

APPLICATION REFERENCE: PF/24/0201

LOCATION: The Glass House, Fulcher Avenue, Cromer, NR27 9SG

PROPOSAL: Erection of single-storey dwelling with detached bike/bin store

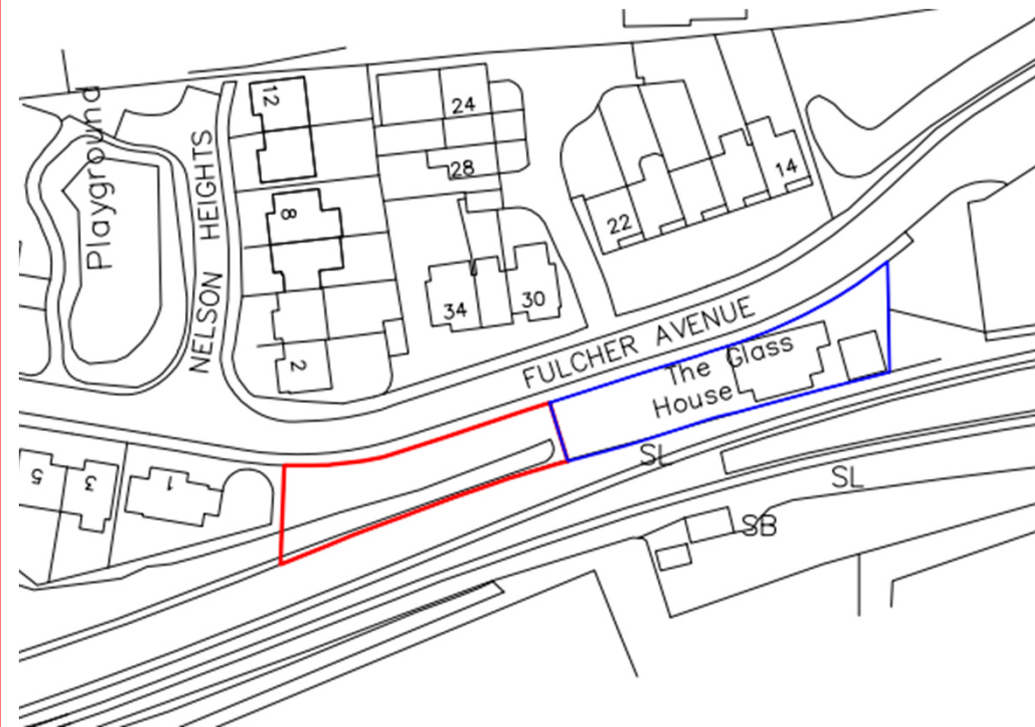


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COUNCIL

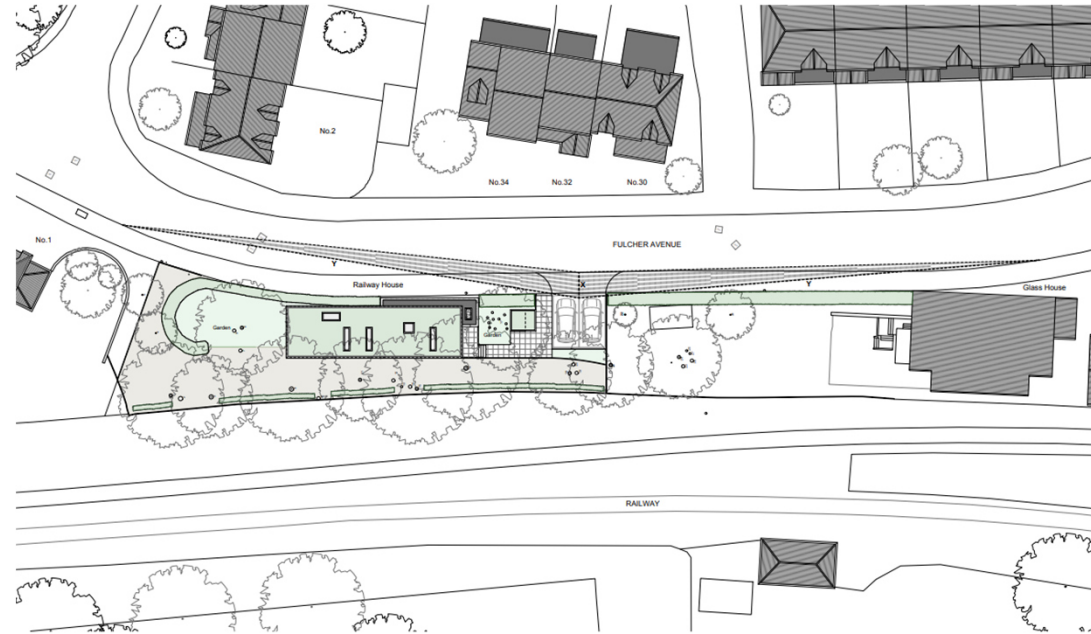
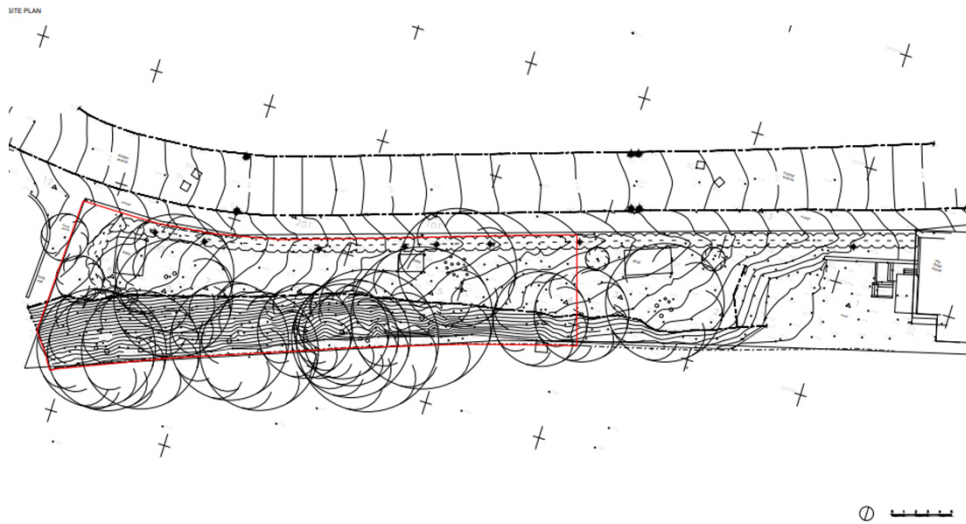
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

22<sup>nd</sup> August 2024

# SITE LOCATION PLAN AND AERIAL

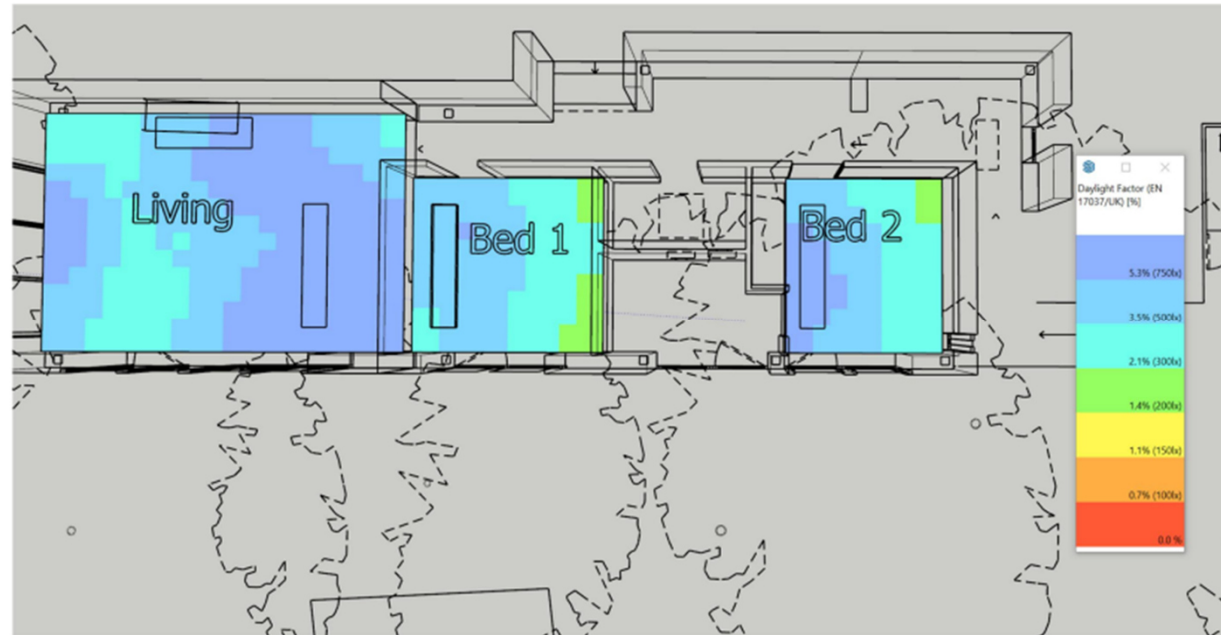
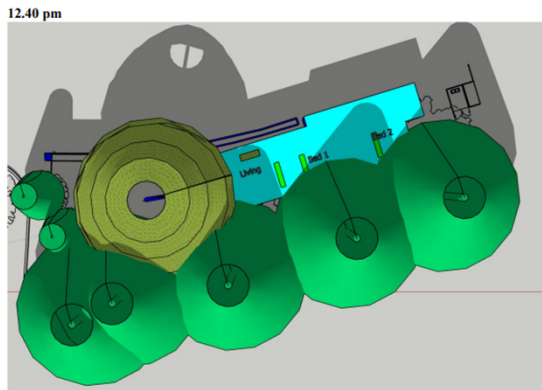
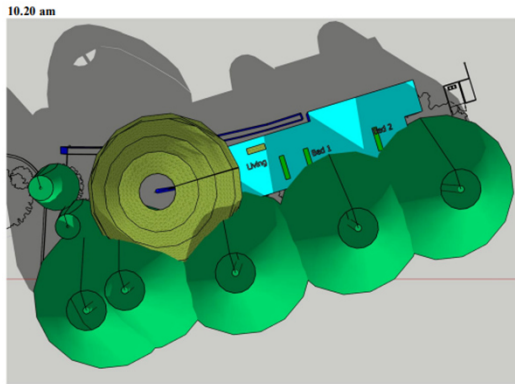


# EXISTING AND PROPOSED SITE PLANS

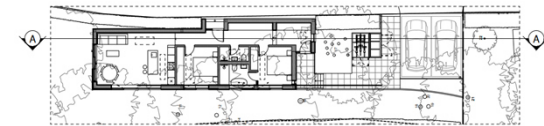




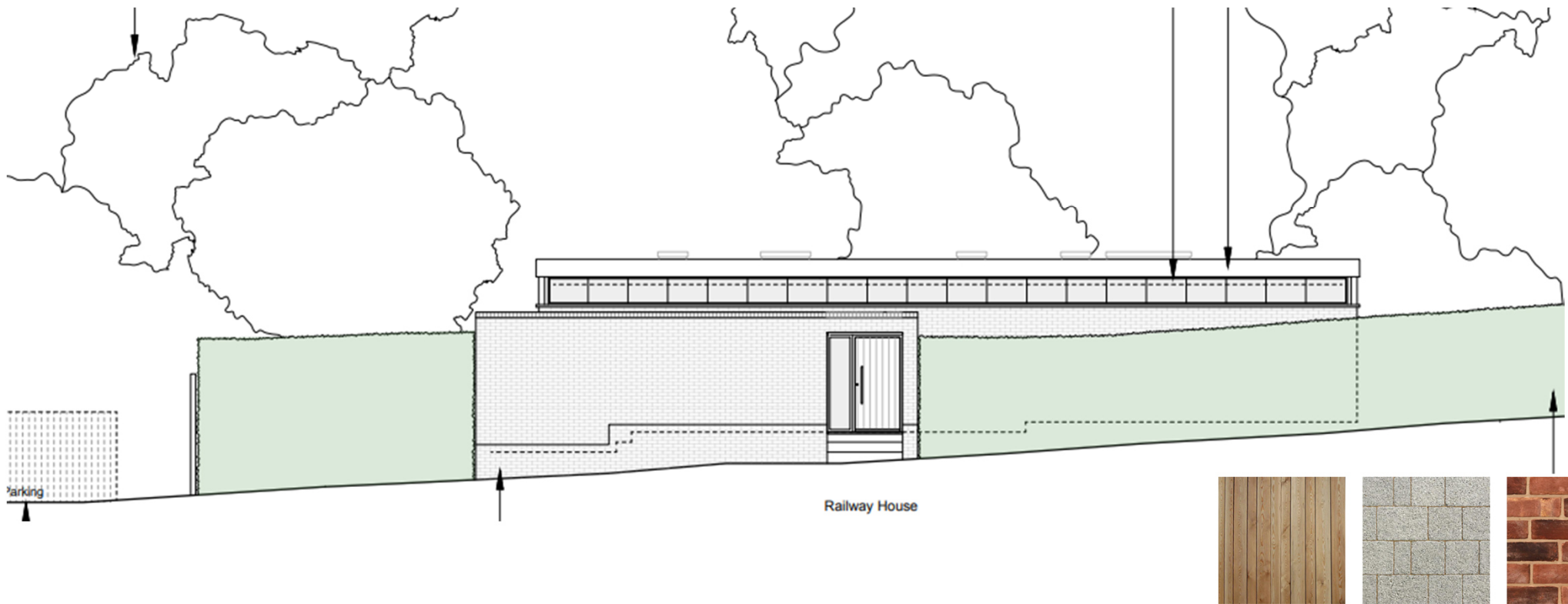
# SHADING AND LIGHTING DETAILS



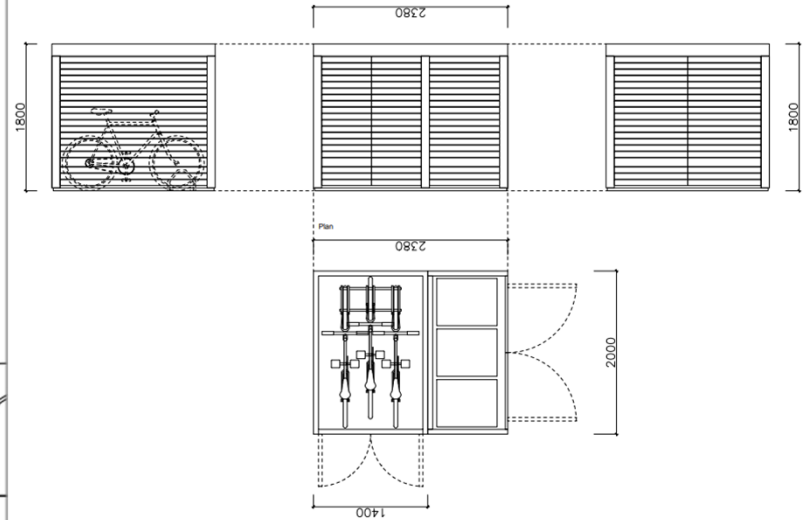
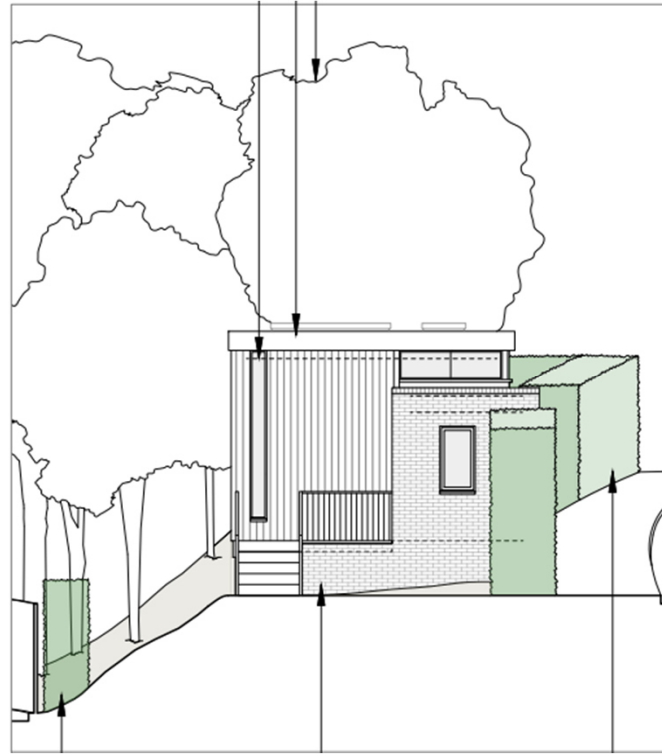
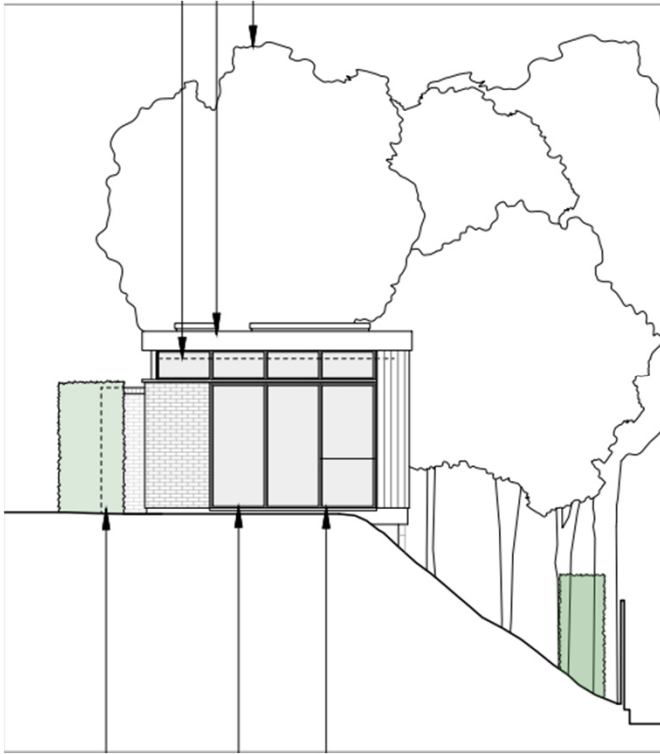
# CROSS SECTION



# PROPOSED FRONT (STREETVIEW) ELEVATION

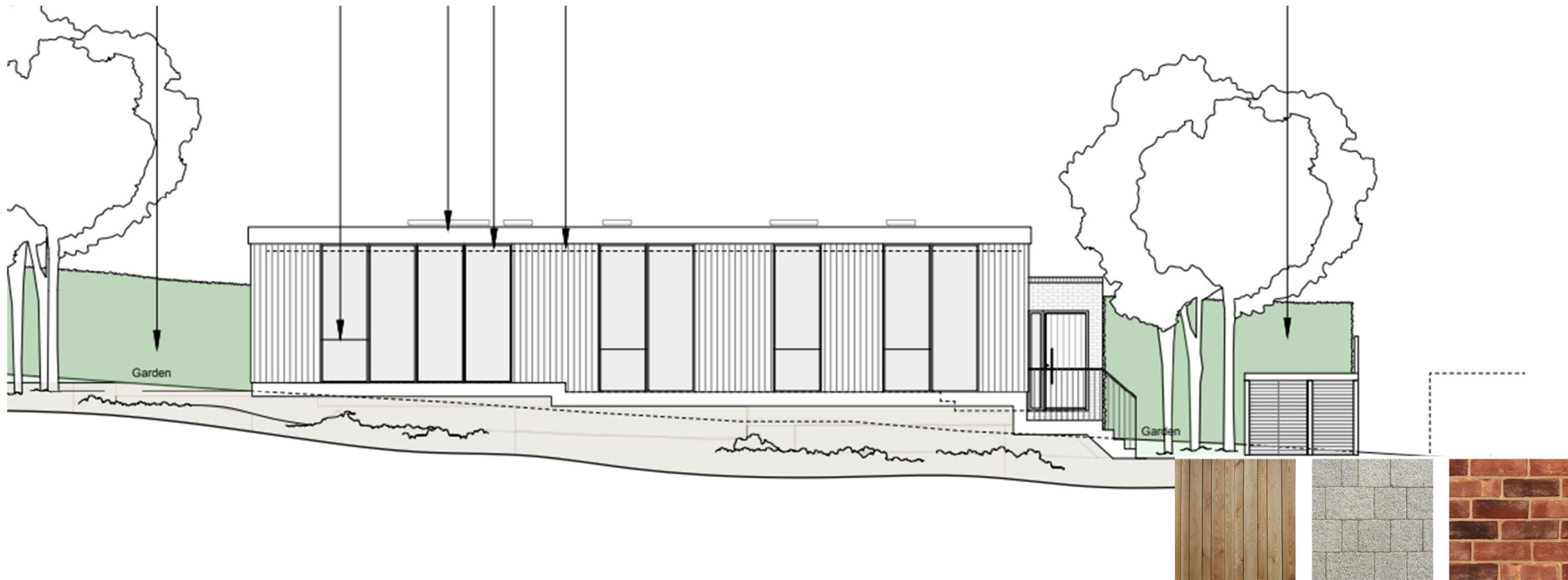


# PROPOSED SIDE ELEVATIONS, BIN AND BIKE STORE





# PROPOSED REAR ELEVATION



# The Glass House



## View west



## View west



# VIEW EAST



## RECENT PHOTOS TOWARDS THE SITE SHOWING TREE CANOPY



# RECOMMENDATION

## **Refusal on impact to the trees and Conservation Area:**

The residential development of the site would create actual and perceived conflicts between the safety and amenity of future occupiers and the close proximity of the trees. This situation would increase the likely pressure for inappropriate management and removal of trees which would be more difficult to resist with residential occupancy of the site. The proposed development would therefore harm the character and appearance of the site to the detriment of the local landscape and Conservation Area. Contrary to Policies EN 2, EN 4, EN 8 of the adopted North Norfolk Core Strategy.

Although a 5-year supply of housing land cannot currently be demonstrated to exist within North Norfolk, in the context of paragraph 11 of the National Planning Policy Framework, the environmental and Conservation harm identified above is sufficiently significant to outweigh the limited social and economic benefits of the development.