

APPLICATION REFERENCE: PF/24/1634

LOCATION: Land North Of Kettlestone Road, Little Snoring, Fakenham

PROPOSAL: Construction of 19 dwellings (Class C3) with associated parking, infrastructure, open space and landscaping



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

06 February 2025



LOCATION





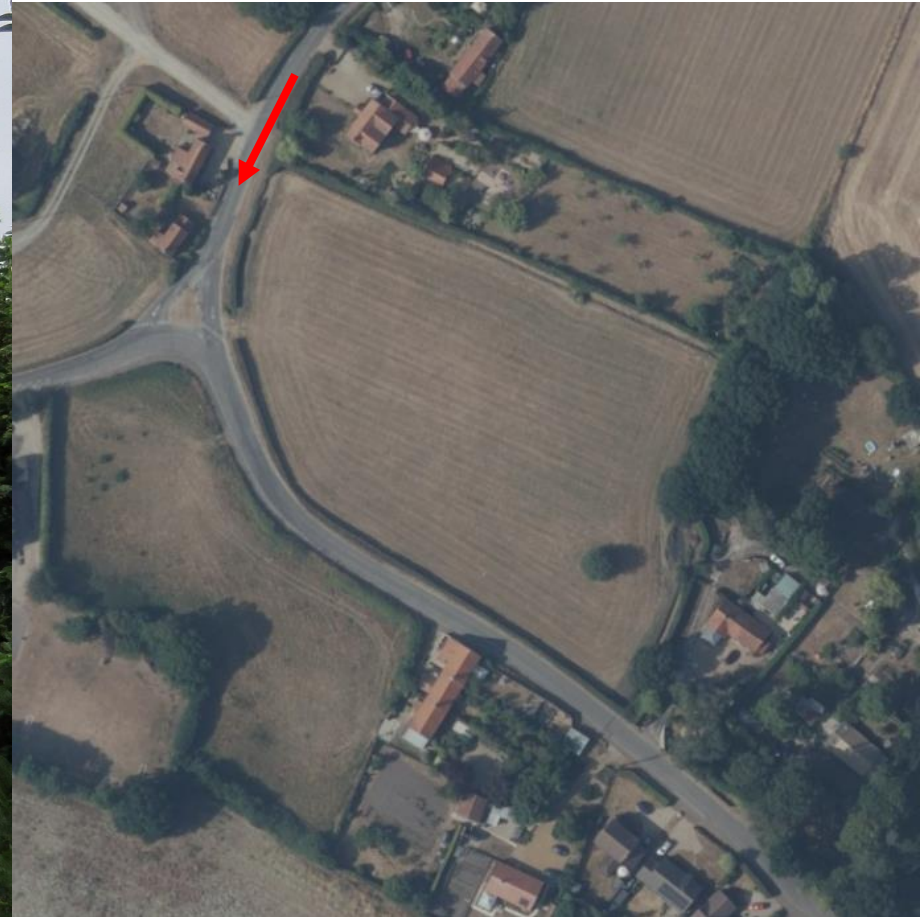










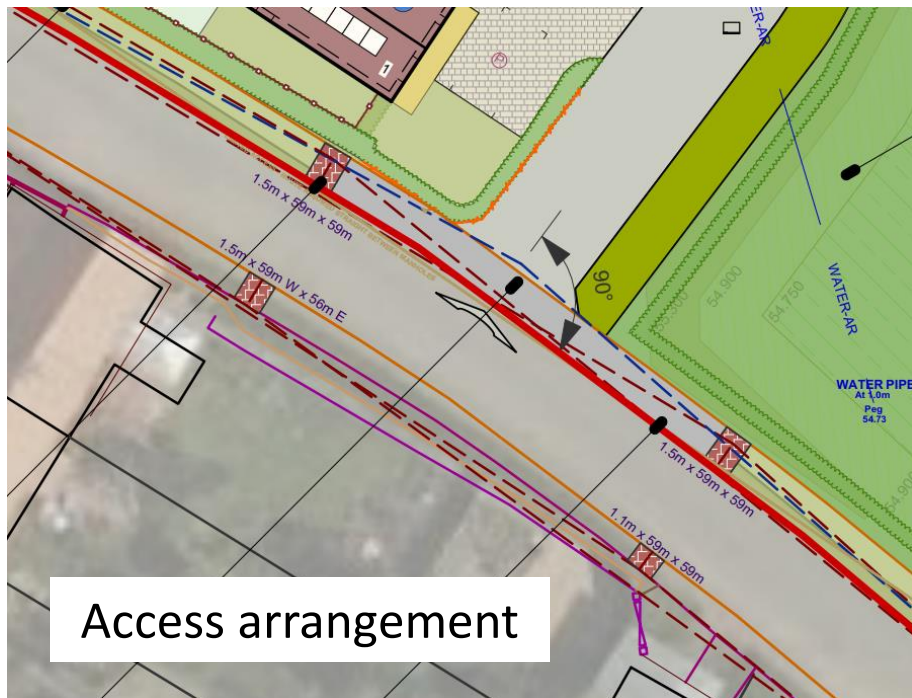








Proposed Site Plan



Access arrangement



ACCOMMODATION:

- Plot 1- 3B5P House + Cartpot + 1 Parking Spaces
- Plot 2- 3B5P House + Cartport + 1 Parking Space
- Plot 3- 3B5P House + Cart Lodge + 1 Parking Space
- Plot 4- 3B5P House + Cart Lodge + 1 Parking Space
- Plot 5- 3B5P House + 2 Parking Spaces
- Plot 6- 2B4P House + 2 Parking Spaces
- Plot 7- 3B5P House + 2 Parking Spaces
- Plot 8- 2B4P Bungalow + 2 Parking Spaces
- Plot 9- 3B5P House + 2 Parking Spaces
- Plot 10- 3B5P House + Cart Lodge + 1 Parking Space
- Plot 11- 3B5P House + 2 Parking Spaces
- Plot 12- 1B2P House + 1.5 Parking Spaces
- Plot 13- 1B2P House + 2 Parking Spaces
- Plot 14- 1B2P House + 1.5 Parking Spaces
- Plot 15- 3B5P House + 2 Parking Spaces
- Plot 16- 2B4P House + 2 Parking Spaces
- Plot 17- 3B5P House + 2 Parking Spaces
- Plot 18- 3B5P House + Cart Lodge + 1 Parking
- Plot 19- 3B5P House + Cart Lodge + 1 Parking

TENURE:

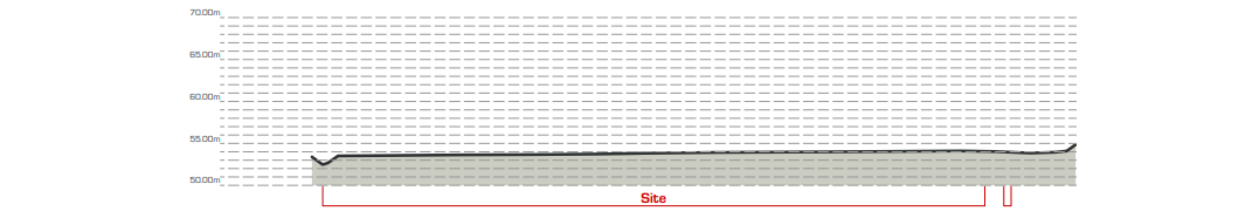
- OPEN MARKET
- SHARED OWNERSHIP
- AFFORDABLE RENT

Site Sections



1:500

Section A-A as Existing



1:500

Section B-B as Existing



1:500

Section A-A as Proposed



1:500

Section B-B as Proposed

Illustrative drawings

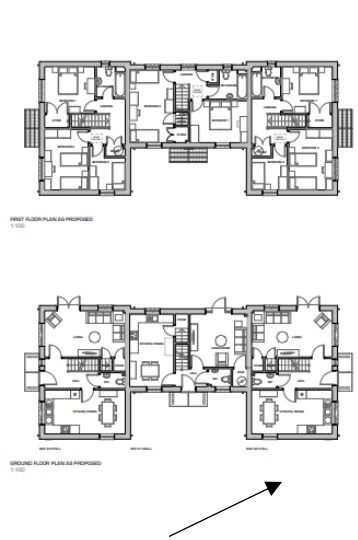




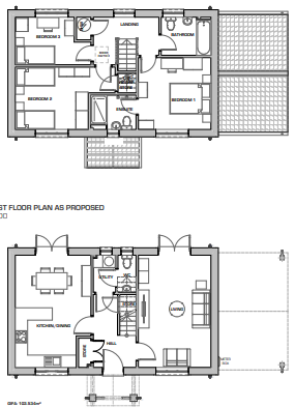
Plot 1

Plot 2

Plots 3 & 4



Plots 5 - 7



Plot 10



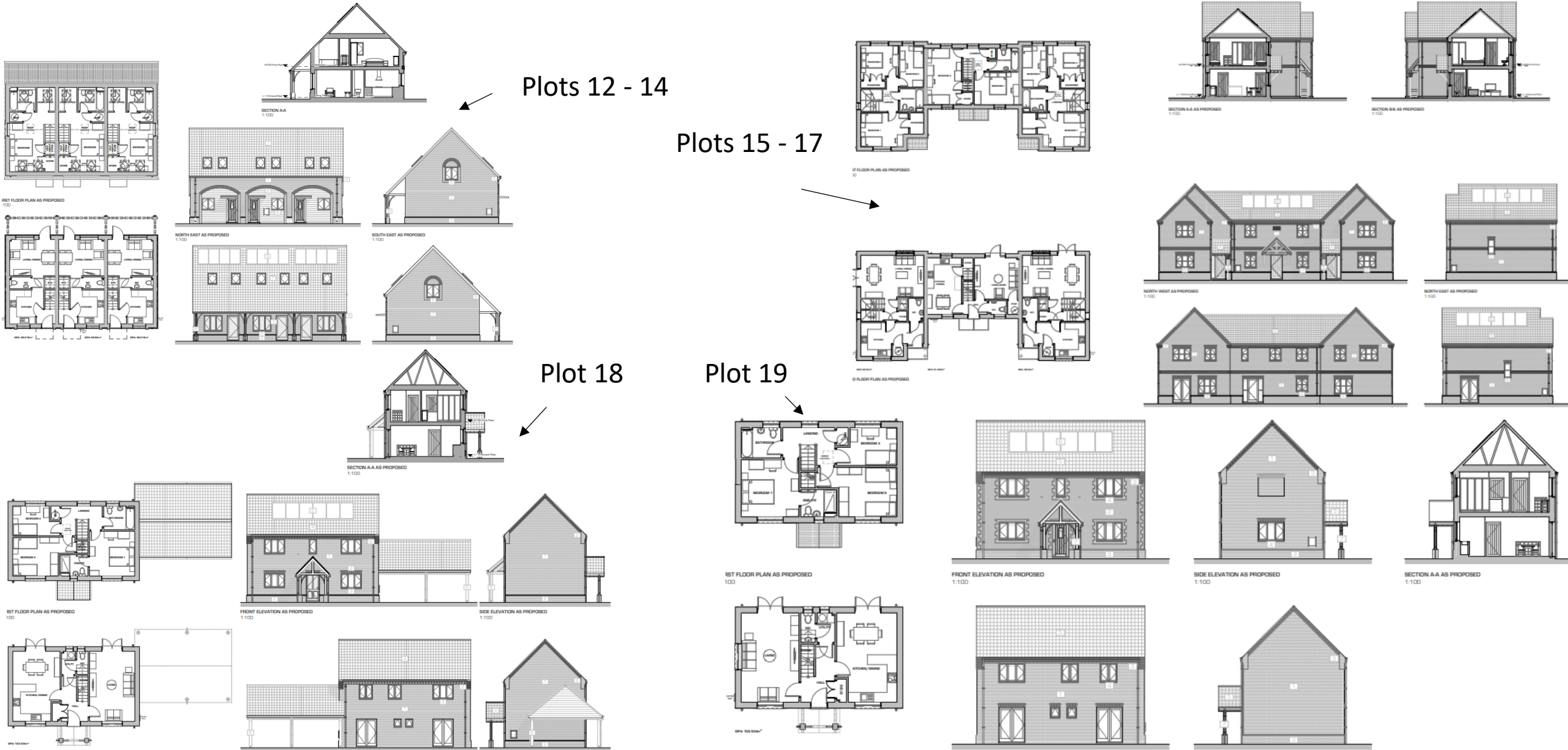
Plot 8



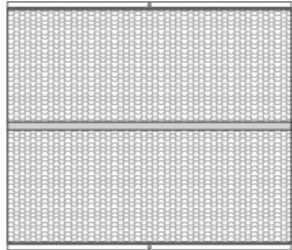
Plot 9

Plot 11

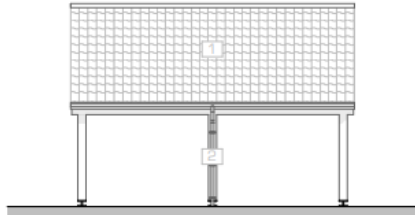




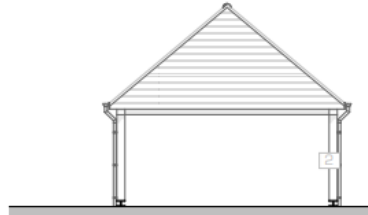
Carport Plans



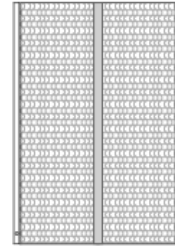
First Floor Plan as Proposed
1:100



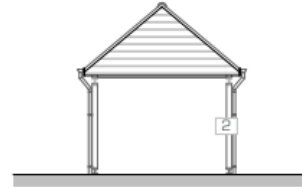
Front Elevation as Proposed
1:100



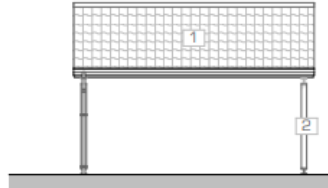
Side Elevation as Proposed
1:100



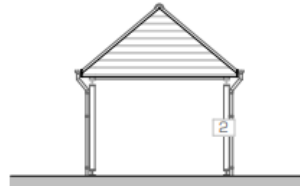
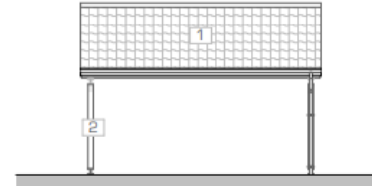
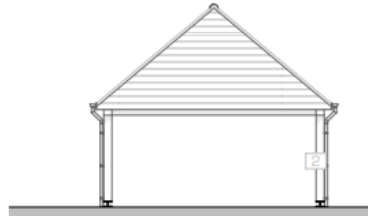
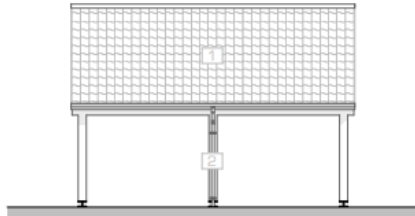
Plan as Proposed
1:100



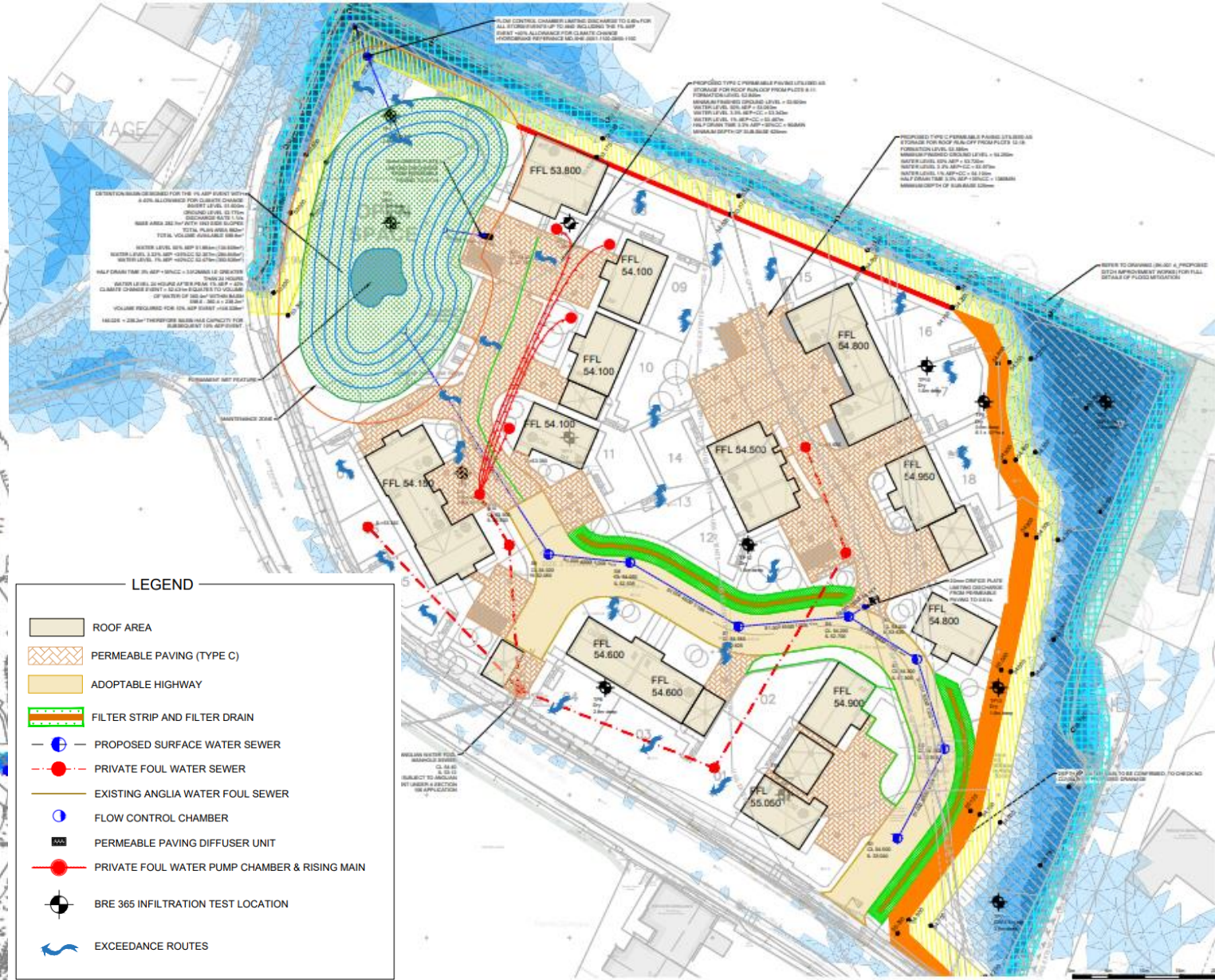
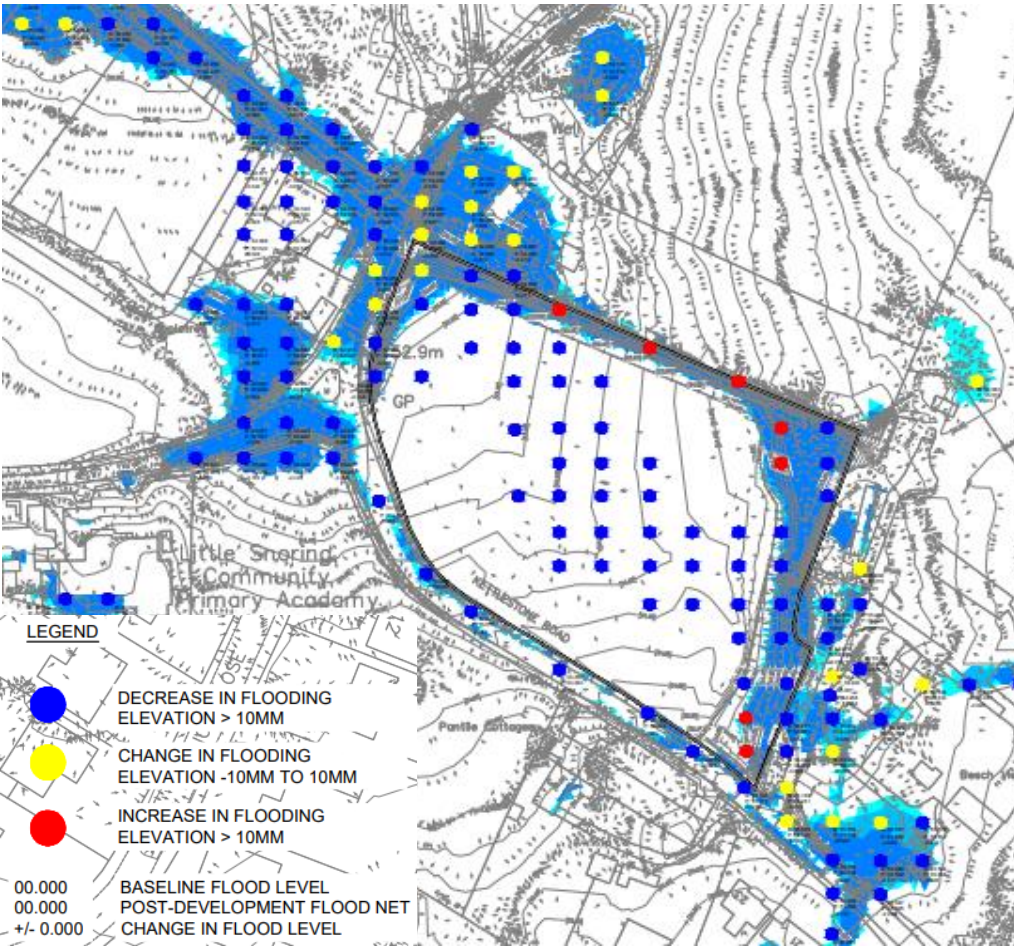
Front Elevation as Proposed
1:100



Side Elevation as Proposed
1:100



Drainage Strategy



Recommendation

APPROVAL subject to:

The completion of an agreement under section 106 of the Town and Country Planning Act 1990 to secure:

- On-site provision of 10 affordable houses, 8 affordable rent, 2 shared ownership,
- On-site provision, alongside management and maintenance of 3,470m² of on-site Open Space,
- Off-site financial contributions of £9,004 towards improving and enhancing the open space facilities and provisions at Stevens Road,
- £4202.23 GIRAMs tariff payment to ensure that the development would not have an adverse effect on the integrity of the relevant European Sites from recreational disturbance, when considered alone and 'in combination' with other development; and

The imposition of appropriate conditions including those listed below (plus any amendments to these or other conditions considered to be necessary by the Assistant Director of Planning); and

If the Section 106 Obligation is not completed and the permission is not issued within 3 months of the date of this Committee meeting then the Director for Planning and Climate Change will consider whether the application resolution remains appropriate and in doing so will take account of the likelihood of the Section 106 being completed and permission issued in the near future (i.e. within another month) and will consider whether there are any potential / defensible reasons for refusal at that time. If he reaches that view – i.e. that the application should potentially be refused - then the application would be reported back to Committee.

1. Implementation time restriction
2. Approved plans
3. Materials
4. Accessible and adaptable dwellings
5. Landscape schedule and management plan
6. Boundary treatments
7. External lighting
8. Archaeological works
9. Construction Management Plan
10. Ecological mitigation and enhancement measures
11. Construction Environmental Management Plan (CEMP)
12. Small mammal gaps in fences
13. Biodiversity Net Gain
14. Tree protection measures
15. Retained trees, hedges kept at 2m
16. Highway – road details
17. Highway – road timing
18. Highways – off-site improvements (dropped kerbs)
19. Highways – visibility splays
20. Highways – parking
21. Highways – visitor spaces to remain unallocated
22. Electric vehicle charging
23. Flood risk assessment and drainage strategy
24. Air Source Heat Pumps (ASHP)
25. Solar panels
26. Fire hydrant
27. Removal of certain permitted development rights