NORTH ELEVATION

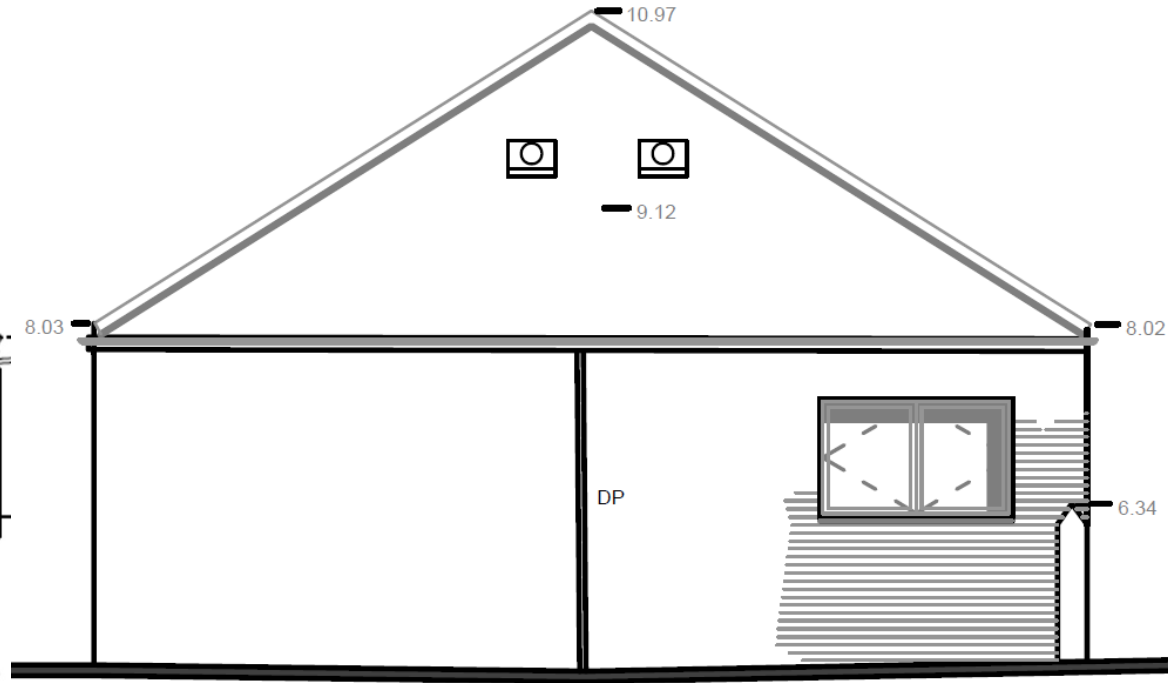


PROPOSED NORTH ELEVATION

PREVIOUSLY EXISTING AND PROPOSED EAST ELEVATIONS

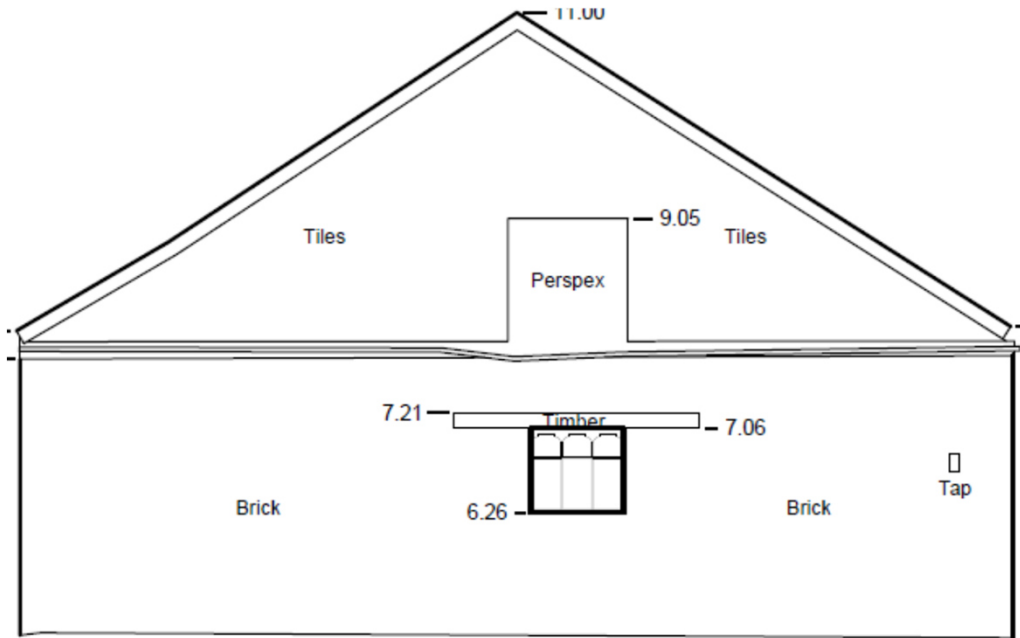


PREVIOUSLY EXISTING EAST ELEVATION

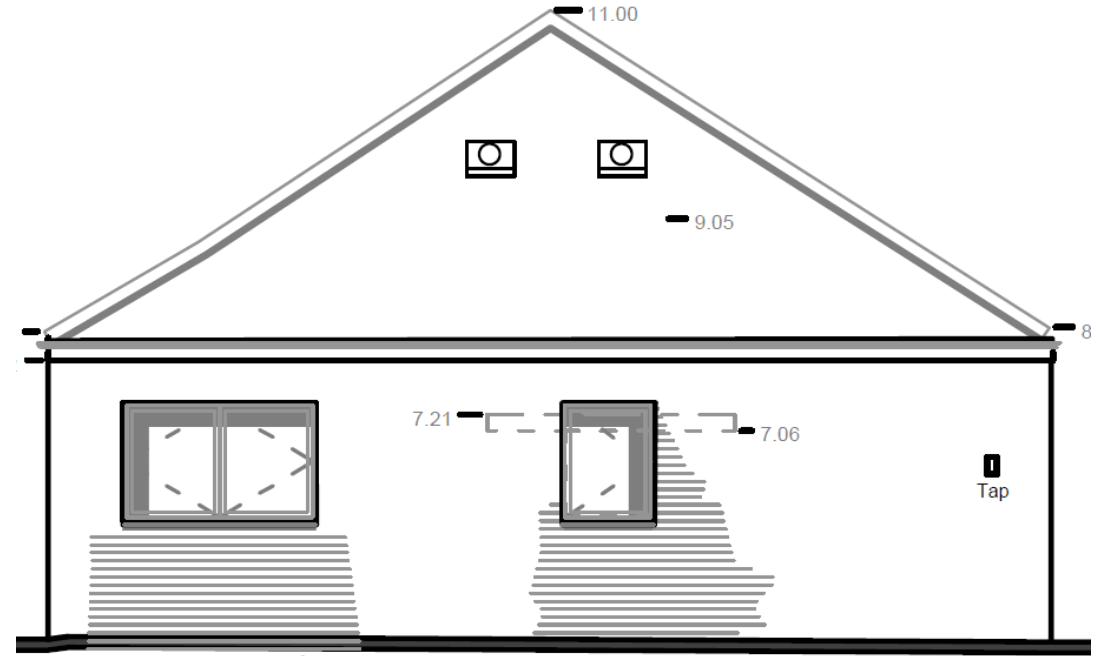


PROPOSED EAST ELEVATION

PREVIOUSLY EXISTING AND PROPOSED WEST ELEVATIONS

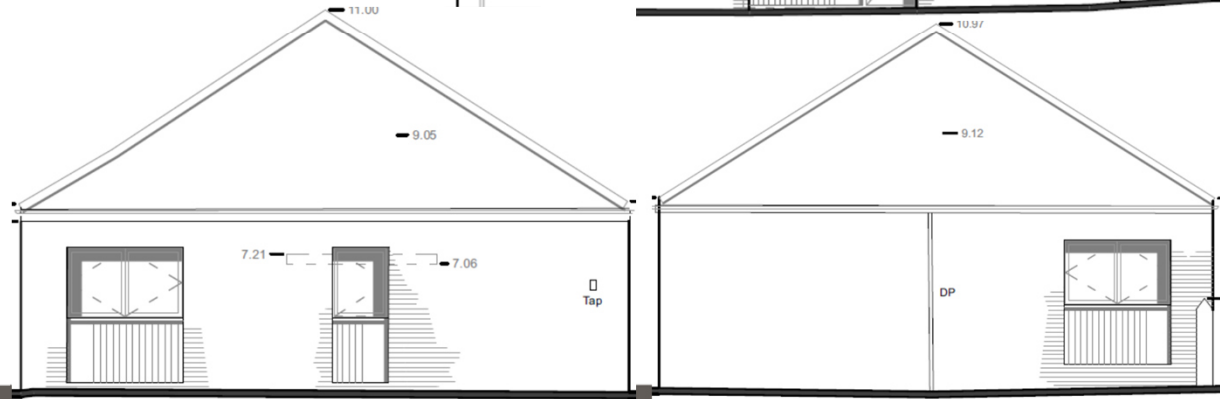
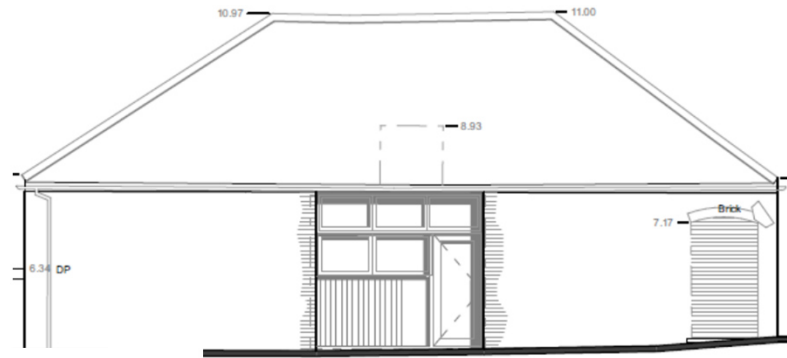
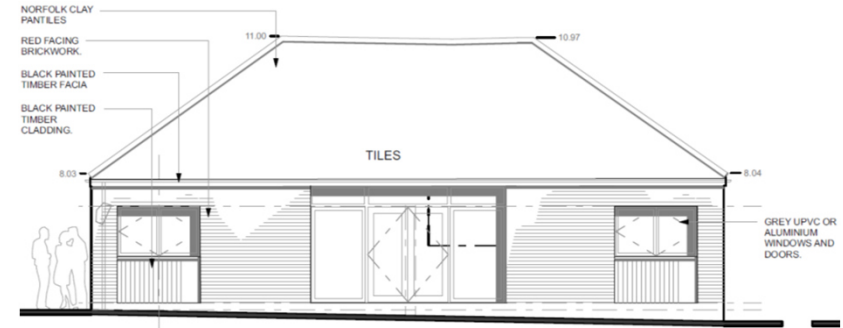
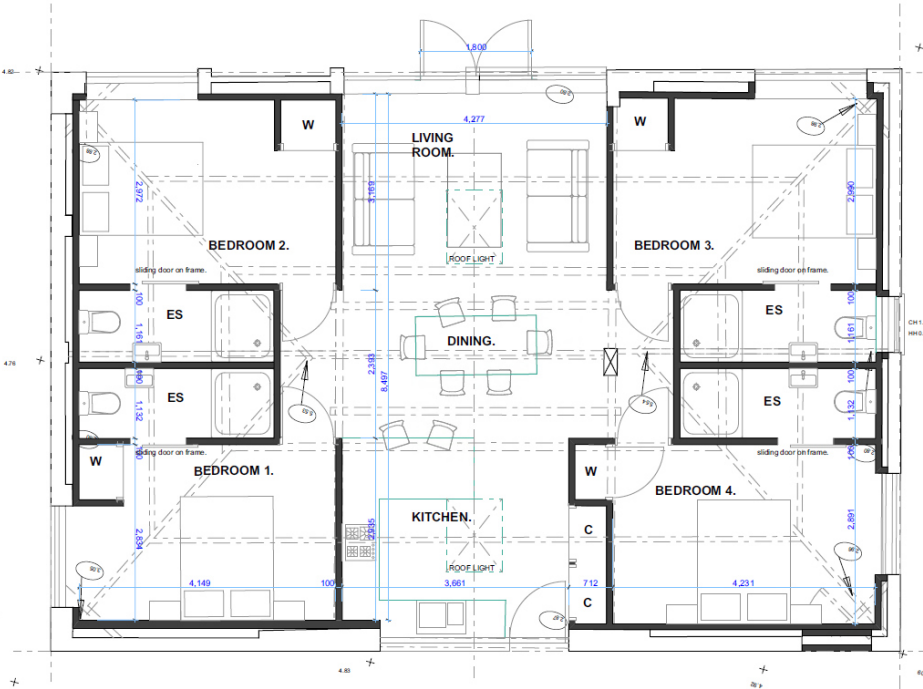


PREVIOUSLY EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

Previous (superseded) Plans



BARN – Prior to works being carried out



NORTH ELEVATION



EAST ELEVATION

BARN – Prior to works being carried out



SOUTH ELEVATION



WEST ELEVATION

Barn as existing



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

Barn as existing



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

KEYS ISSUES

1. PRINCIPLE
2. LANDSCAPE AND SETTLEMENT CHARACTER
3. DESIGN
4. RESIDENTIAL AMENITY
5. BIODIVERSITY – including Nutrients and GIRAMS
6. POLLUTION AND HAZARD PREVENTION AND MINIMISATION
7. HIGHWAYS
8. OTHER MATTERS

Recommendation

APPROVAL subject to:

1. The completion of an agreement under section 106 of the Town and Country Planning Act 1990 to secure nutrient mitigation measures; and
2. The imposition of conditions to cover the matters listed within the committee report and any others considered necessary at the discretion by the Assistant Director - Planning; and
3. In the event that the Section 106 Legal Agreement cannot be secured within three months of the date of Committee resolution to approve, to return the matter to the Development Committee for further consideration.