

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

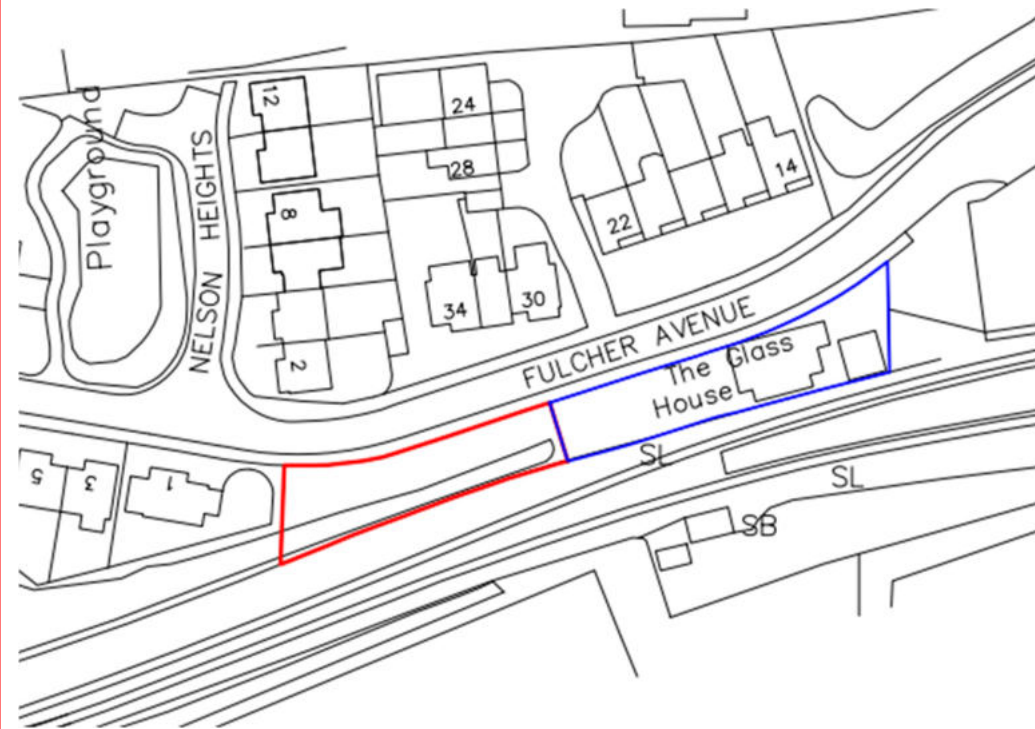


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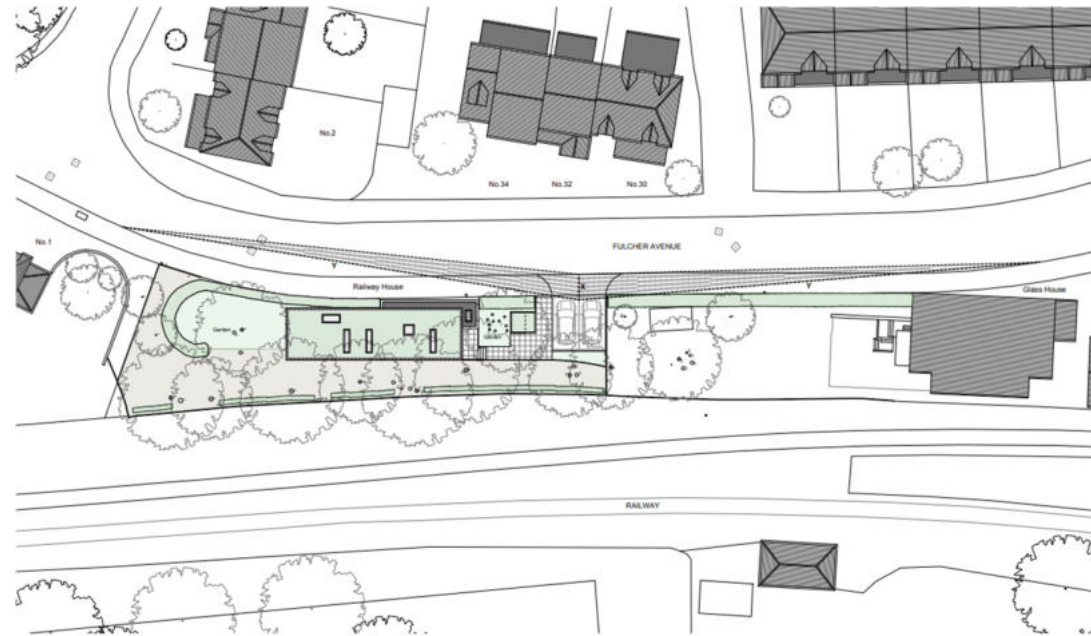
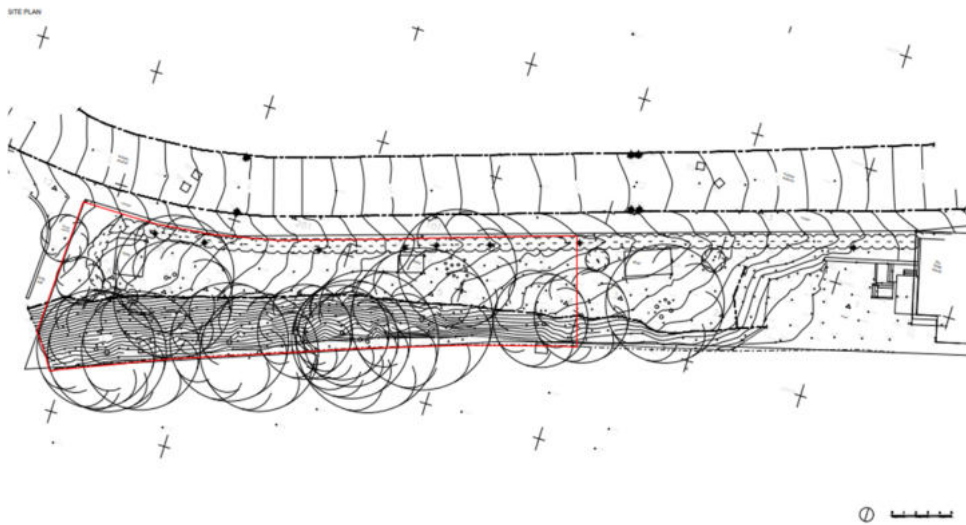
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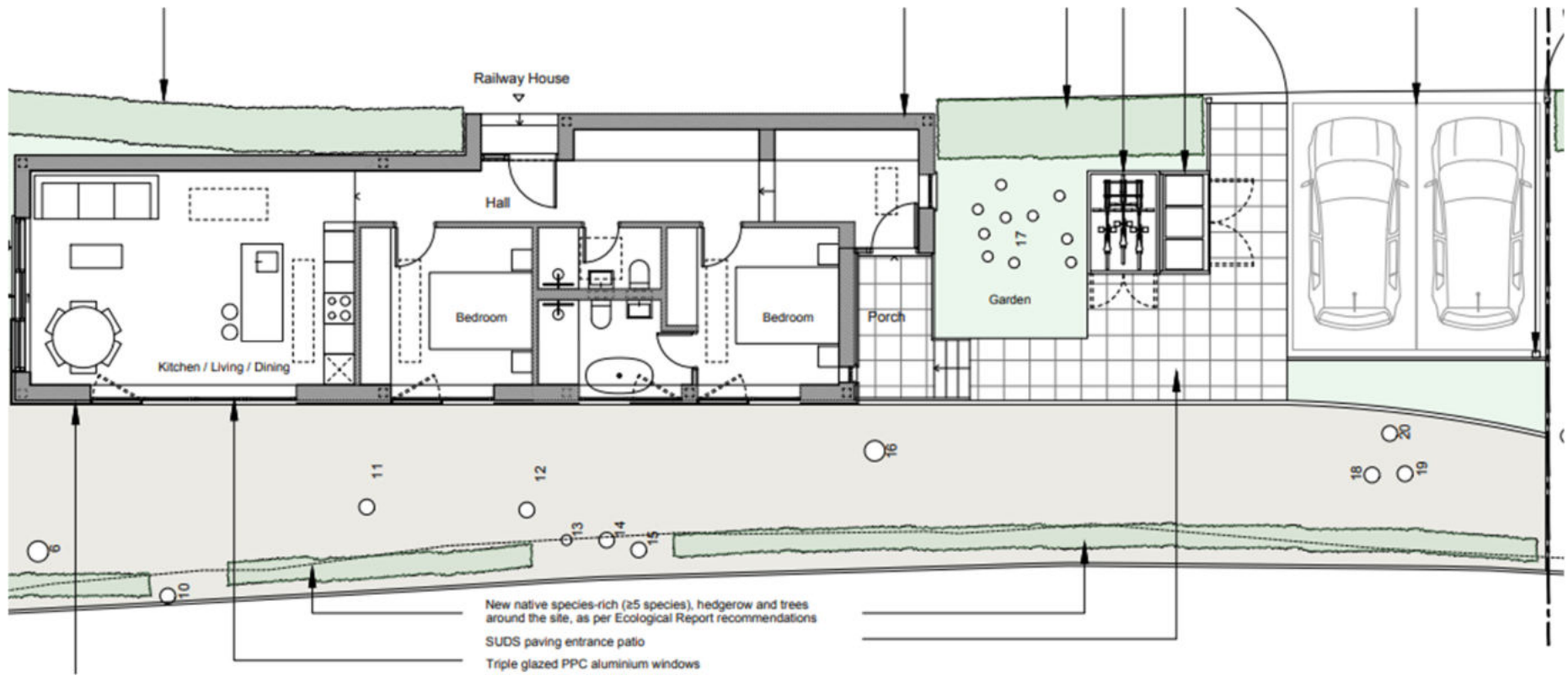
SITE LOCATION PLAN AND AERIAL



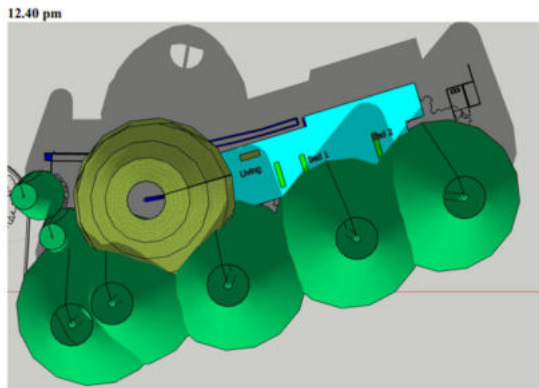
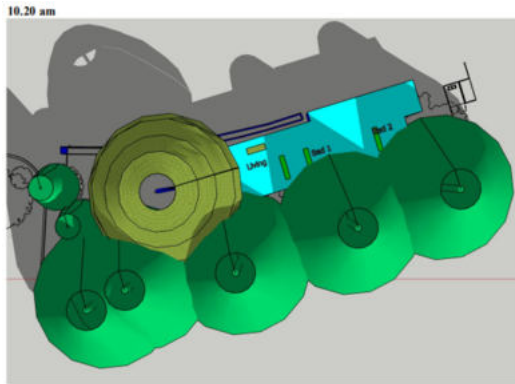
EXISTING AND PROPOSED SITE PLANS



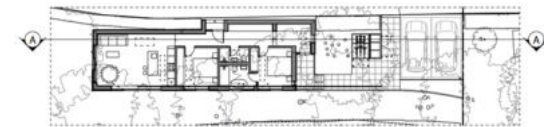
PROPOSED FLOOR PLAN



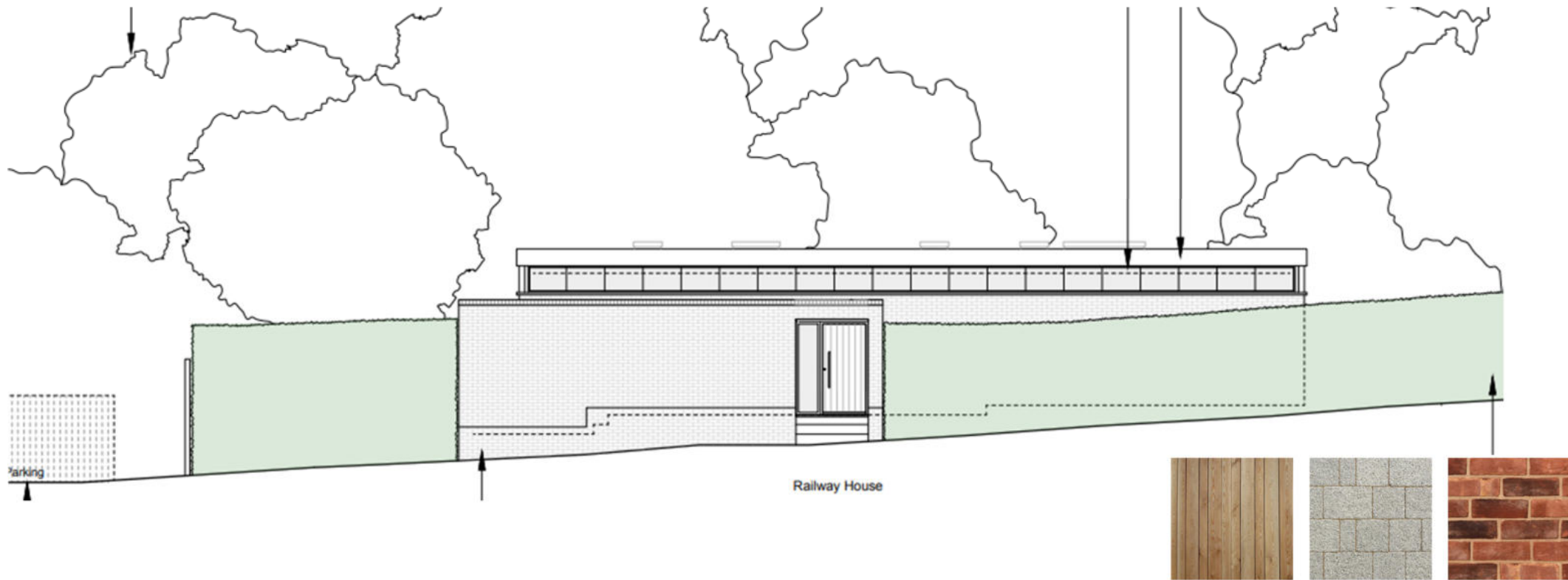
SHADING AND LIGHTING DETAILS



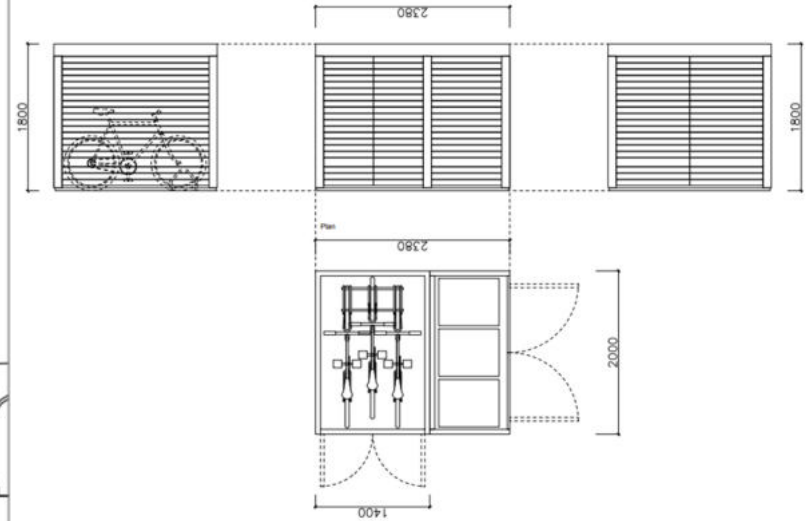
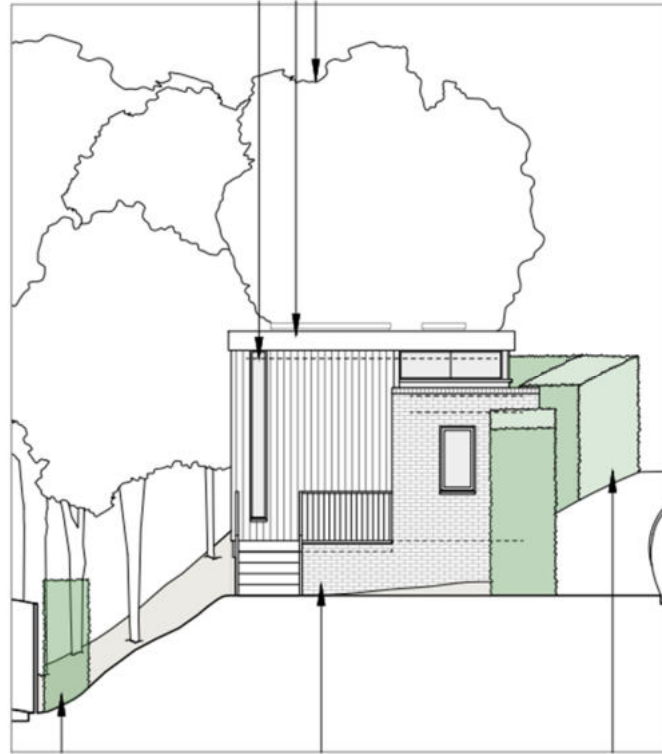
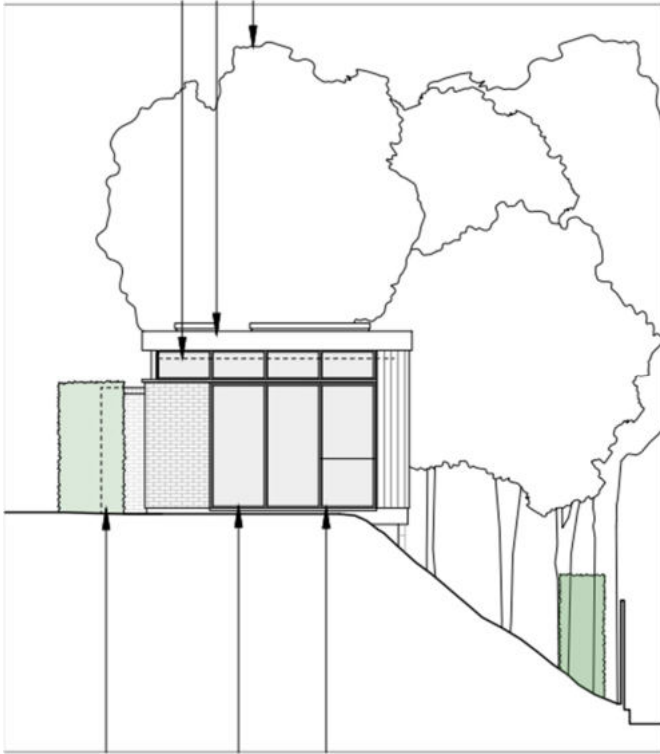
CROSS SECTION



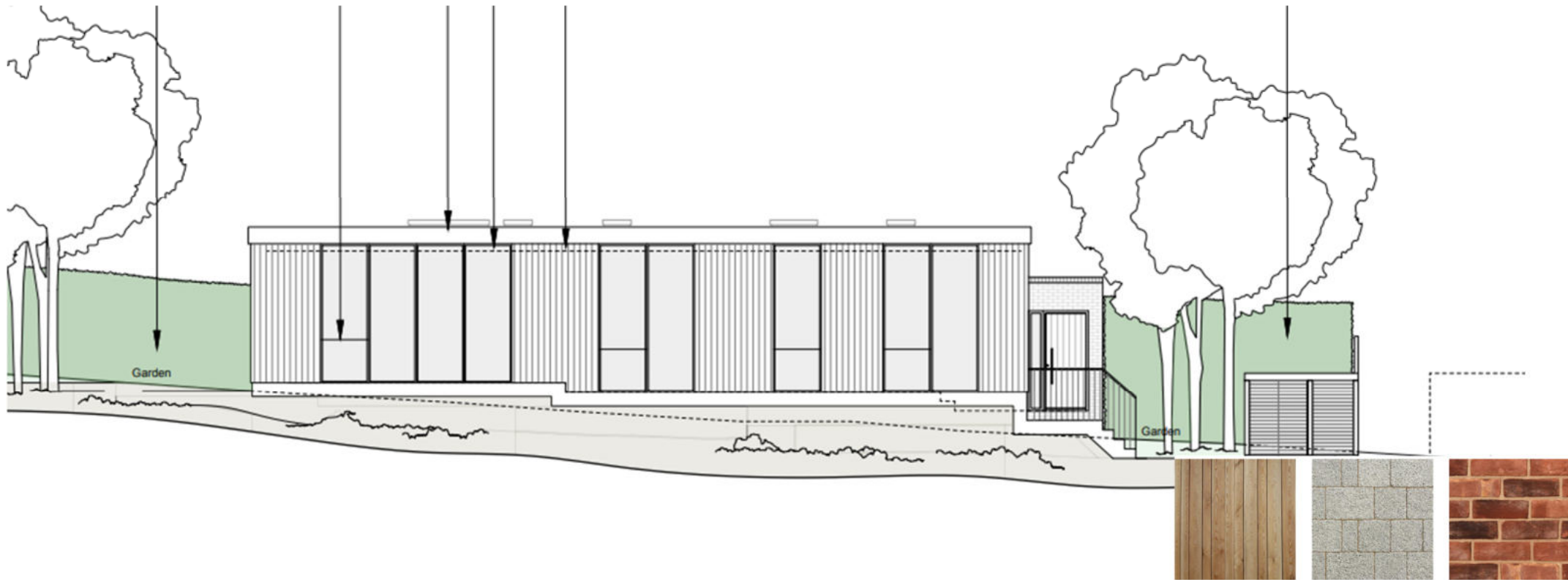
PROPOSED FRONT (STREETVIEW) ELEVATION



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.