

APPLICATION REFERENCE: PF/24/2307

LOCATION: 16 Harbord Road, Cromer, Norfolk,
NR27 0BP

PROPOSAL: Erection of dwelling (part
retrospective)



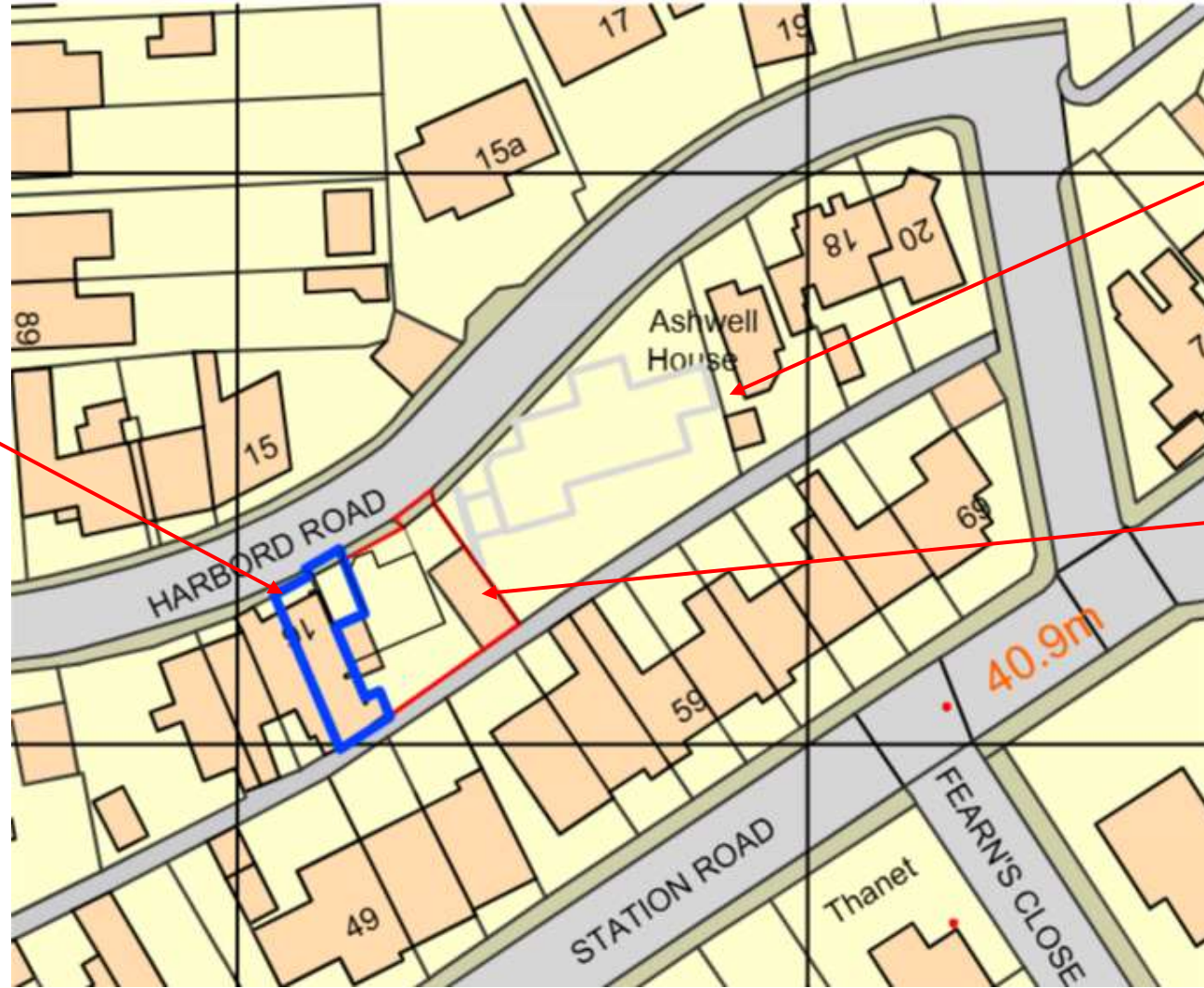
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN



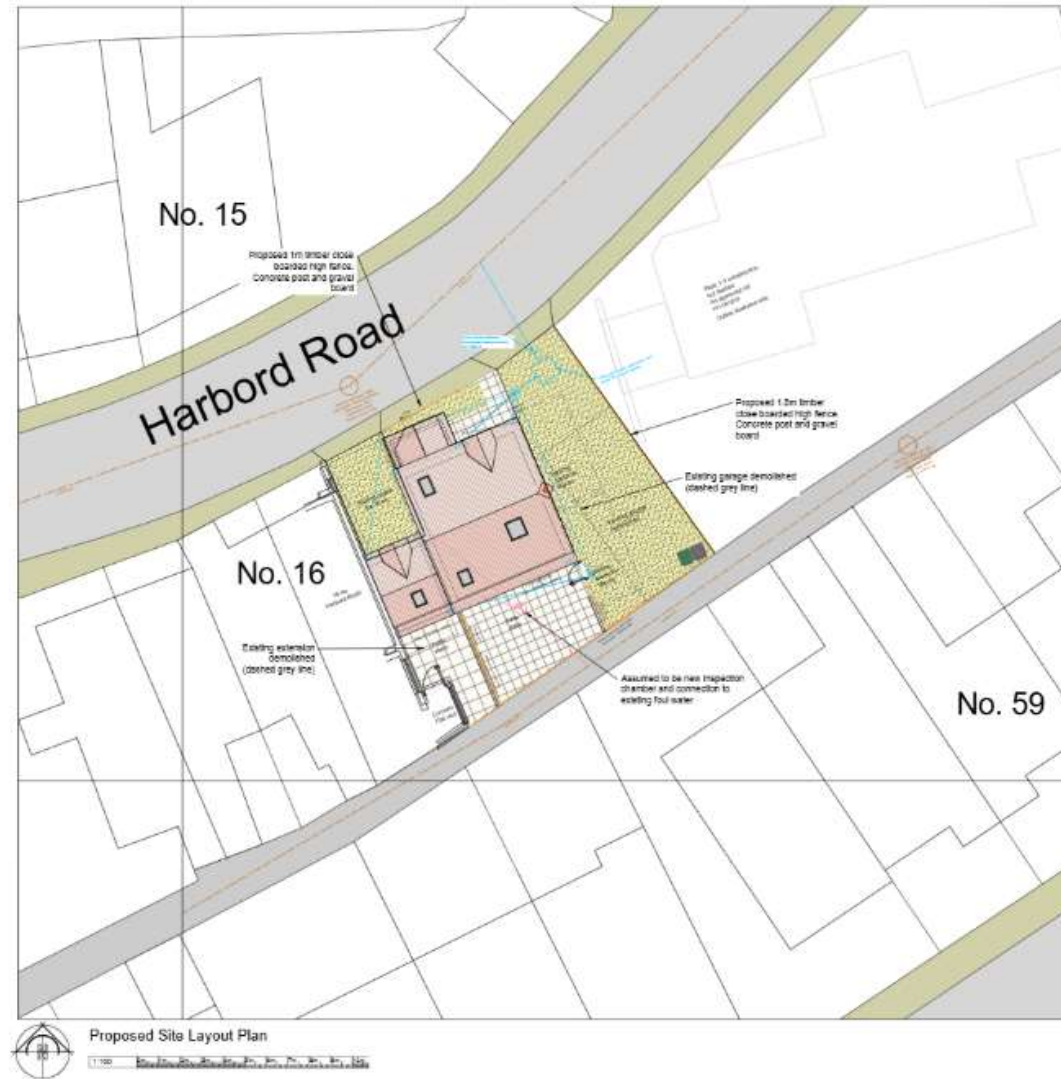
No.16 Harbord Road



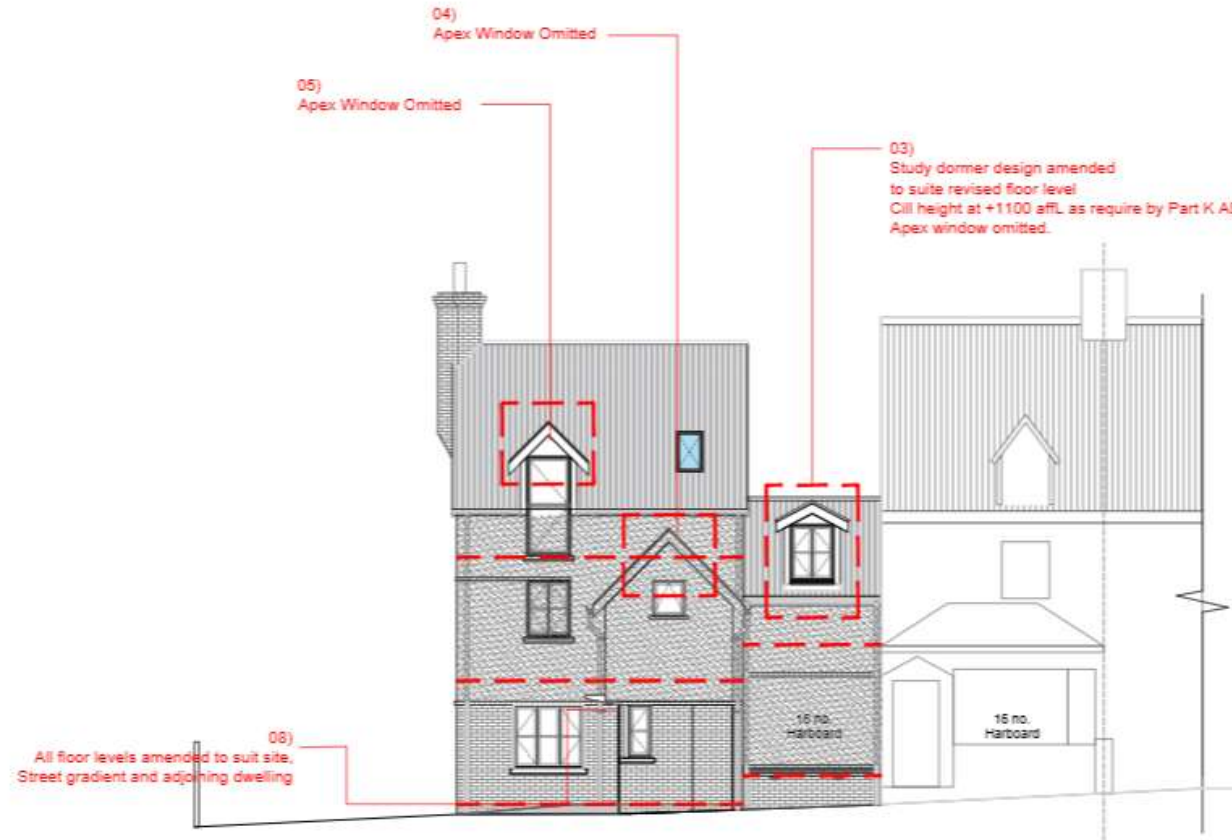
Plots approved under PF/18/1919

Application Site

PROPOSED SITE PLAN



PROPOSED NORTH WEST ELEVATION



Proposed Part Retrospective Front -
North West Elevation

PROPOSED SOUTH EAST ELEVATION



Proposed Part Retrospective Rear South-East Elevation

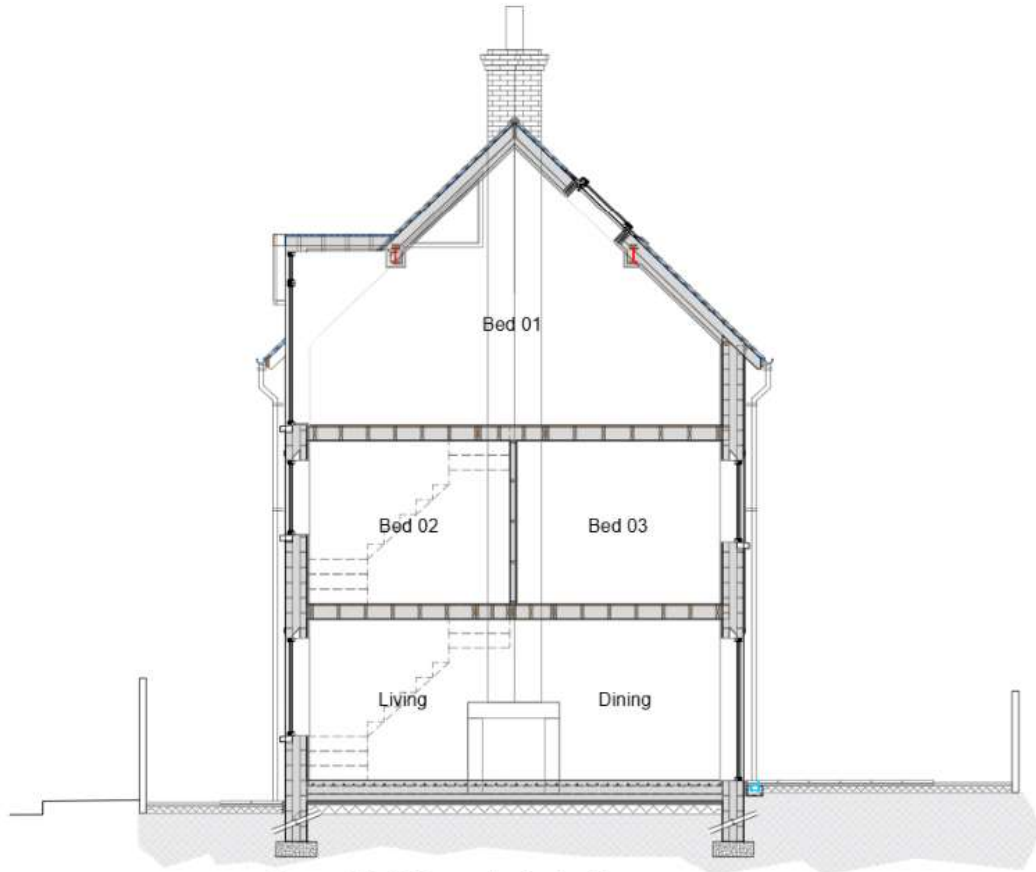
PROPOSED NORTH EAST ELEVATION



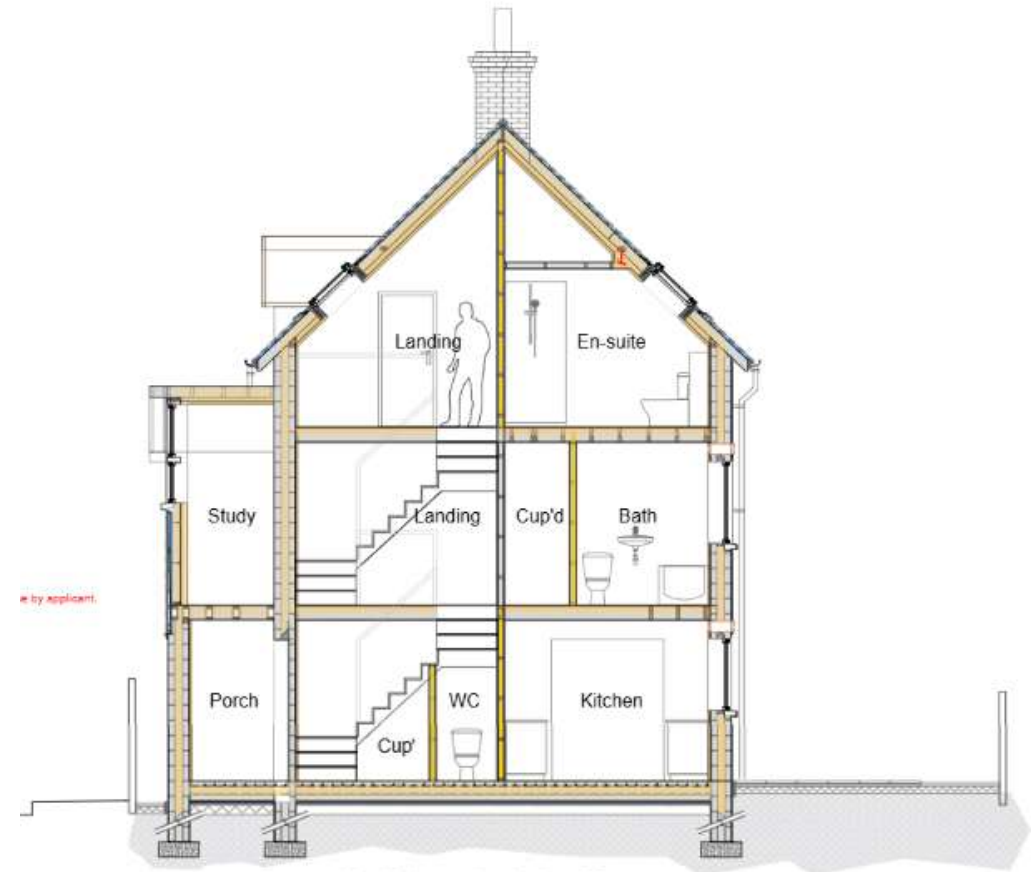
Proposed Part Retrospective Side
North-East Elevation



PROPOSED SECTIONS

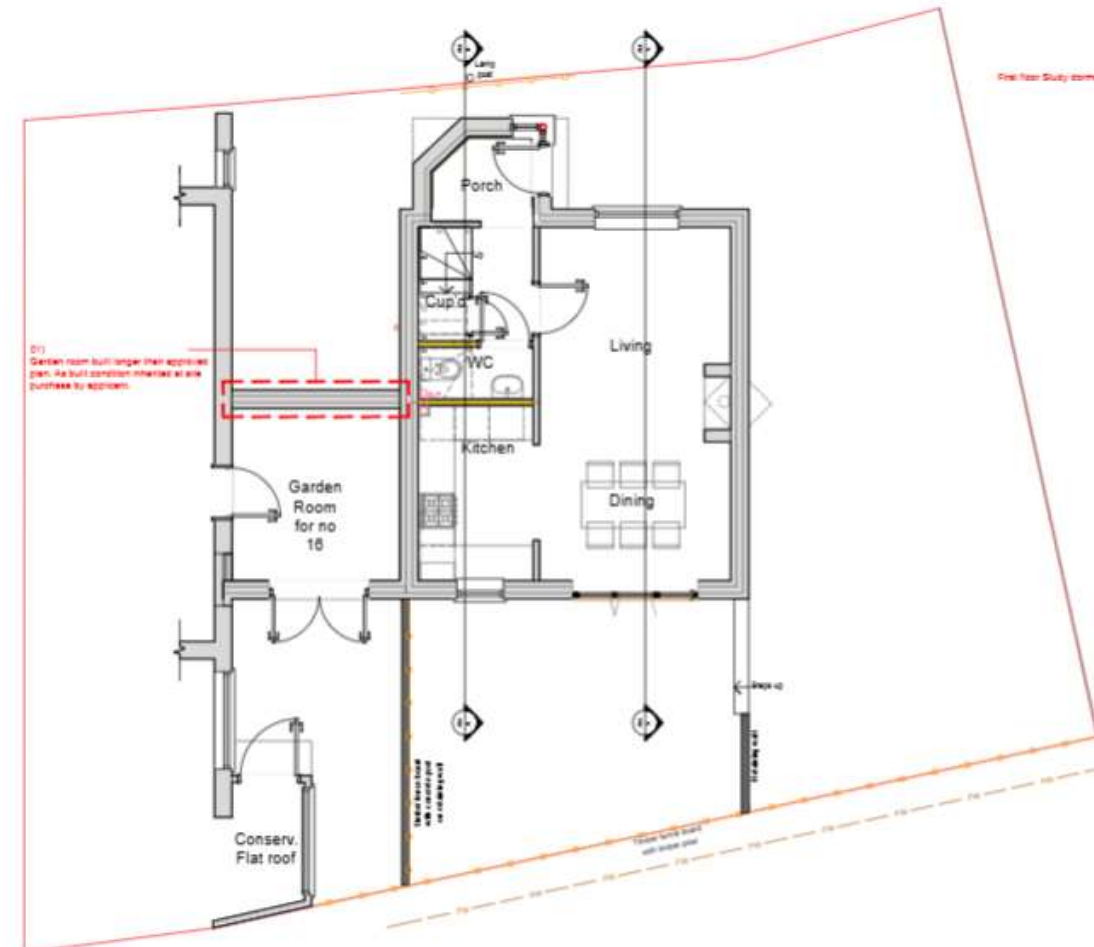


Proposed Part Retrospective Section AA



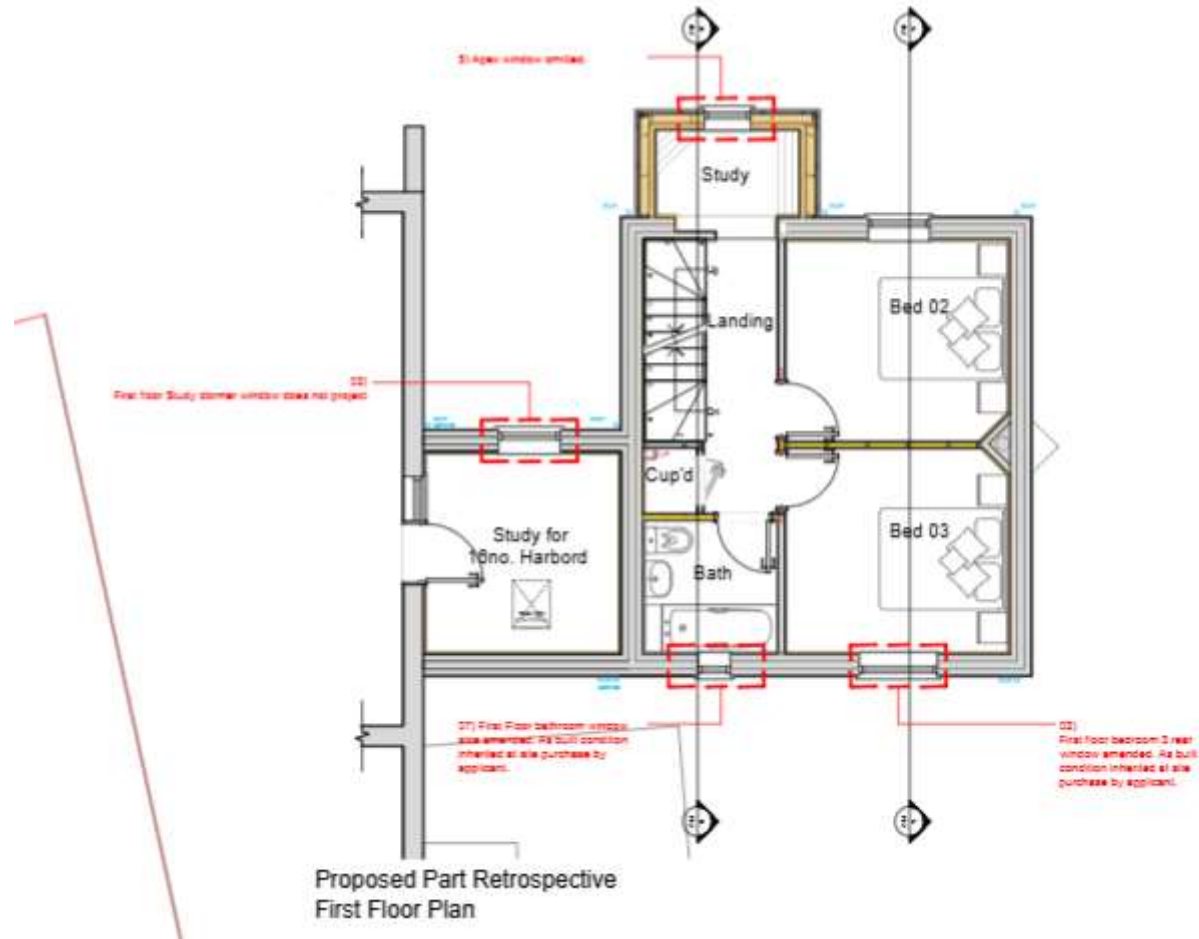
Proposed Part Retrospective Section BB

PROPOSED GROUND FLOOR PLAN

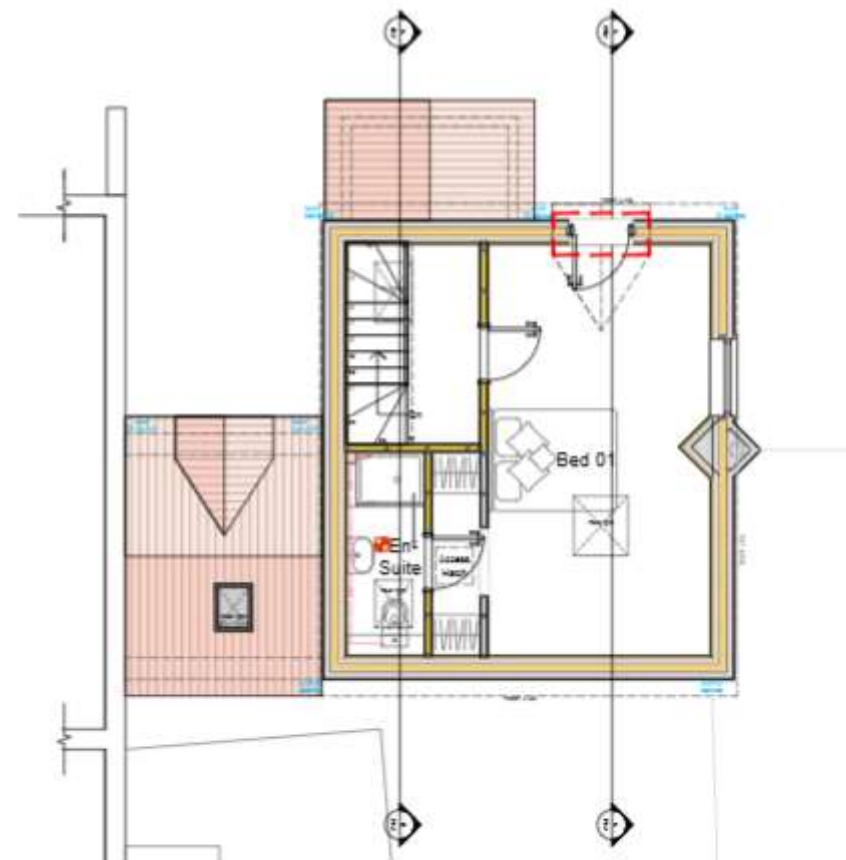


Proposed Part Retrospective Ground Floor Plan

PROPOSED FIRST FLOOR PLAN

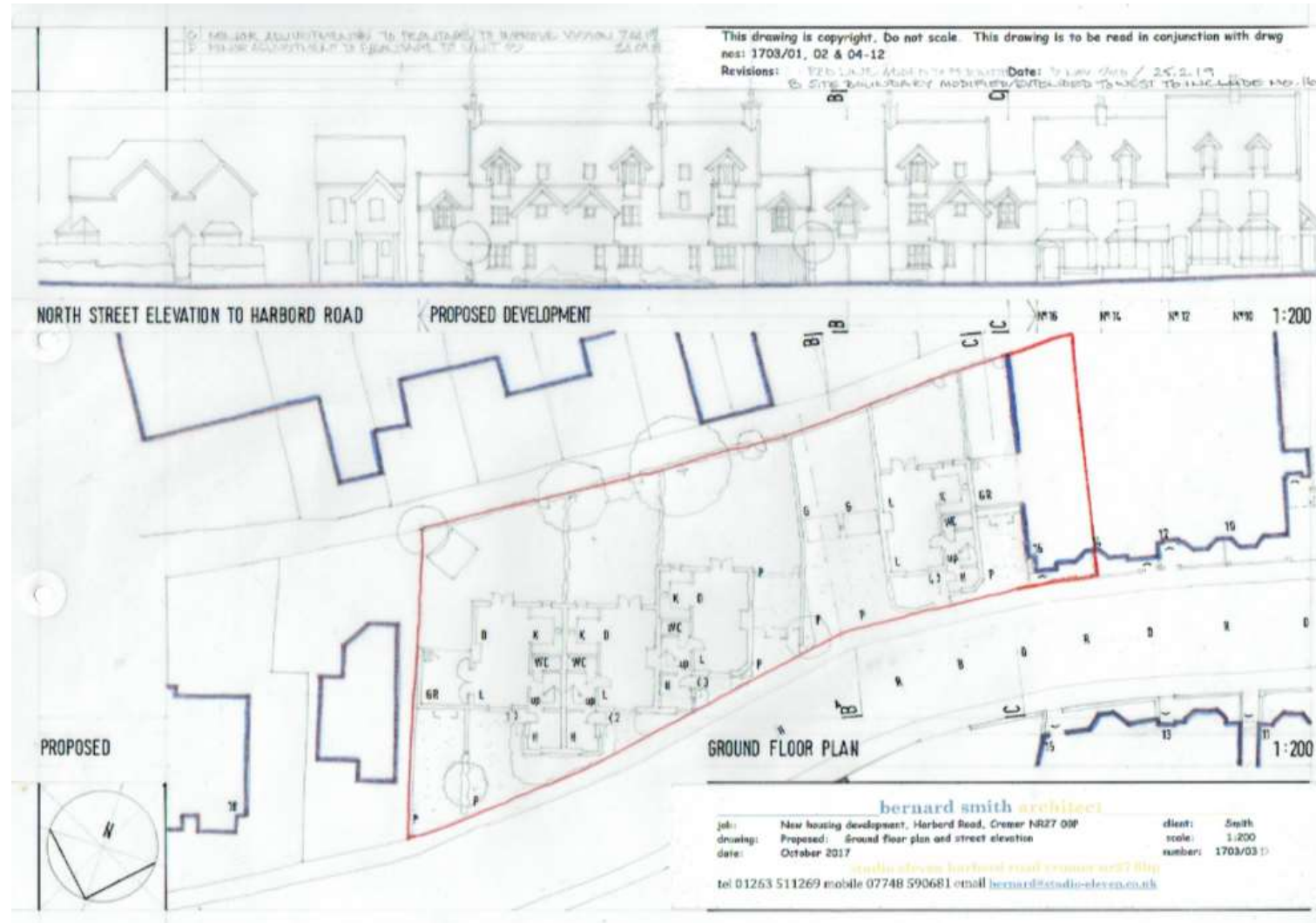


PROPOSED SECOND FLOOR PLAN



Proposed Part Retrospective
Second Floor Plan

APPROVED PLANS PF/18/1919



PHOTOS OF ASHWELL HOUSE (EAST OF SITE)



PHOTOS OF SITE LOOKING WEST



PHOTOS OF SITE LOOKING EAST



MAIN ISSUES

- **The external appearance of the proposed development and its effect on the character and appearance of the street scene**
- **Highways safety**
- **Impact on amenity**

RECOMMENDATION

APPROVAL subject to conditions relating to the following matters:

- Accordance with approved plans
- Materials as submitted
- Obscure glazing – first floor bathroom windows
- Removal of Permitted Development Rights – access obstructions
- Removal of Permitted Development Rights for alterations/extensions/outbuildings/structures/enclosures
- Provision of parking area
- Visibility Splays

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning