

APPLICATION REFERENCE: PF/23/0775

LOCATION: Barn At Greens Farm, Hindolveston Road, Melton Constable, Norfolk

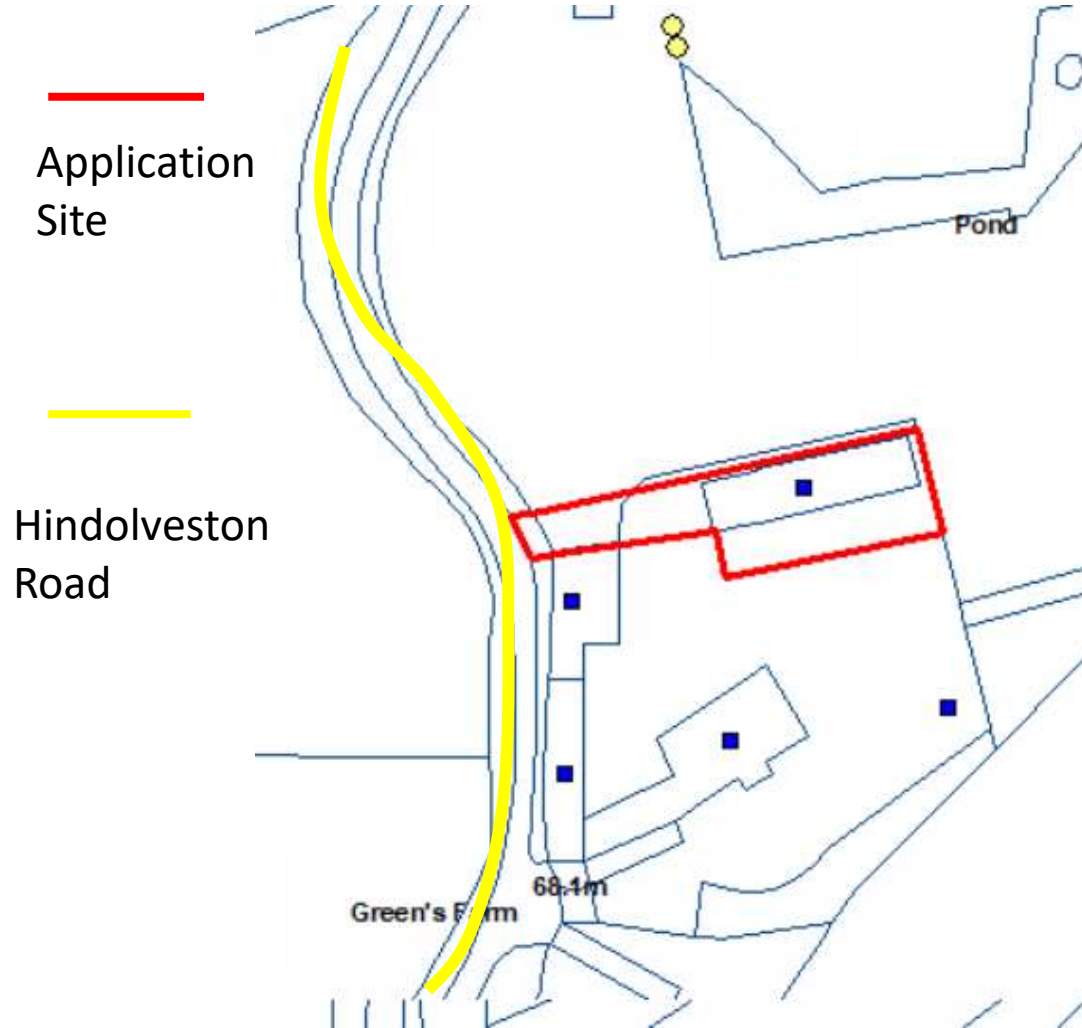
PROPOSAL: Conversion of barn to dwelling including associated external alterations



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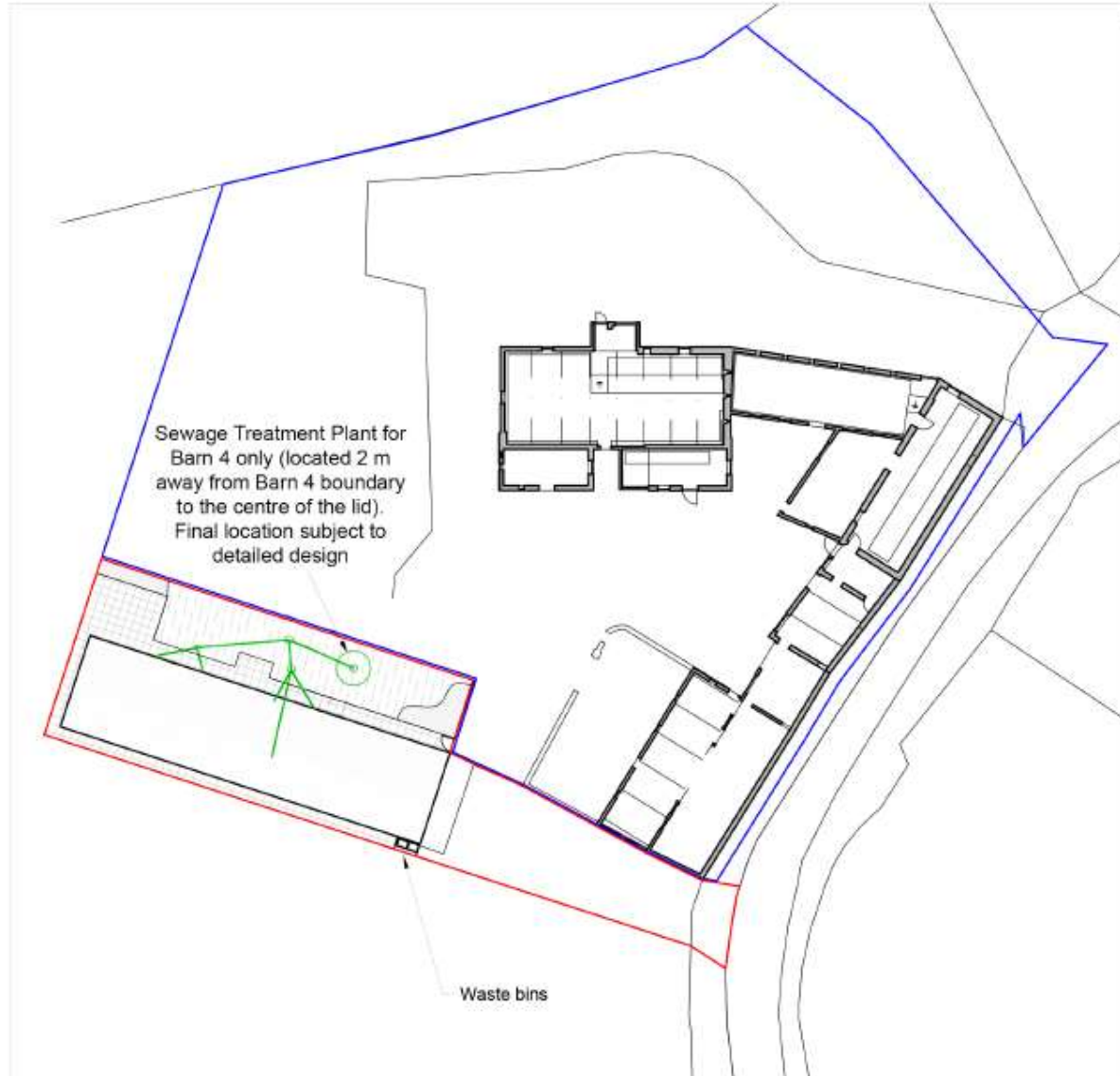
Site Location









Proposed Site



Application Site 

Adjacent Barn conversions 

Proposed Elevations



South Elevation



North Elevation

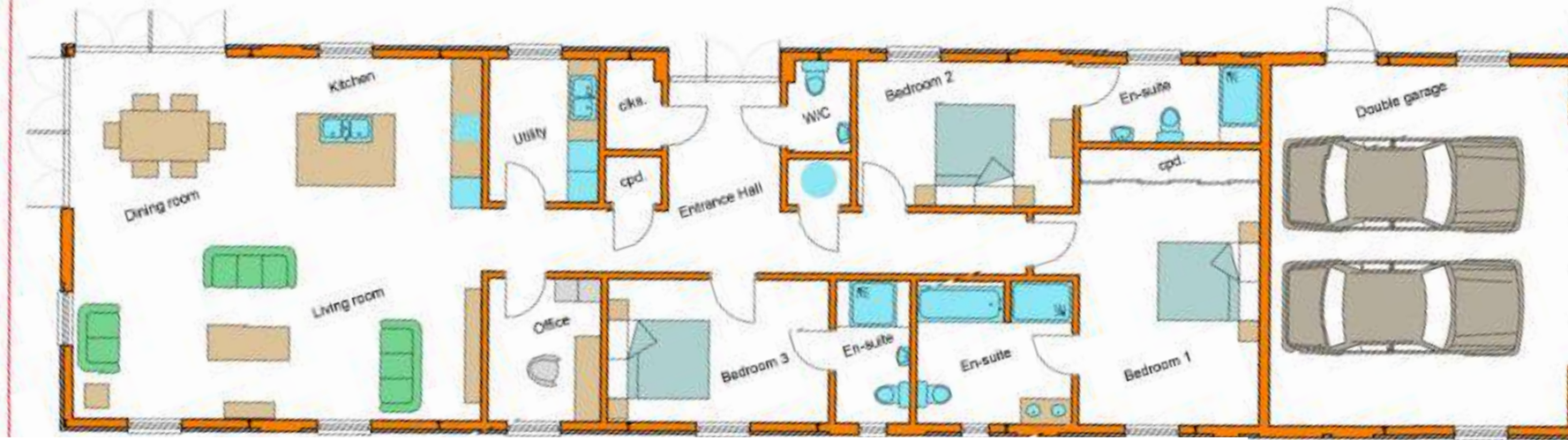


West Elevation



East Elevation

Proposed Floor Plans



GROUND FLOOR .

Main Issues for Consideration

- 1. Principle of development**
- 2. Impact on character of the area and design**
- 3. Existing Amenity**
- 4. Ecology impacts**
- 5. Highways and Parking**
- 6. Planning Balance and Conclusion**

Recommendation

APPROVAL subject to

Delegate APPROVAL to the Assistant Director - Planning subject to

1. Receipt of the Credit Certificate from Norfolk Environmental Credits and thereafter there being no objection raised from Natural England following further consultation.

2. The imposition of conditions to cover the matters listed below

1. Time limit
2. Development in accordance with approved plans
3. PTP upgrade
4. External materials (and timber stain) to be agreed.
5. Joinery details
6. Hard and soft landscaping
7. Ecology mitigation and enhancement
8. Contamination
9. On-site car parking
10. External lighting
11. Removal of certain permitted development rights
12. Water usage 110l/p/d

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