

# APPLICATION REFERENCE: PF/24/1229

LOCATION: Land at The Esplanade, Sheringham

PROPOSAL: Erection of 41 retirement living apartments with associated access, car parking, landscaping, ancillary facilities, and associated works.



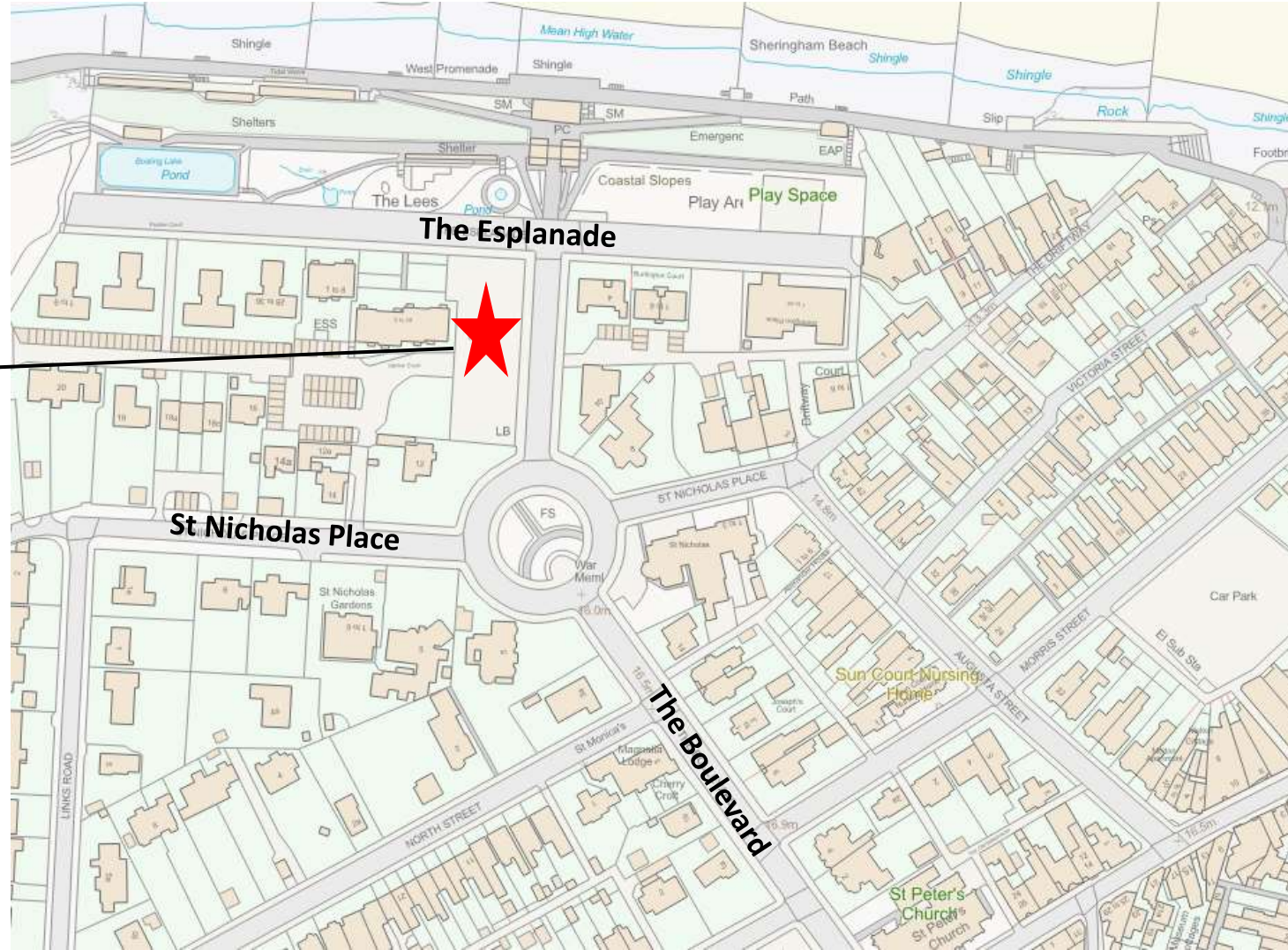
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

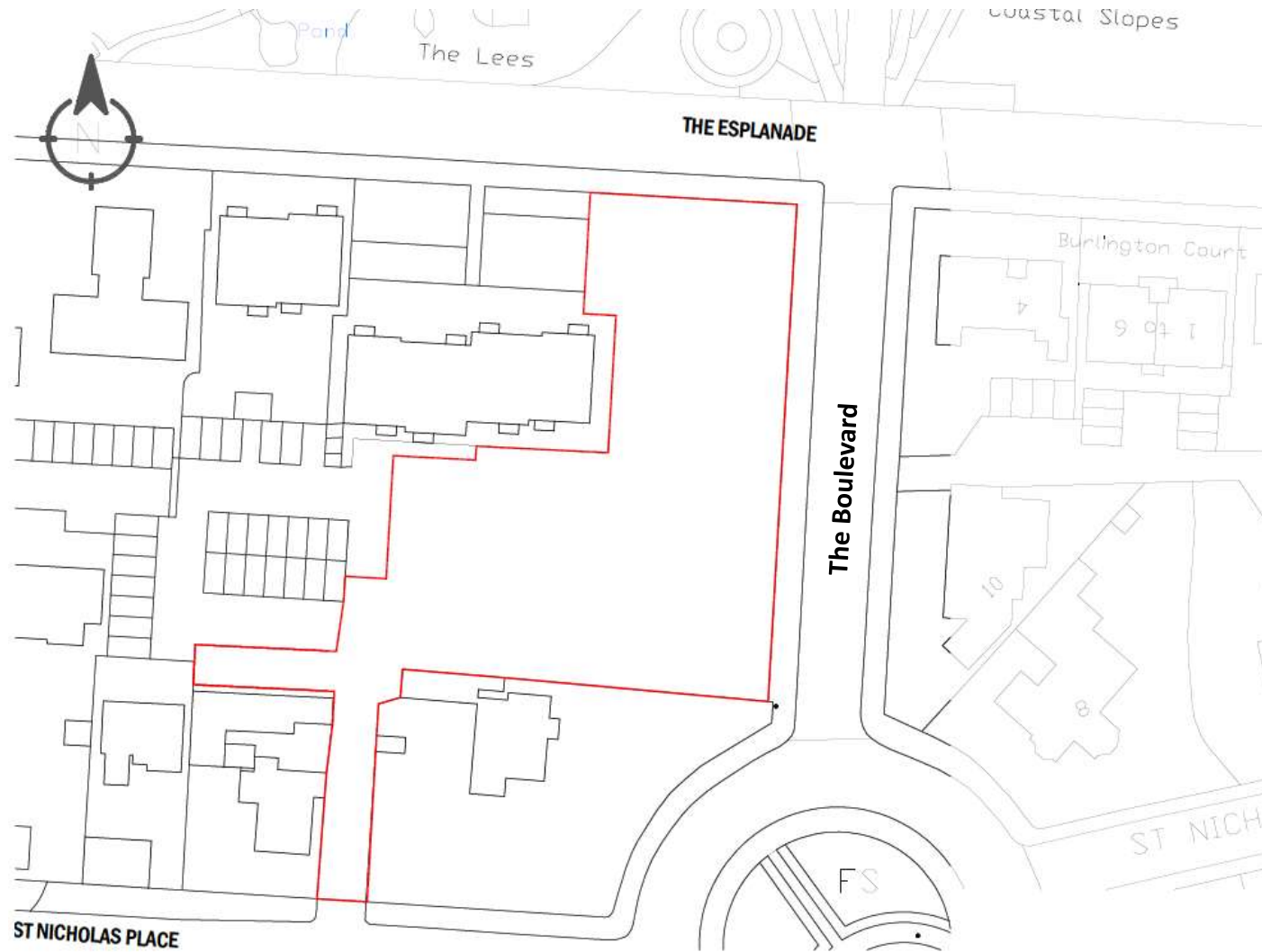
# GENERAL LOCATION



Application Site



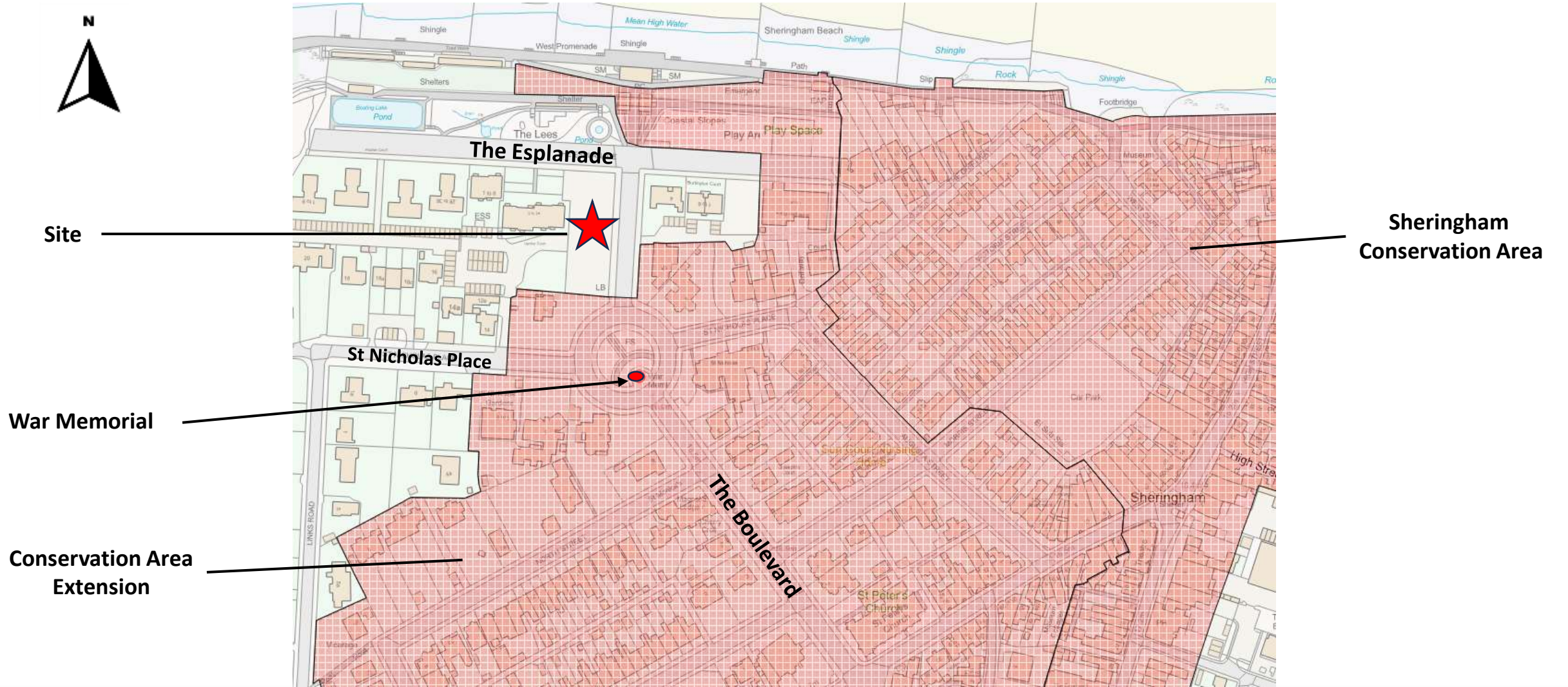
# SITE LOCATION PLAN



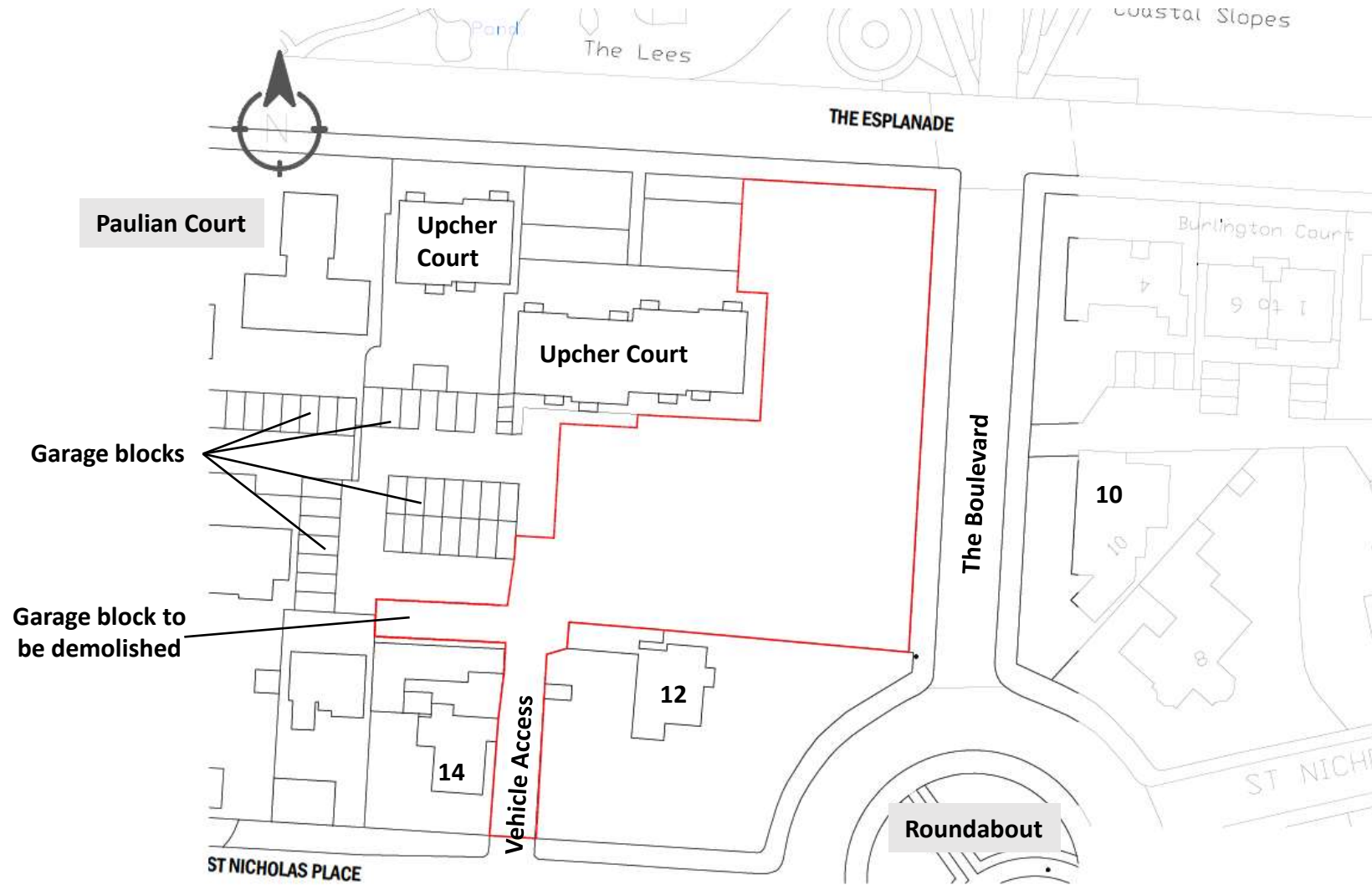
# AERIAL PHOTO



# HERITAGE ASSETS



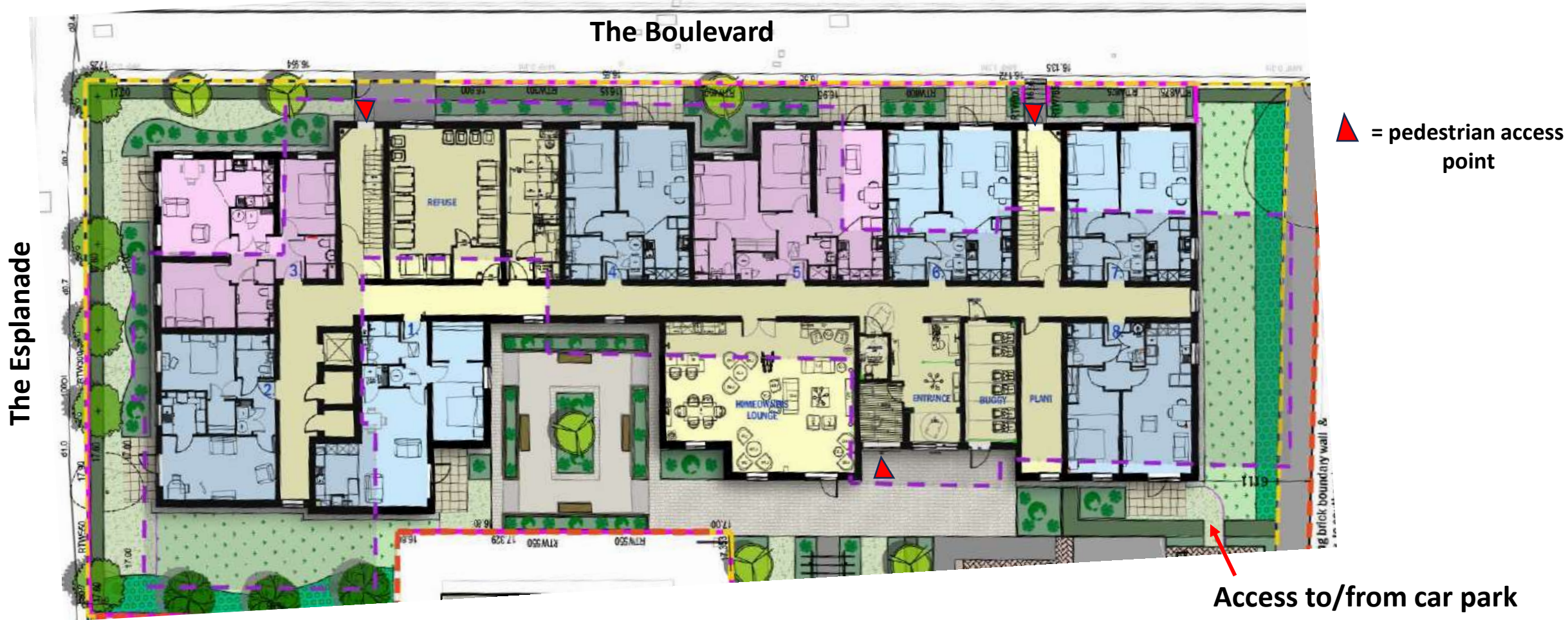
# EXISTING SITE PLAN



# PROPOSED SITE PLAN

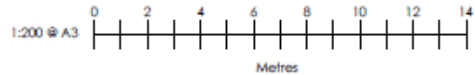


# PROPOSED GROUND FLOOR PLAN





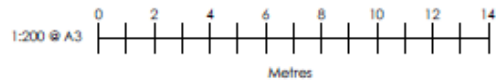
# PROPOSED FIRST FLOOR PLAN





6 no. 1 bed apartments ■

5 no. 2 bed apartments ■

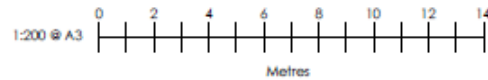
# PROPOSED SECOND FLOOR PLAN





6 no. 1 bed apartments 

5 no. 2 bed apartments 

# PROPOSED THIRD FLOOR PLAN



- 6 no. 1 bed apartments 
- 5 no. 2 bed apartments 

# PROPOSED ELEVATIONS

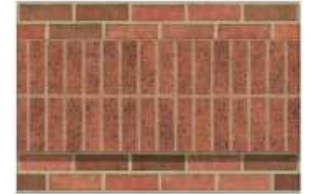
## MATERIAL SCHEDULE

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| 1. Red Brick - Abbeydale Red Multi | 5. Black Steel Frame Balconies/Juliet |
| 2. Red Brick - Cadeby Red          | 6. Grey Concrete Roof Tile            |
| 3. Buff Brick - Wellford Buff      | 7. GRP Capping the Canopy Fascia      |
| 4. Dark Grey UPVC Windows          |                                       |

## BRICK DETAILING



"Hit and miss" projecting header



Stacked brick soldier course



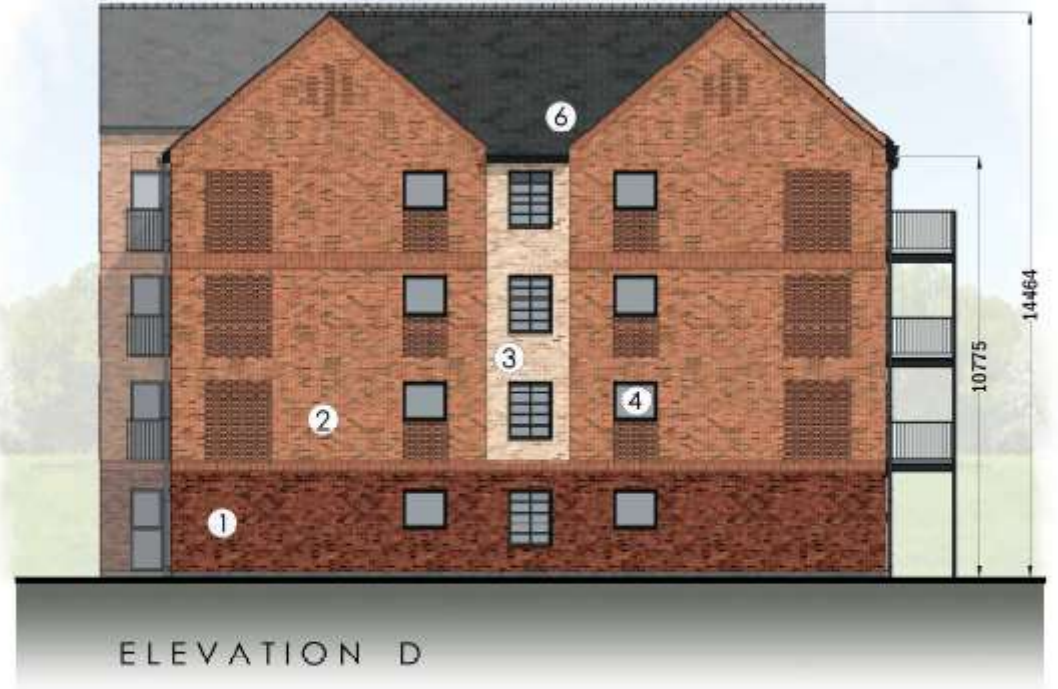
ELEVATION A

**East – facing The Boulevard**

# PROPOSED ELEVATIONS



**North – facing The Esplanade**



**South**

# PROPOSED ELEVATIONS

## MATERIAL SCHEDULE

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| 1. Red Brick - Abbeydale Red Multi | 5. Black Steel Frame Balconies/Juliet |
| 2. Red Brick - Cadeby Red          | 6. Grey Concrete Root Tile            |
| 3. Buff Brick - Welford Buff       | 7. GRP Capping the Canopy Fascia      |
| 4. Dark Grey UPVC Windows          |                                       |

## BRICK DETAILING



"Hit and miss" projecting header



Stacked brick soldier course



### West - Rear

# PROPOSED STREETSCENES



← E

W →

Facing The Esplanade



← S

N →

Facing The Boulevard

# ARTISTIC IMPRESSION OF PROPOSED BUILDING



Artistic Impression - The Esplanade, Sheringham  
MI-2803-03-AC-002 - Rev A

NBA

Source: Google Maps



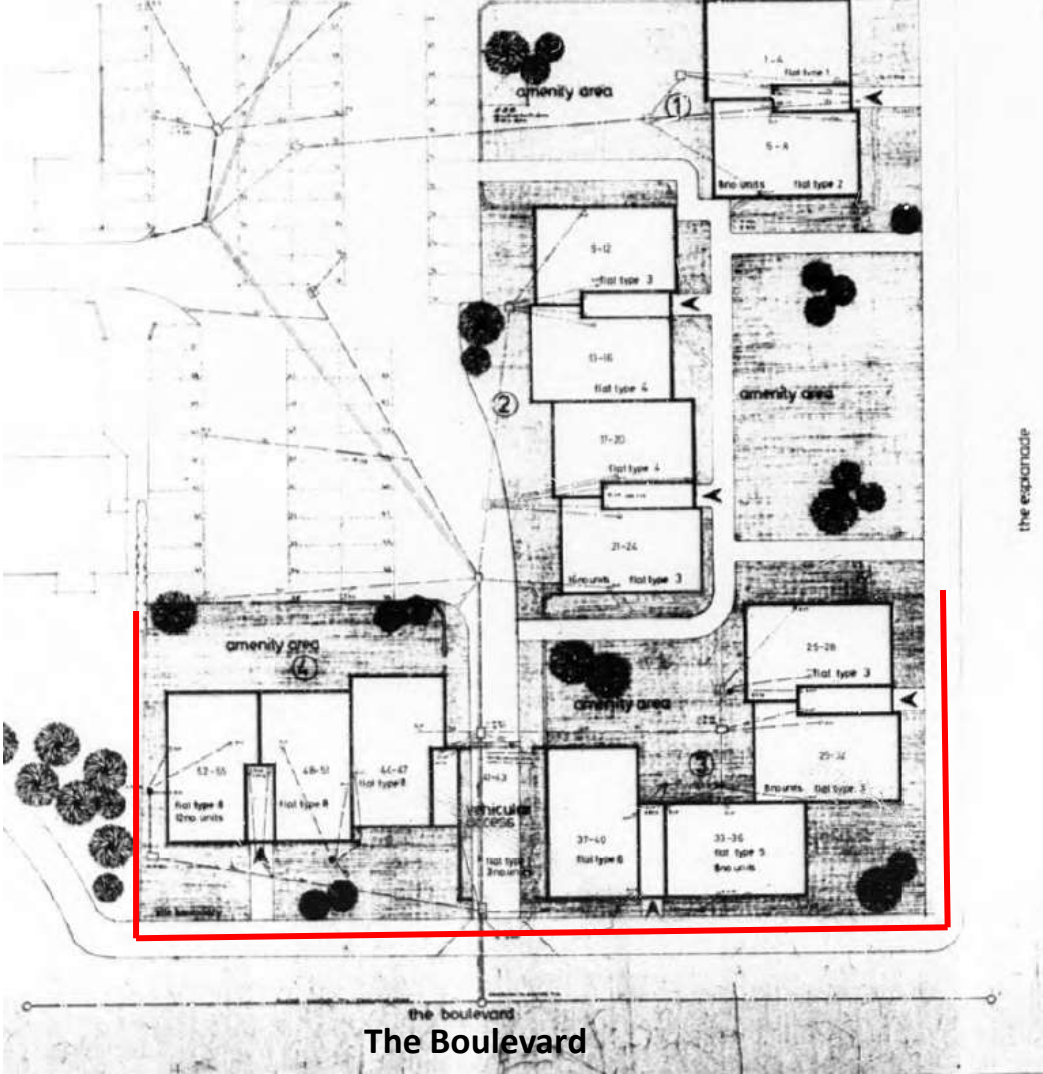
# PHOTOMONTAGES OF PROPOSED DEVELOPMENT

**Refer to separate document**

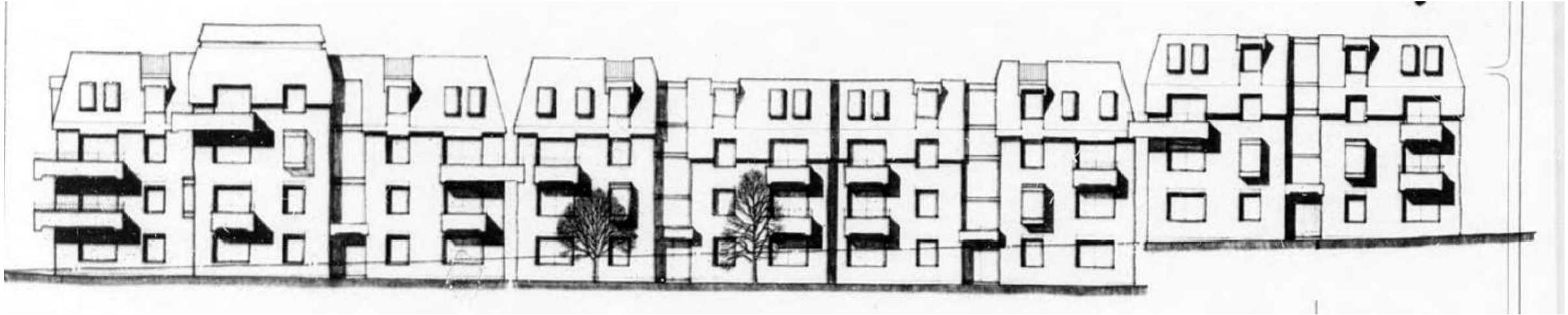
# **Plans and elevations for development with extant planning permission**

# BLOCK PLAN

— Current application site in part (indicative)

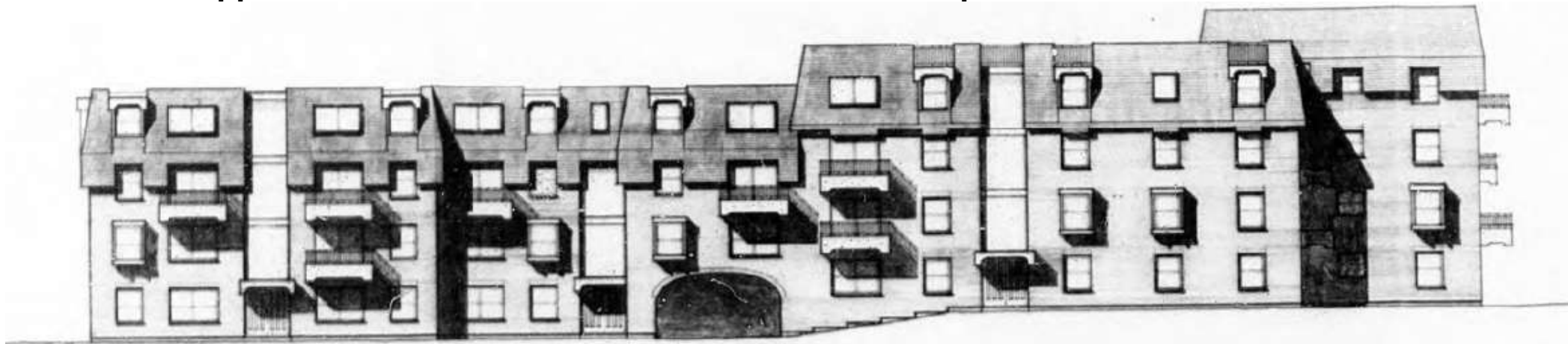


# ELEVATIONS



← Application site →

Elevation to The Esplanade



Elevation to The Boulevard

Seafront →

# ELEVATIONS



**Rear**

# Site photos

# VIEWS FROM THE BOULEVARD



**From northeast side of roundabout**



**From east side**

# VIEWS FROM THE ESPLANADE



South from The Lees



From west



# VIEWS FROM THE ESPLANADE



Looking west



Southwest adjacent to play area

# VIEWS ALONG THE BOULEVARD



Looking northwestwards towards the coast

# VIEWS FROM THE BOULEVARD



From south side of roundabout



From north side of roundabout

Looking north

# VIEWS FROM ST NICHOLAS PLACE



# OTHER VIEWS



**Facing existing access track (to be upgraded)**



**South boundary looking from The Boulevard**

# RELATIONSHIP WITH UPCHER COURT



Front to The Esplanade

# ADJACENT FLATS AT UPCHER COURT

East side facing site

Front windows

Side window

Facing The Esplanade



Internal layout

Living/dining room

Source: Rightmove

# MAIN ISSUES

- 1. Whether the proposed development is acceptable in principle**
- 2. The design and appearance of the proposed development and its effect on the character and appearance of the area and the setting of heritage assets**
- 3. The likely highways and parking impacts of the proposed development**
- 4. The effect on the living conditions of the occupiers of nearby dwellings**
- 5. Whether there is a need for the proposed development**
- 6. Developer contributions**
- 7. Flooding risk and drainage**
- 8. Energy efficiency**
- 9. Ecological impacts**
- 10. The effect of the proposed development on trees**
- 11. Whether the proposed development makes effective use of land**



# RECOMMENDATION

## **APPROVAL subject to:**

- 1. The completion of an agreement under section 106 of the Town and Country Planning Act 1990 to secure:**
  - £9067.97 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**
- 2. The imposition of appropriate conditions including those summarised below (plus any amendments to these or other conditions considered to be necessary by the Assistant Director of Planning); and**
- 3. 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.**

# SUGGESTED CONDITIONS

- **Time limit**
- **Development in accordance with approved plans**
- **Samples of external materials**
- **Large scale design details**
- **Landscaping**
- **Construction management plan**
- **Refuse and recycling bin storage**
- **Sound insulation**
- **Details of plant and machinery etc**
- **Energy consumption reduction scheme**
- **Ecological mitigation/enhancement measures**
- **BNG Implementation**
- **Habitat Management and Monitoring Plan**
- **Tree protection measures**
- **Notification of commencement for GIRAMS**
- **Occupancy age restriction**
- **Sewer diversion**
- **Surface water strategy/drainage scheme implementation**
- **External lighting**
- **Fire hydrant**