

APPLICATION REFERENCE: PF/25/0384

LOCATION: Land East Of Hungry Hill House,
Hungry Hill, Northrepps, Norfolk

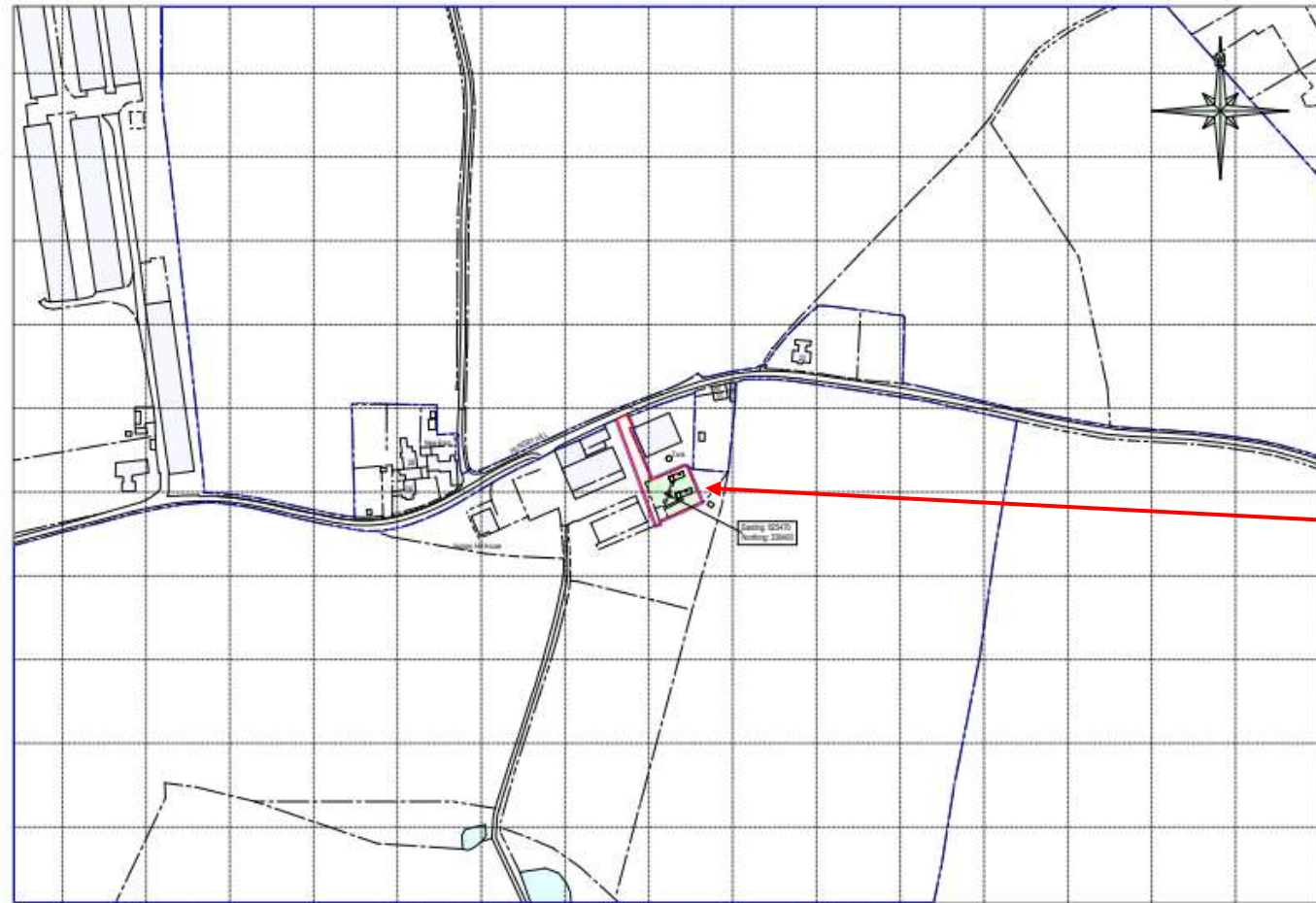
Change of use of land to allow for the siting of two
glamping pods (retrospective)



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN

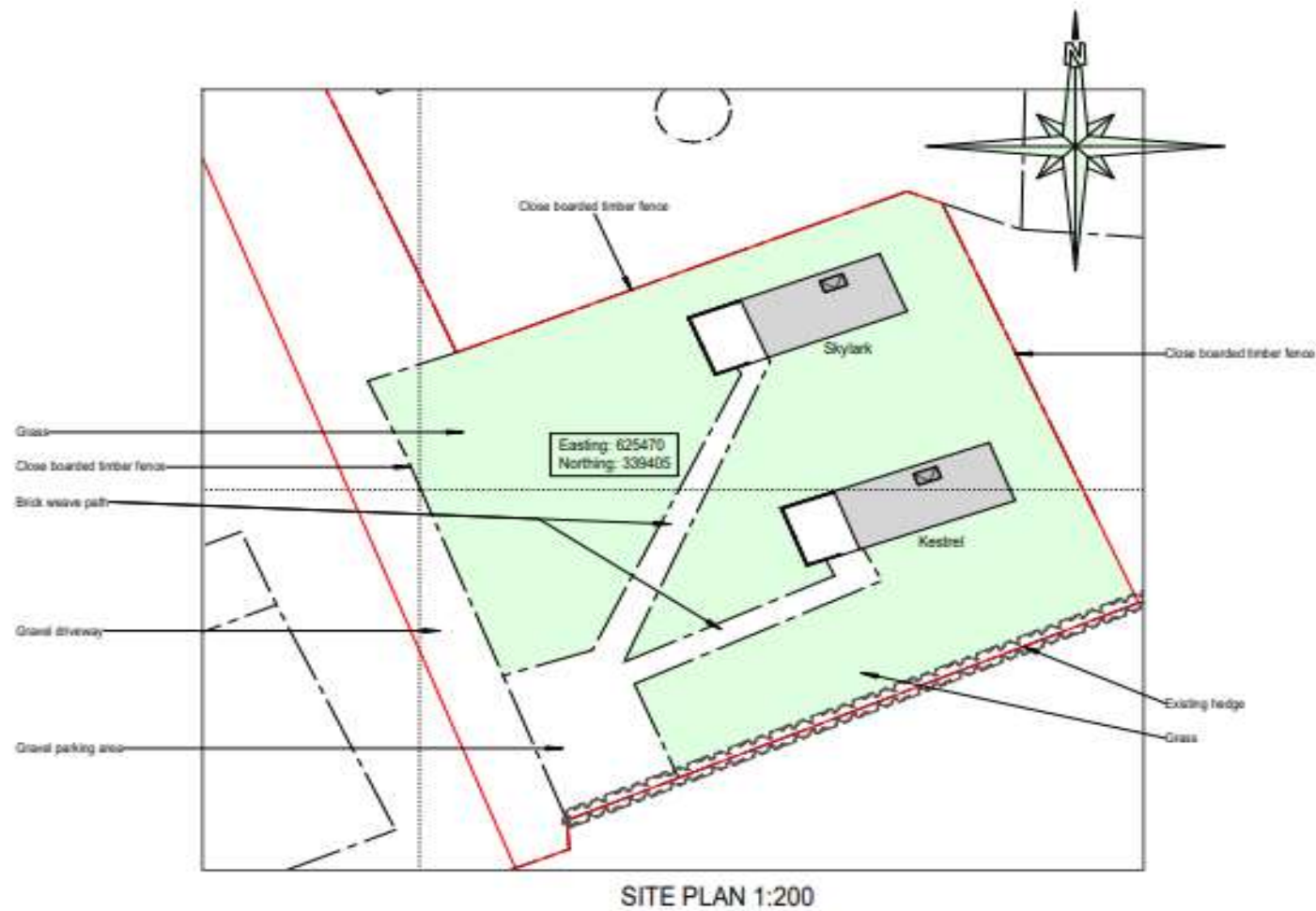


Application Site

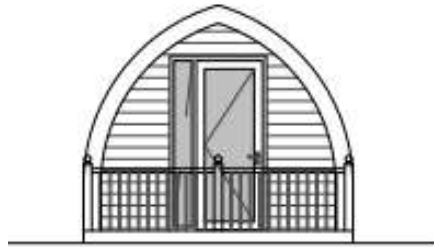
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LOCATION PLAN 1:1250

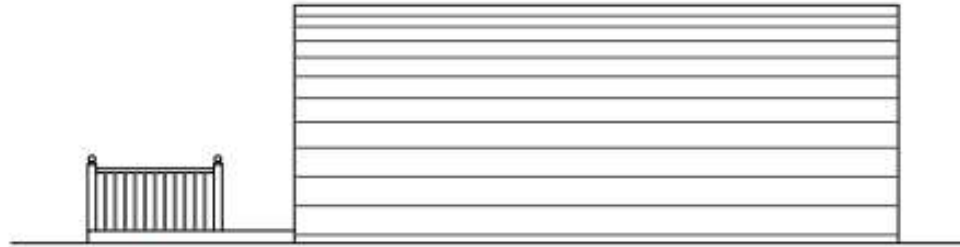
PROPOSED SITE PLAN



PROPOSED ELEVATIONS & FLOOR PLANS FOR KESTREL POD



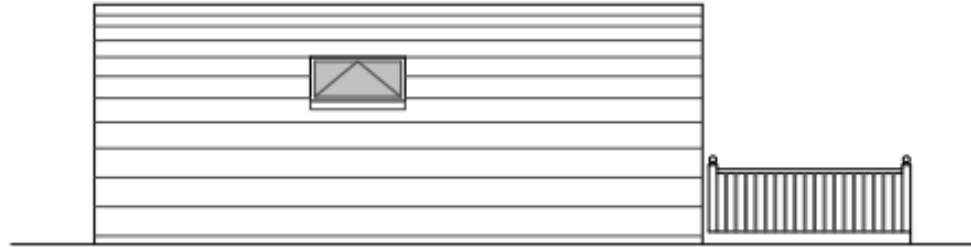
WEST
KESTREL ELEVATIONS 1:50



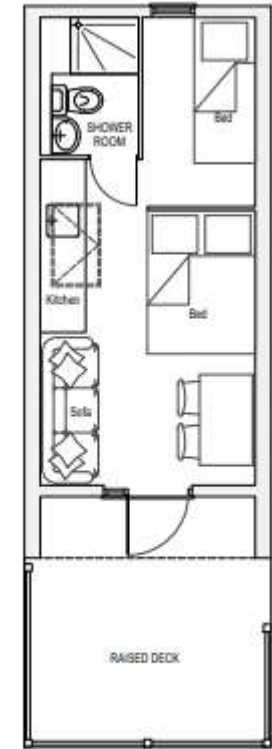
SOUTH
RAISED DECK



EAST

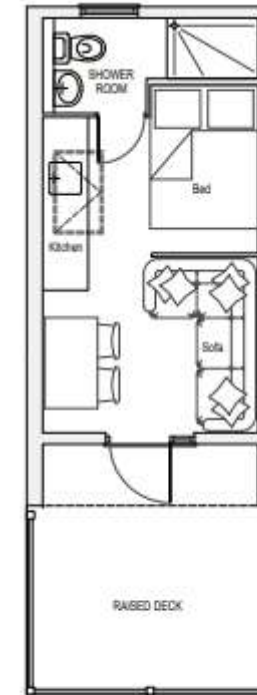
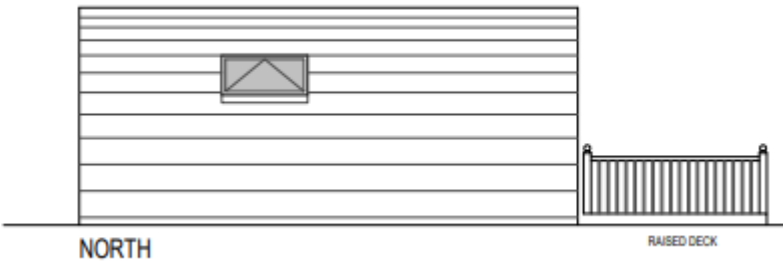
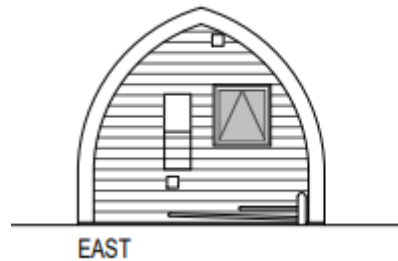
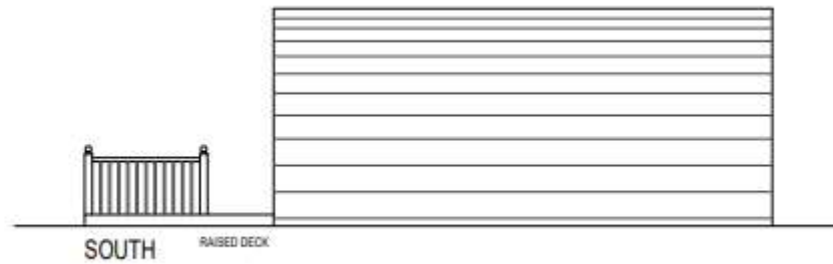


NORTH
RAISED DECK



KESTREL FLOOR PLAN 1:50

PROPOSED ELEVATIONS & FLOOR PLANS FOR SKYLARK POD



SKYLARK FLOOR PLAN 1:50

VIEWS OF THE PODS LOOKING EAST



VIEWS OF HUNRGY HILL LOOKING EAST



VIEWS OF HUNRGY HILL LOOKING WEST



VIEWS TO THE SOUTH OF THE SITE (ENTRANCE)



VIEWS TO THE WEST (SURROUNDING LAND)



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

REFUSAL subject to conditions relating to the following matters:

- 1. The scheme would result in introduction of new build tourist accommodation on land designated as 'Countryside' in Policies SS 1 and SS 2 of the adopted North Norfolk Core Strategy, where Policy EC 7 states that Proposals for new build unserviced holiday accommodation in the Countryside will be treated as though they are permanent residential dwellings and will not be permitted and Policy EC 10 specifically prohibits the principle of new caravan and camping sites within sensitive landscape designations including the Norfolk Coast Area of Outstanding Natural Beauty.**
- 2. A development of 2 no. glamping pods in this location would constitute an unacceptable form of development within the Norfolk Coast Area of Outstanding Natural Beauty and would harm its special qualities, contrary to the requirements of Policies EN 1, EN 2 and EN 4 of the adopted North Norfolk Core Strategy, Chapter 15 of the National Planning Policy Framework and the principles set out in the North Norfolk Landscape Character Assessment (2021) and the North Norfolk Design Guide Supplementary Planning Document.**