

**APPLICATION REFERENCE:  
PF/23/1091**

**LOCATION: Hope House, 2 Melton Road,  
Hindolveston, Dereham NR20 5DB**

**PROPOSAL: Erection of single storey self  
build dwelling following removal of remains  
of derelict cottage**



**NORTH  
NORFOLK  
DISTRICT  
COUNCIL**

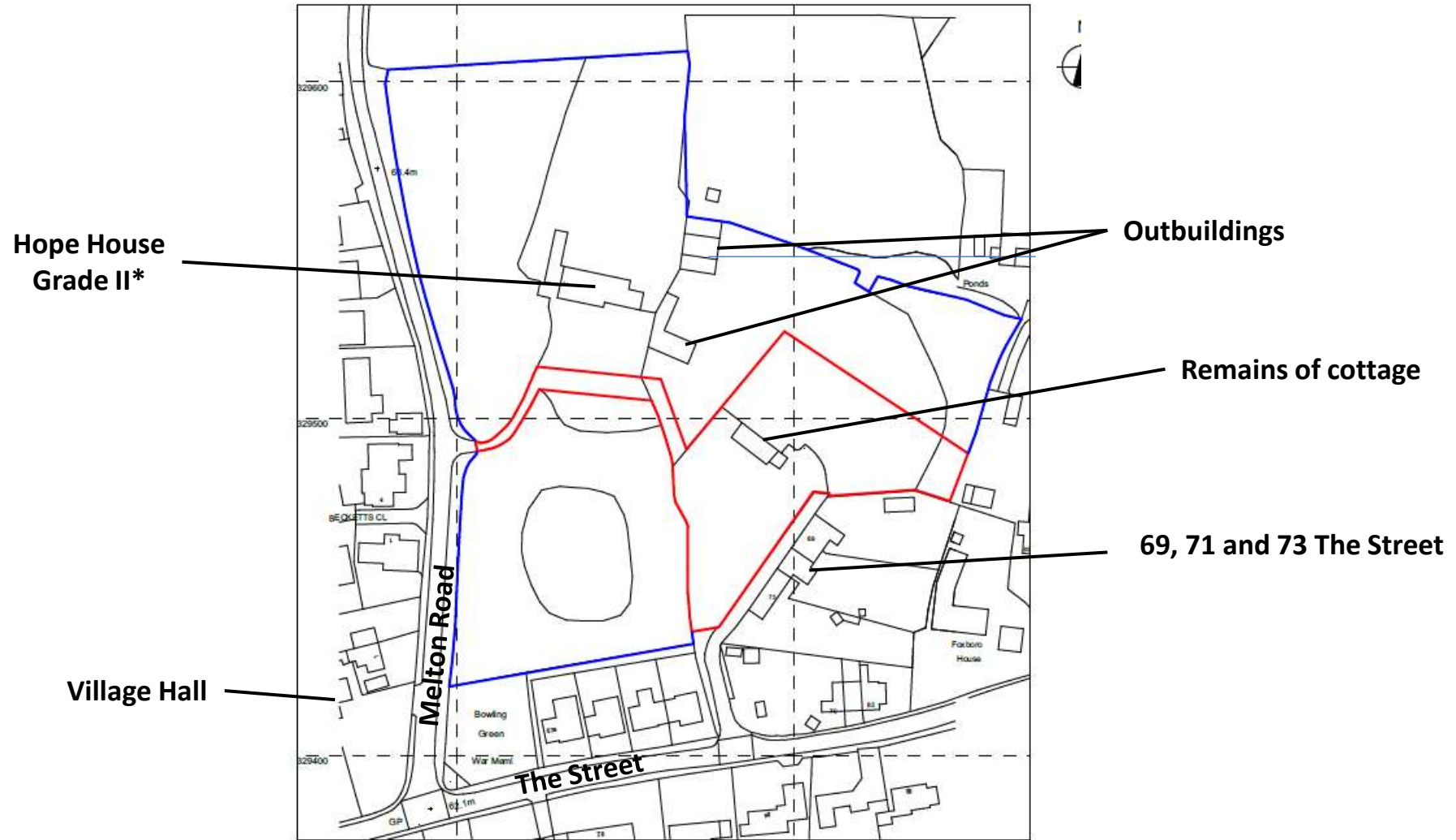
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

# GENERAL LOCATION

✗ = Site



# SITE LOCATION PLAN



# AERIAL PHOTO



Hope House

Village Hall



Remains of cottage

69, 71 & 73 The Street

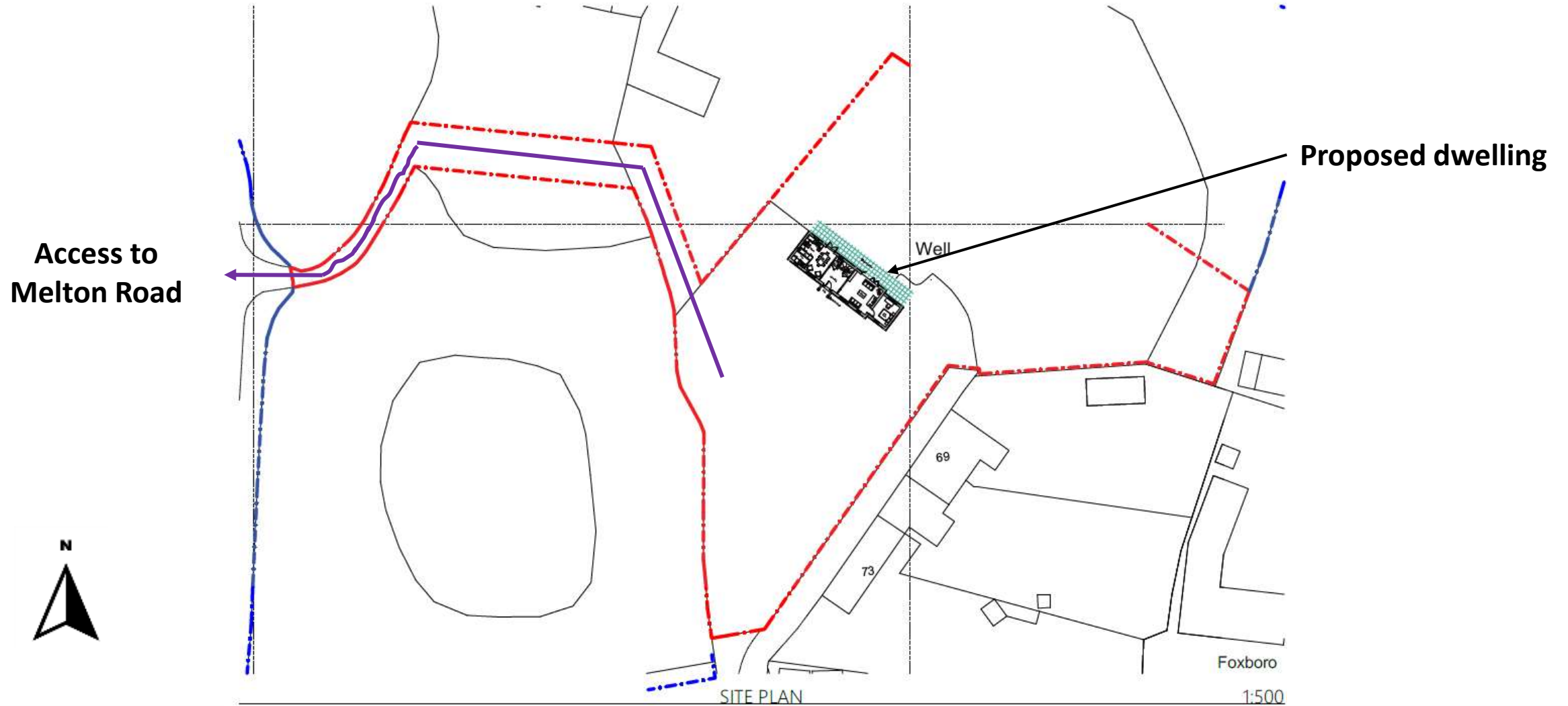


# EXISTING SITE PLAN

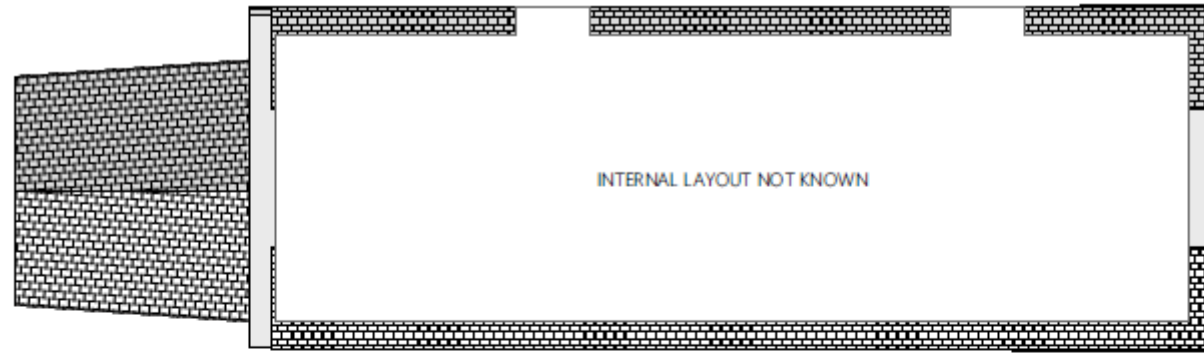


Remains of  
cottage

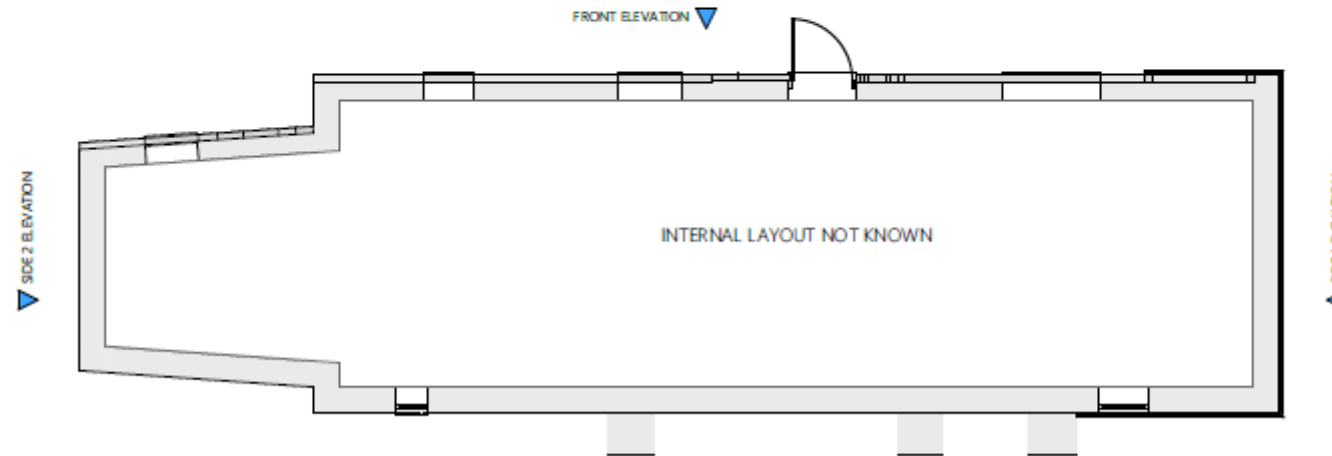
# PROPOSED SITE PLAN



# EXISTING FLOOR PLANS

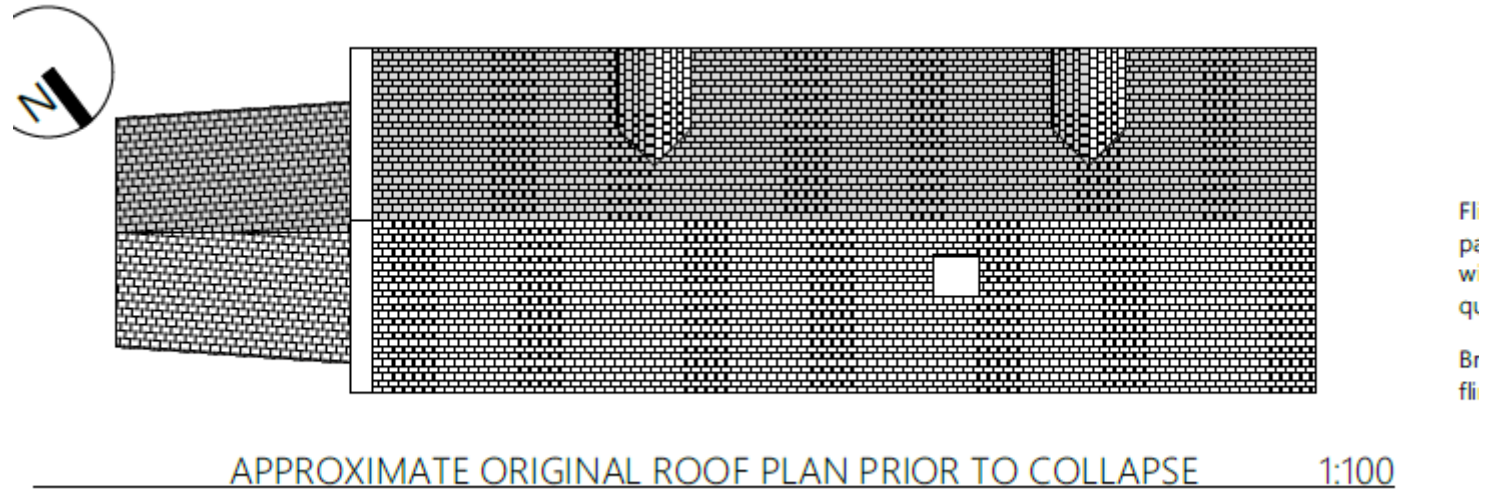


APPROXIMATE ORIGINAL FIRST FLOOR PLAN PRIOR TO COLLAPSE 1:100



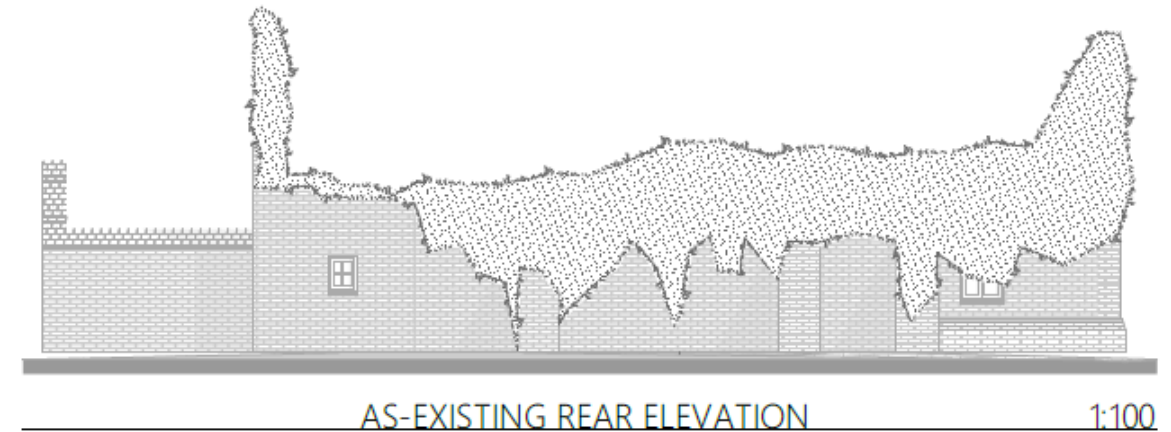
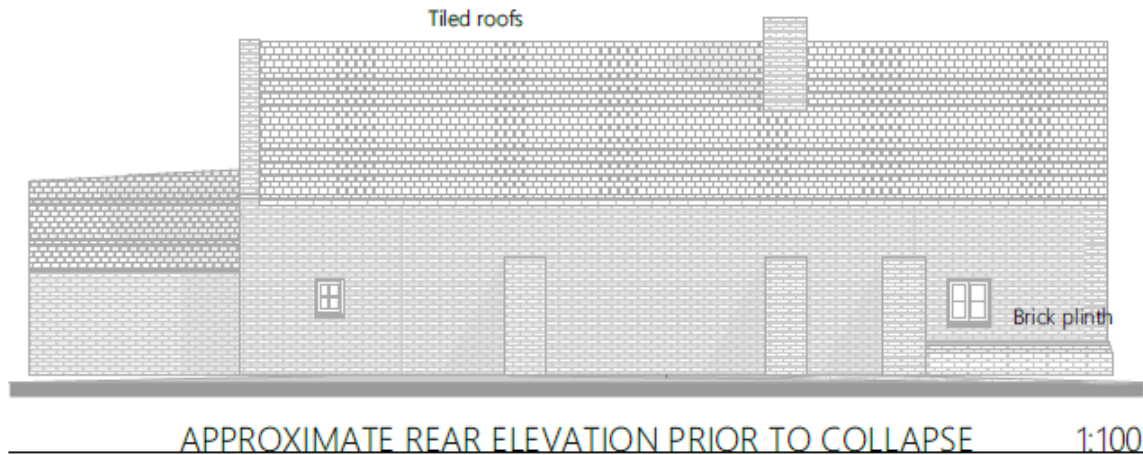
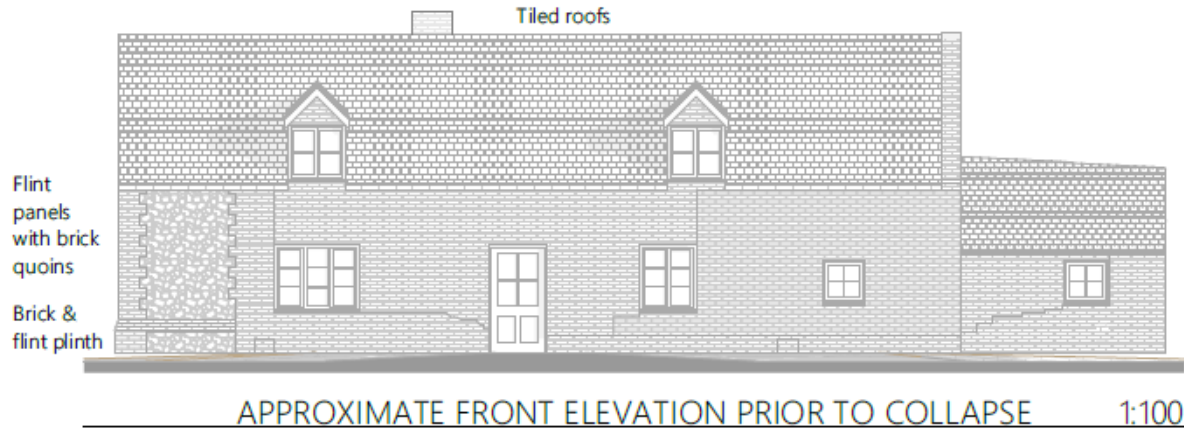
APPROXIMATE ORIGINAL GROUND FLOOR PLAN PRIOR TO COLLAPSE 1:100

# EXISTING FLOOR PLANS

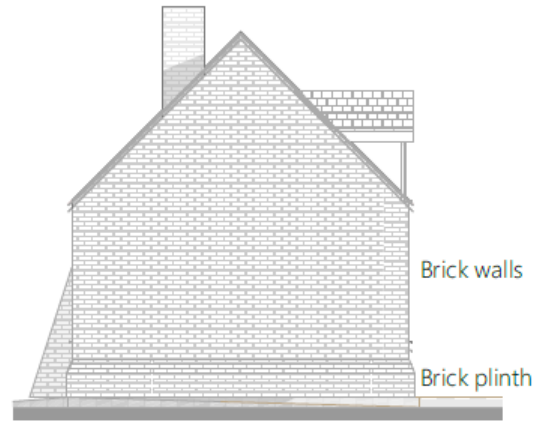




# EXISTING ELEVATIONS



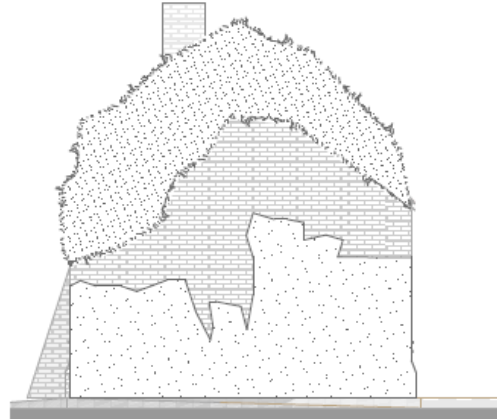
# EXISTING ELEVATIONS



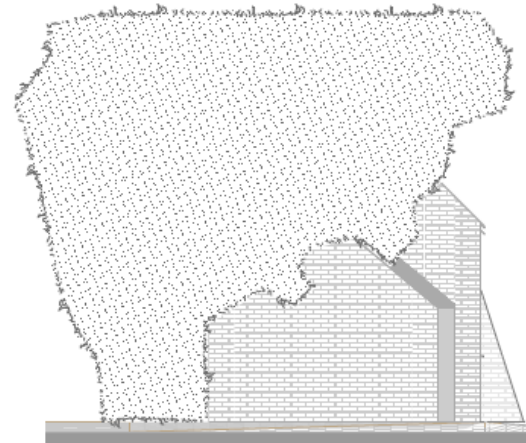
APPROX. SIDE 1 ELEVATION 1:100



APPROX. SIDE ELEVATION 1:100



EXIST. SIDE 1 ELEVATION 1:100



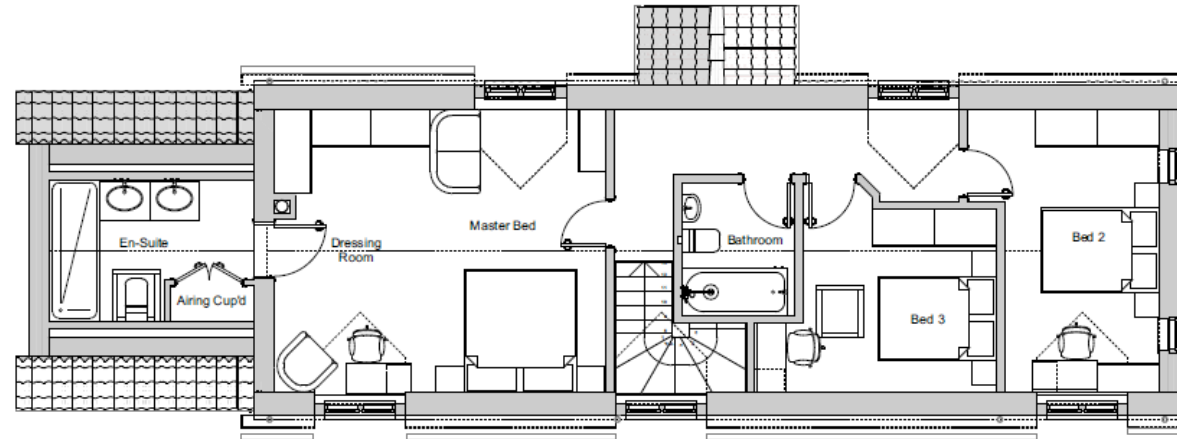
EXIST. SIDE 2 ELEVATION 1:100

# PHOTO OF ORIGINAL COTTAGE



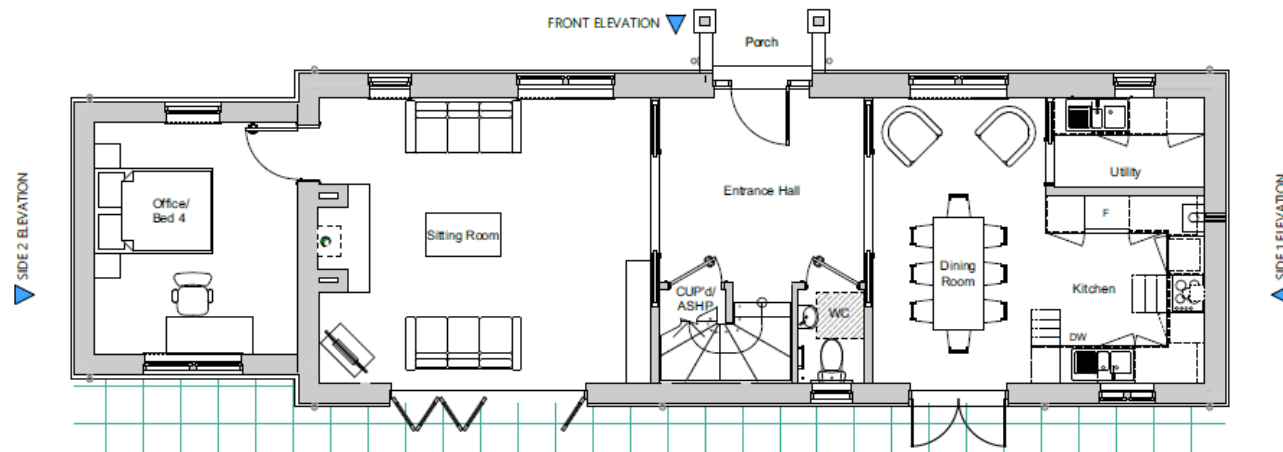
PHOTO OF ORIGINAL COTTAGE

# PROPOSED FLOOR PLANS



PROPOSED FIRST FLOOR PLAN

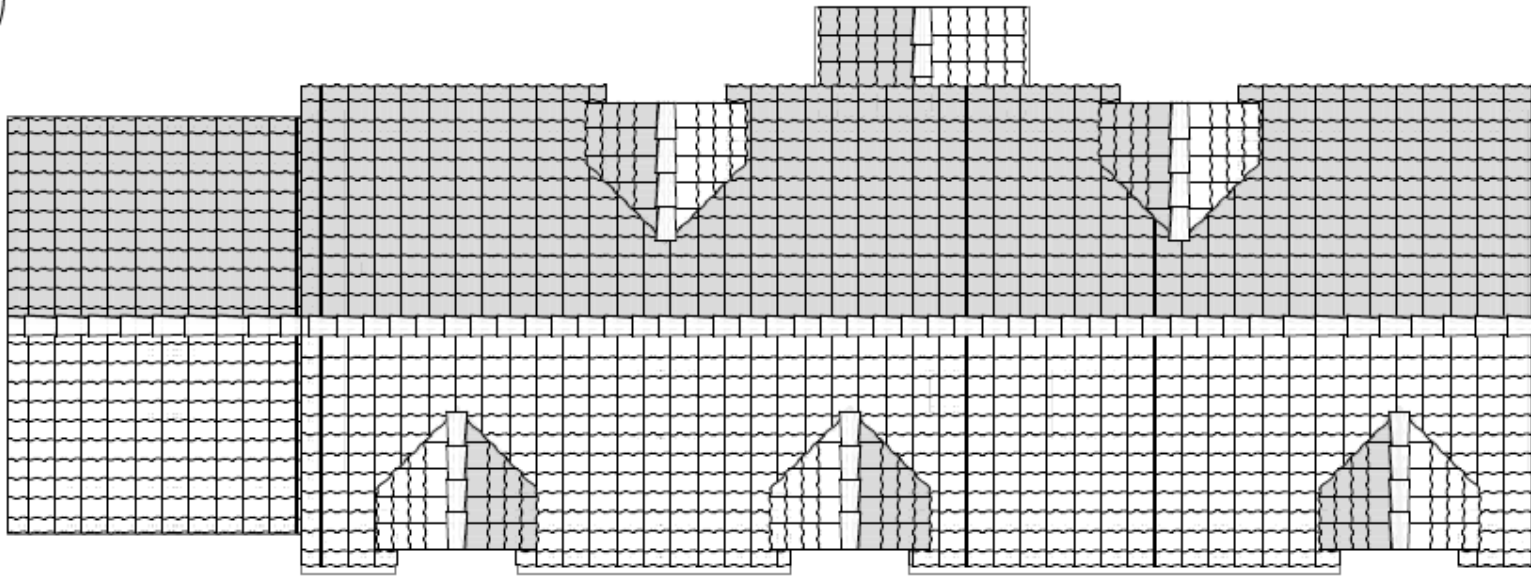
1:100



PROPOSED GROUND FLOOR PLAN

1:100

# PROPOSED ROOF PLAN



PROPOSED ROOF PLAN

1:100



# PROPOSED FRONT ELEVATION

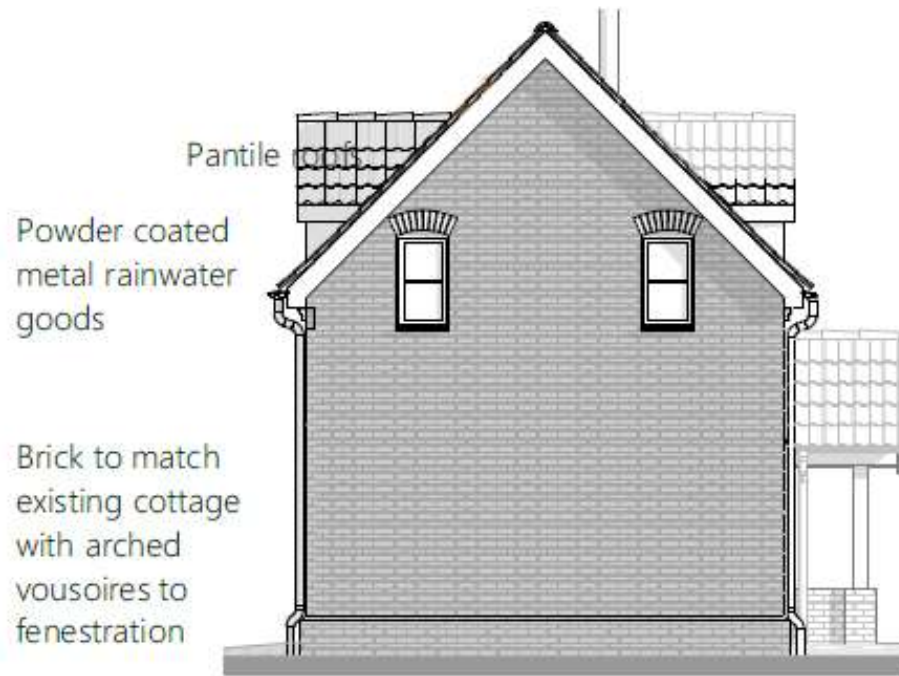


# PROPOSED REAR ELEVATION

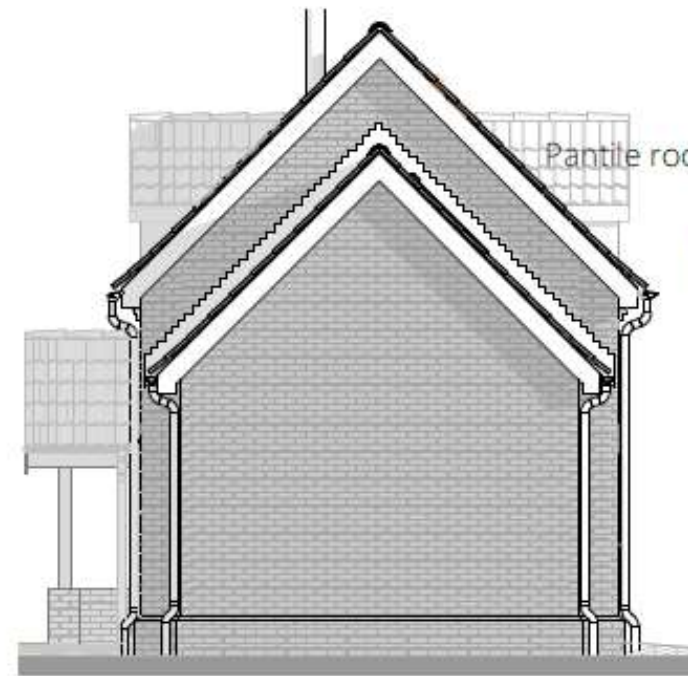


Source: Google Maps

# PROPOSED SIDE ELEVATIONS



PROP SIDE 1 ELEVATION 1:100



PROP SIDE 2 ELEVATION 1:100

SMG AI



The Studio, 18 St. Peters Road  
Sheringham,  
Norfolk,  
NR26 8QY



# PHOTOS



**Remains of front elevation**



**Remains of southeast side elevation**



# PHOTOS



**Remains of rear elevation  
and single storey section**



**Remains of rear elevation  
and northwest side elevation**



# PHOTOS



**View looking northeast from  
rear access to Hope House**



**View north from junction of  
track and The Street**



# PHOTOS



**69, 71 and 73 The Street**



**View north along rear access  
towards Hope House**



# PHOTOS



**Access to Melton Road**

# MAIN ISSUES

1. Whether the site is a suitable location for a new dwelling, having regard to accessibility to everyday local facilities and services by a range of modes of transport
2. The design/appearance of the proposed dwelling and its effect on the character and appearance of the area and setting of Hope House
3. The effect of the proposed development on landscape features and the wider landscape
4. The effect of the proposed development on the living conditions of the occupiers of nearby dwelling
5. The effect of the proposed development on highway safety and the surrounding highway network
6. Biodiversity and the effect of the proposed development on the integrity of habitats sites with regards to recreation impacts and nutrient neutrality.

# RECOMMENDATION

**REFUSAL for reasons relating to:**

- 1. Conflict with the District's spatial strategy and Core Strategy Policies SS 1 and SS 2 resulting in an unsustainable form of development.**
- 2. Nutrient neutrality and the effect on the integrity of habitats sites**

**Final wording of reasons to be delegated to the Assistant Director of Planning.**