

APPLICATION REFERENCE: PF/24/2612

LOCATION: St James Cottage , 18 Bridewell Street, Walsingham, Norfolk, NR22 6BJ

PROPOSAL: Erection of a two storey detached dwelling within rear garden area of 18 Bridewell Street



NORTH
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DISTRICT
COUNCIL

north-norfolk.gov.uk

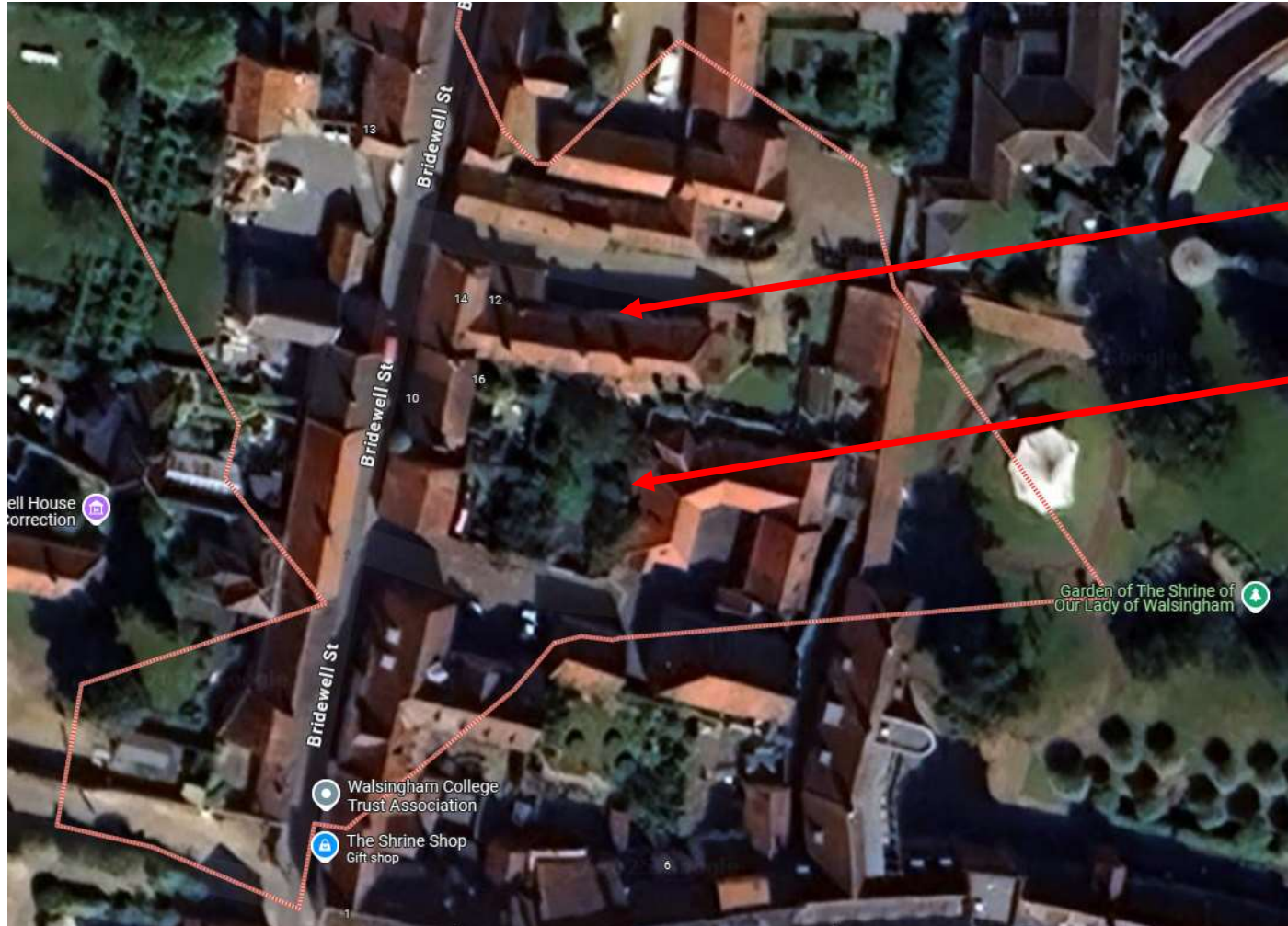
Site location plan and aerial



Proposed Site Plan



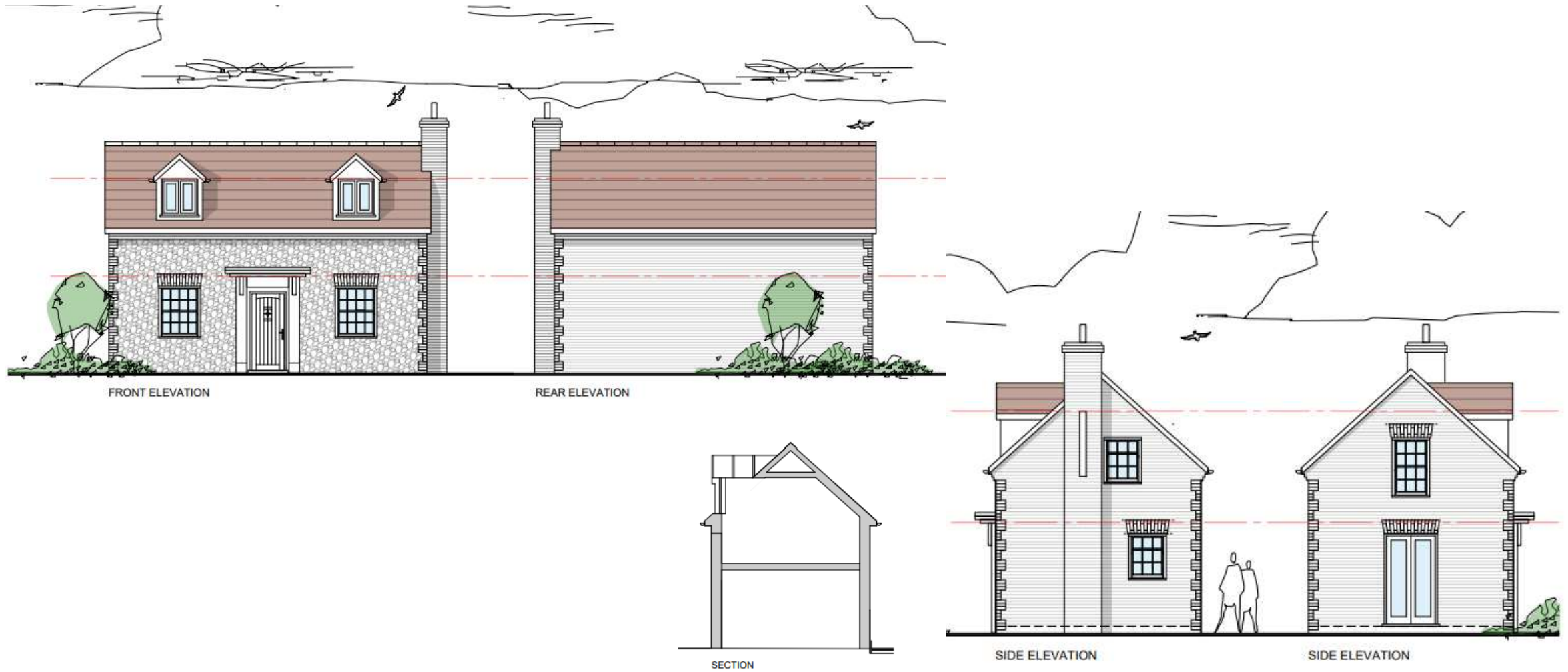
Aerial View



St James Cottage,
18 Bridewell
Street

The Site

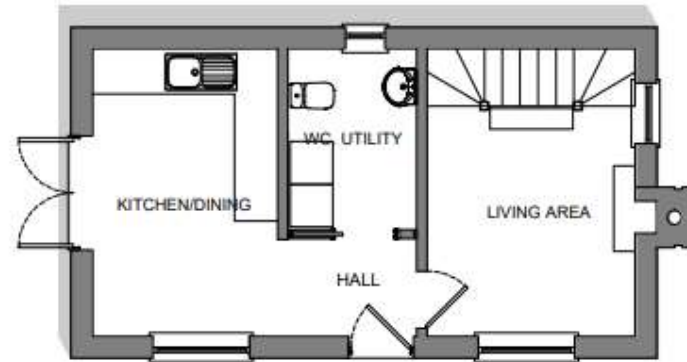
Proposed Elevations



Proposed Floor Plans



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Looking East



Looking East



Proposed Access Looking South



Proposed Access Looking South



Looking North to the Rear of 18 St James Cottage



Views to the West



MAIN ISSUES

- **The external appearance of the proposed development and its effect on the character and appearance of the Conservation Area and listed building**
- **Highways safety**
- **Impact on amenity**
- **Landscaping**

RECOMMENDATION

APPROVAL subject to conditions relating to the following matters:

- Time Limit
- Accordance with approved plans
- Written Scheme of Investigation - archaeology
- Provision of on-site parking
- Brick and tile samples
- Flint sample panel
- Windows and doors details
- Dormer details
- Details of verges and eaves
- Rainwater goods details
- Details of enclosures
- Hard and soft landscaping
- Replacement planting
- Replacement planting if removed/damaged
- Biodiversity Net Gain
- Removal of Permitted Development Rights

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