

APPLICATION REFERENCE: PF/24/1123

LOCATION: Youth Hostel, St Nicholas Church
Rooms, Church Plain, Wells-next-the-sea
Norfolk, NR23 1EQ

PROPOSAL: Erection of single storey side
extension; alterations to fenestration; addition of
10no. dormer windows to replace rooflights;
addition of solar panels; creation of pool to rear
and alterations to landscaping/parking



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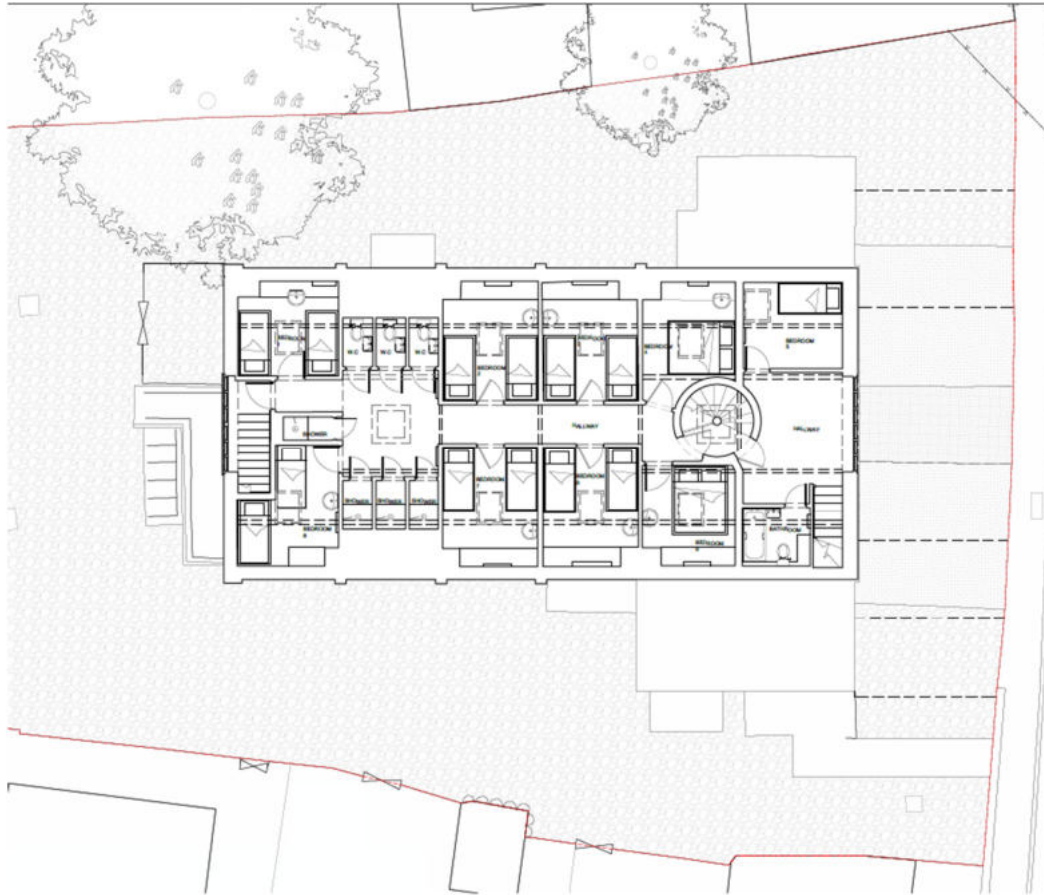
Site location plan and aerial



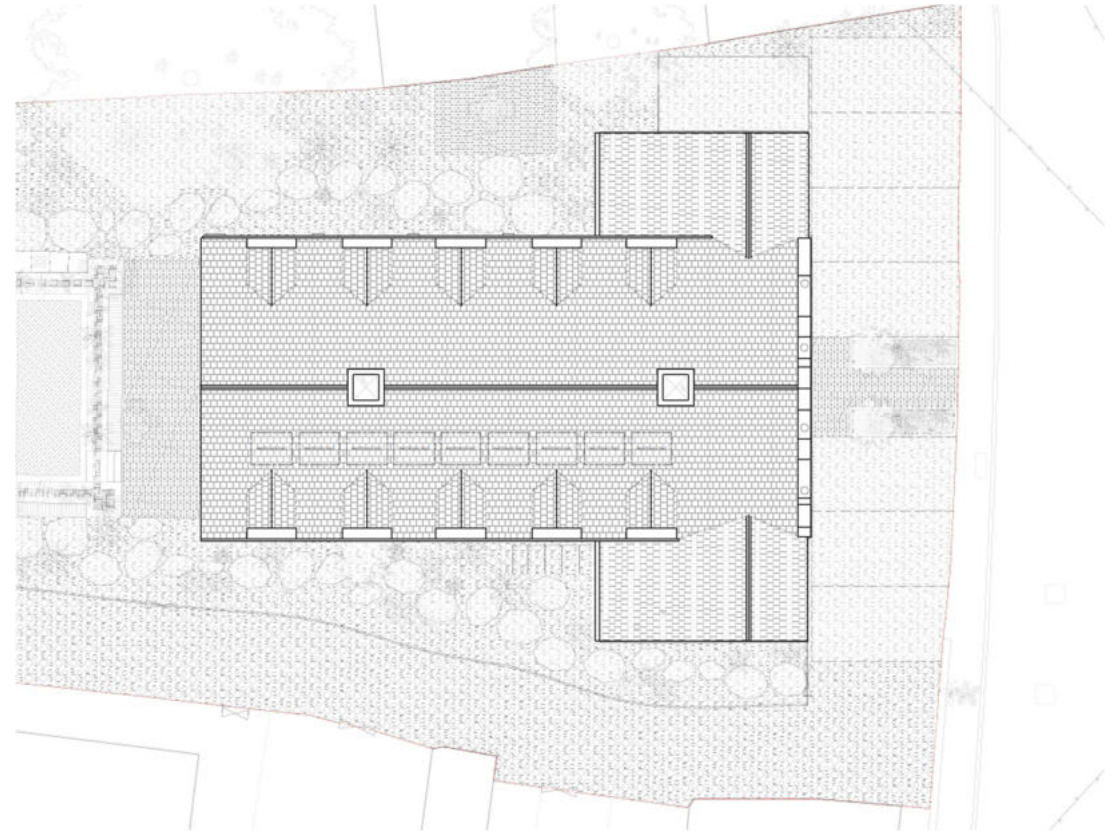
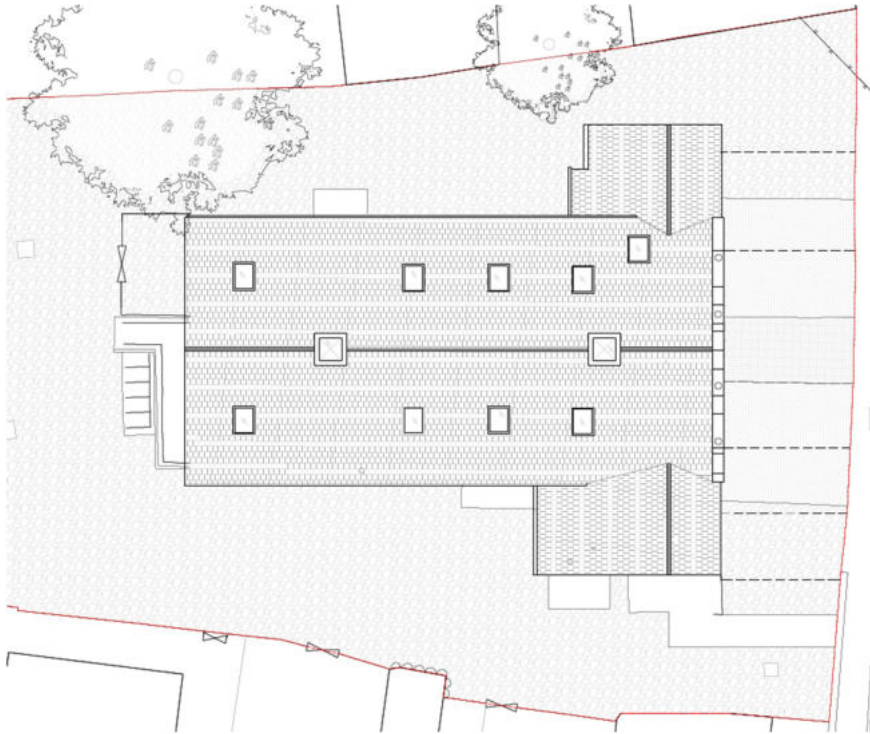
Existing and proposed ground floor plans



Existing and proposed first floor plan



Existing and proposed roof plans

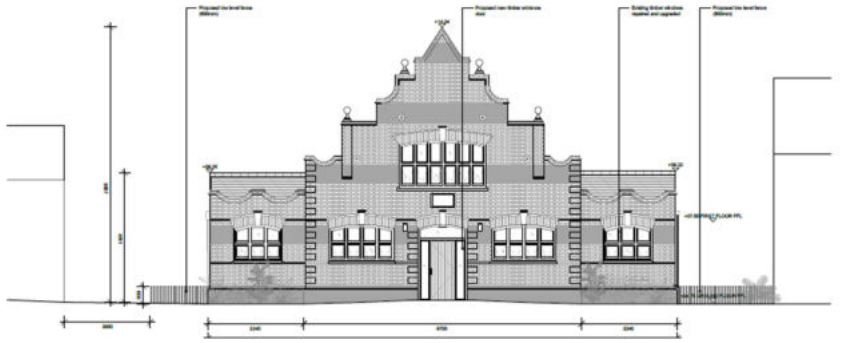
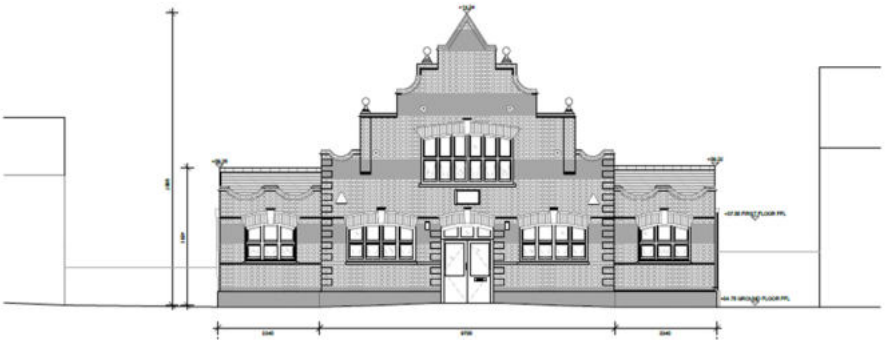


Existing and proposed North and East elevations

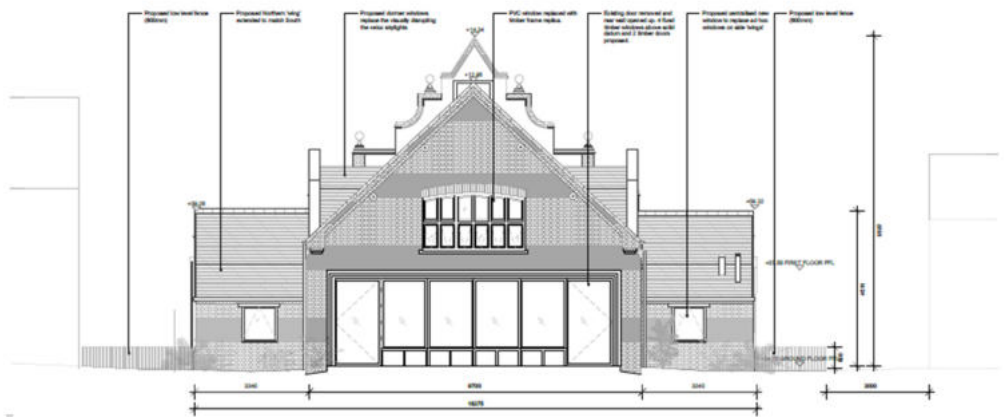


1 NORTH ELEVATION

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Existing and proposed South and West elevations



Visualisations and obscure glazing



Figure 28- Side Elevation (South)



Figure 29- Front Elevation (East)

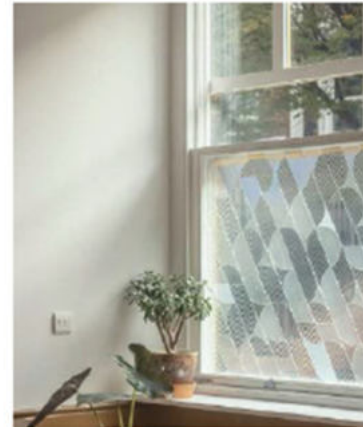


Figure 26- Decorative obscure glazing will be installed up to 1.7m of the fixed-lower section of dormer sash windows.

Photographs of the rear including WI



View of side and rear towards church



View of side and rear



View eastwards



MAIN ISSUES

- 1. Whether the proposed development is acceptable in principle**
- 2. Whether the proposed development would have any highway and parking impacts**
- 3. Whether the design is acceptable**
- 4. Impact on the Conservation Area**

RECOMMENDATION

APPROVAL subject to conditions relating to the following matters:

- **Subject to the imposition of appropriate conditions including obscure glazing, parking provision, and cycle storage provision, landscaping, use of rear garden, materials and joinery plus any other conditions considered to be necessary by the Head of Planning.**
- **Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning**