

# APPLICATION REFERENCE: PF/21/3314

**LOCATION:** land Between 13 & 19,  
Shereford Road, Hempton, Fakenham

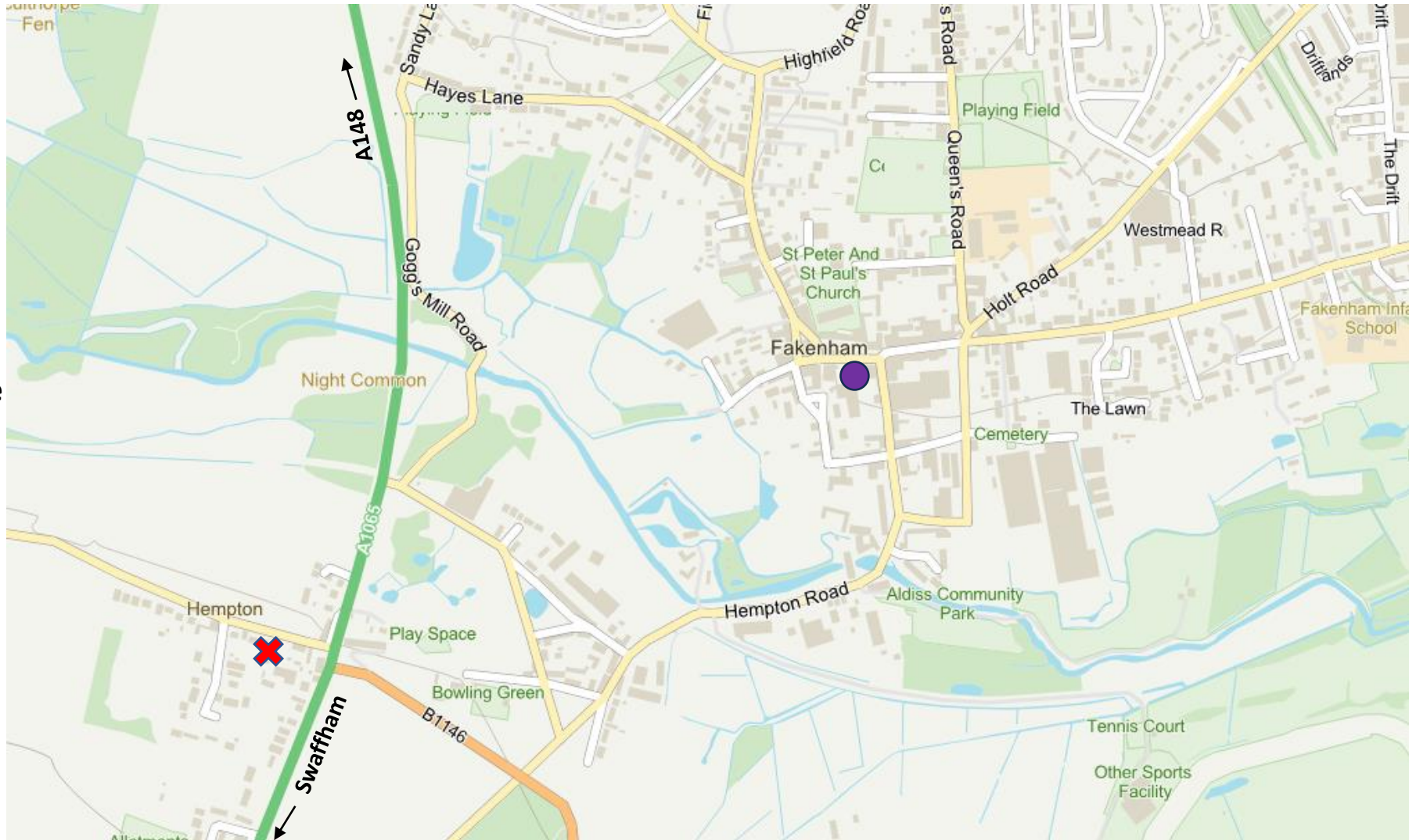
**PROPOSAL:** Demolition of existing building  
and erection of 3 no. two-bed dwelling  
houses



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# GENERAL LOCATION

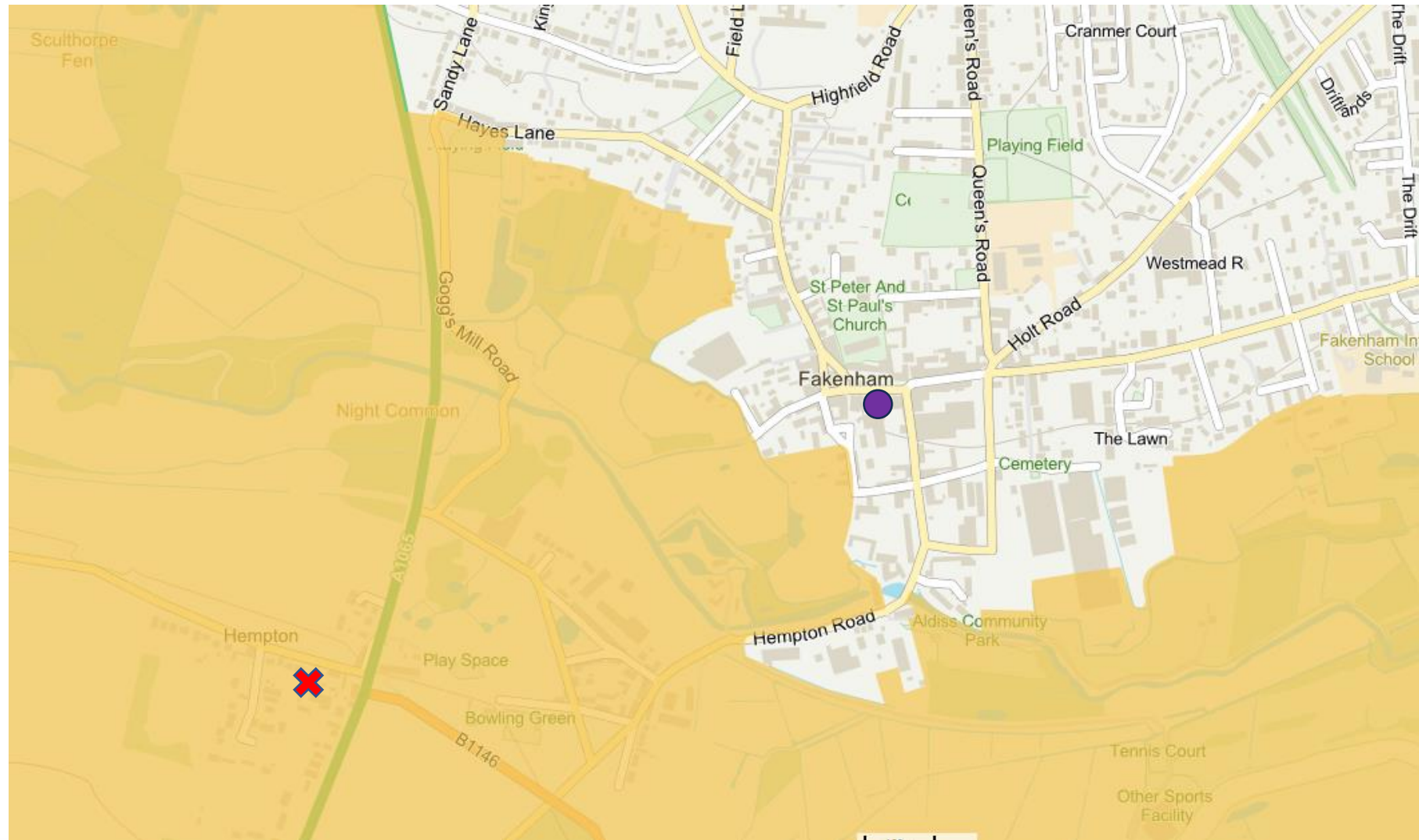


- ✗ = Site
- = Town centre





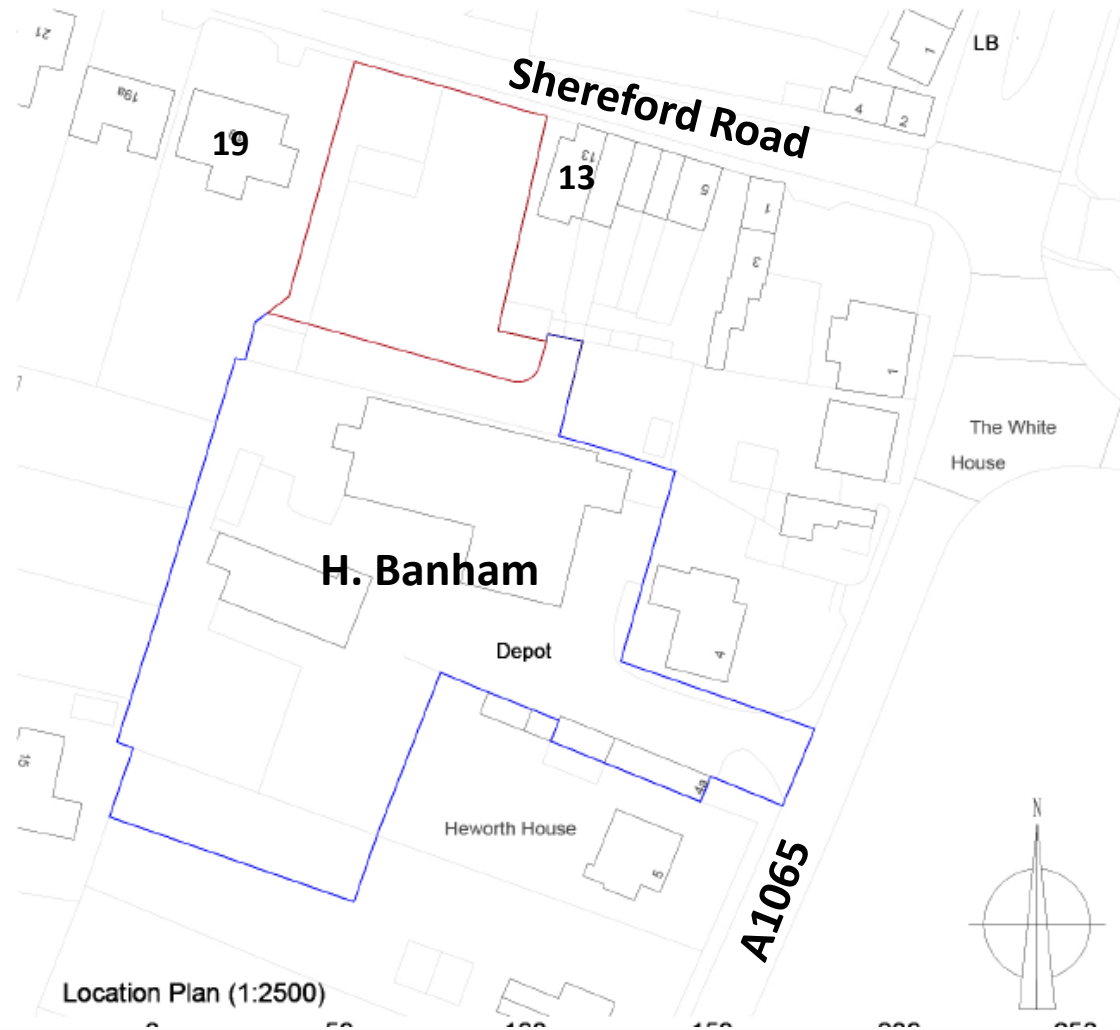
# GENERAL LOCATION (showing area designated as Countryside)



- ✕ = Site
- = Town Centre
- = Countryside



# SITE LOCATION PLAN

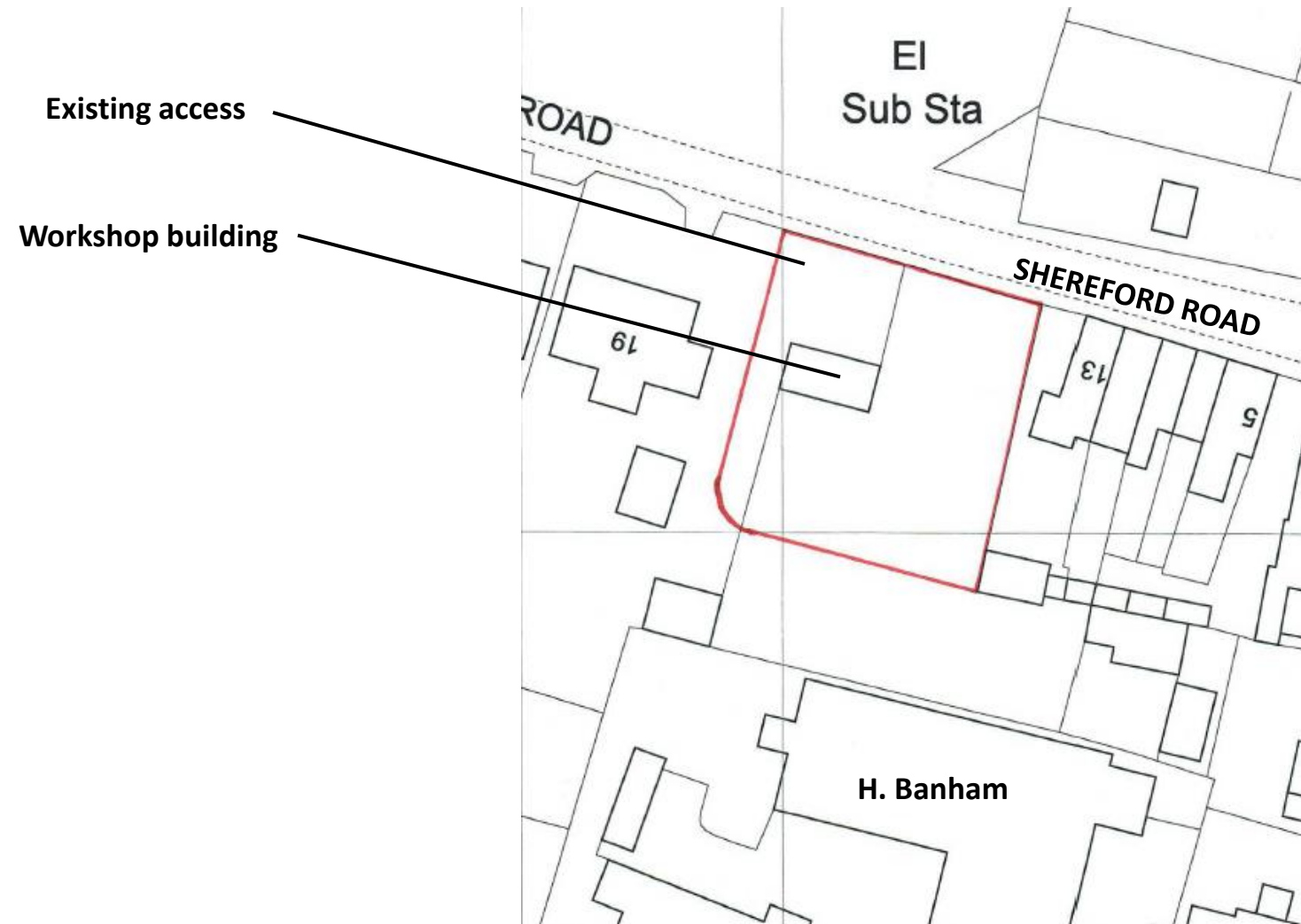


# AERIAL PHOTO





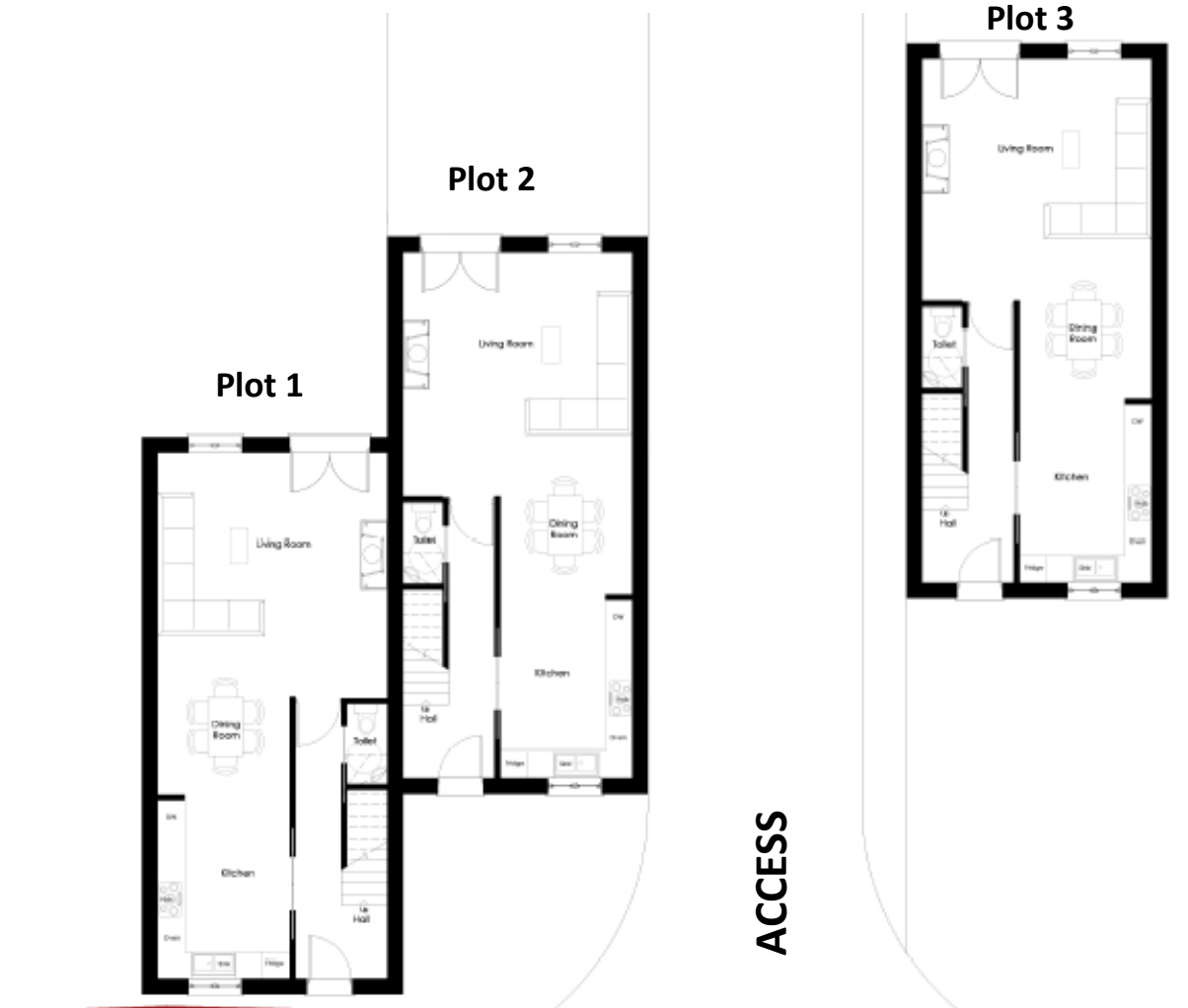
# EXISTING SITE PLAN



# PROPOSED SITE PLAN

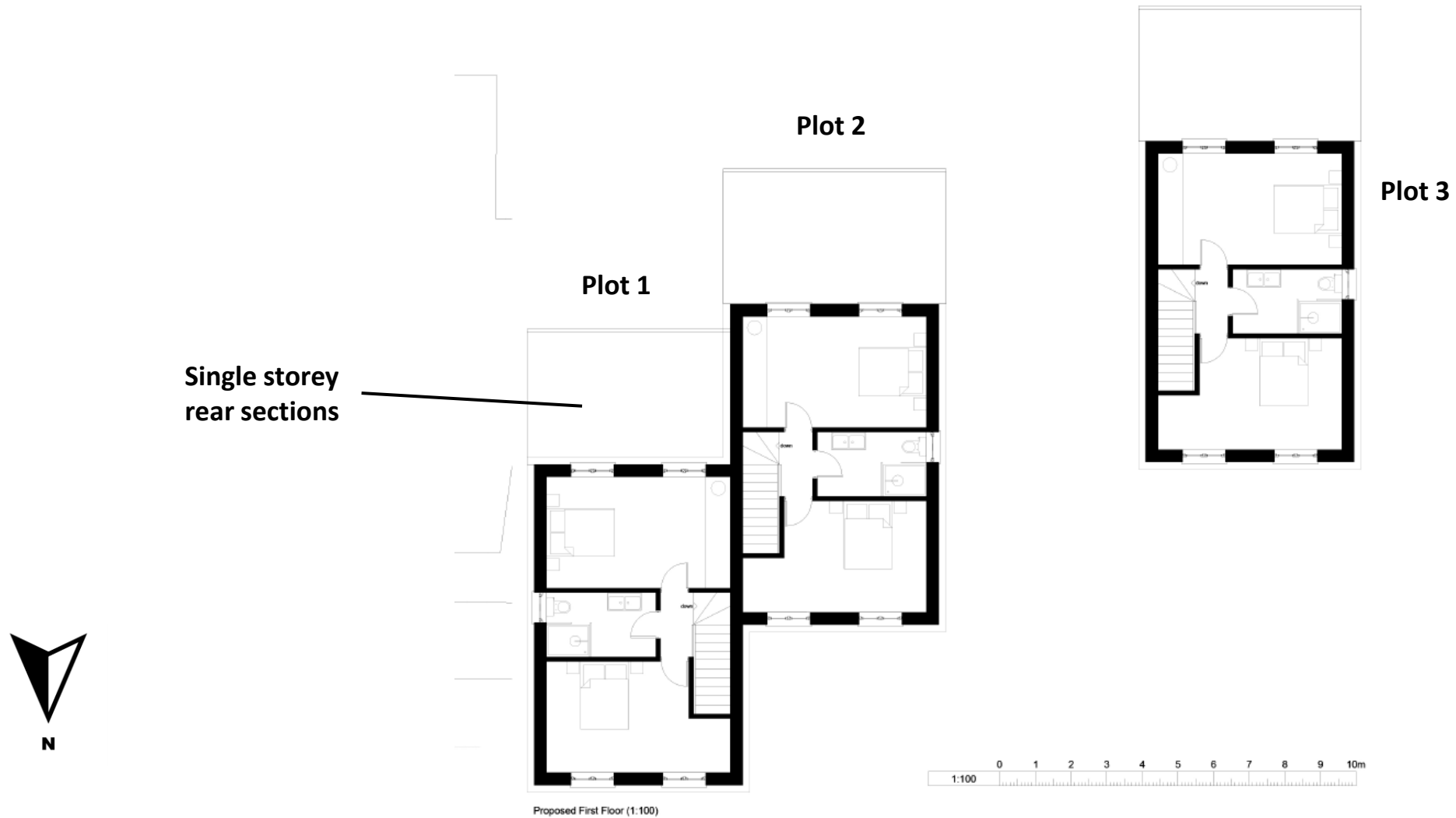


# PROPOSED GROUND FLOOR PLANS

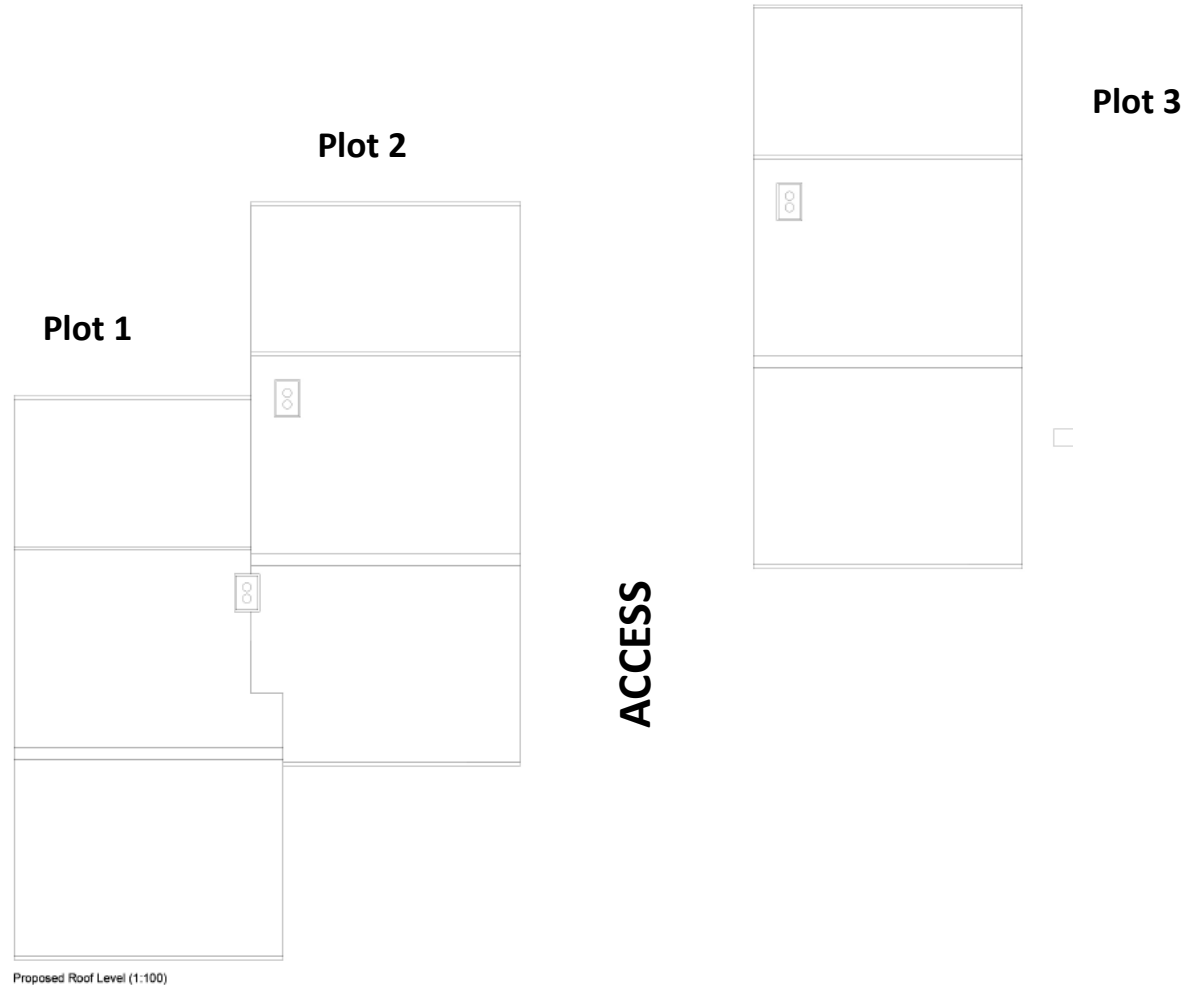




# PROPOSED FIRST FLOOR PLANS



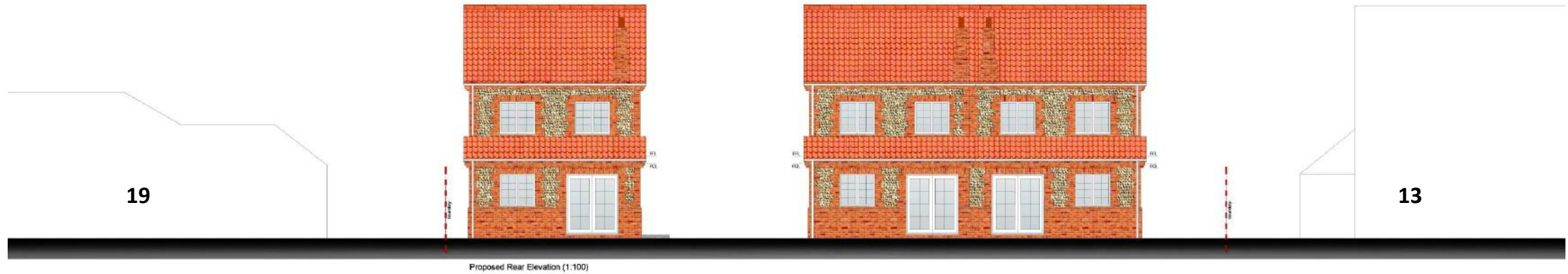
# PROPOSED ROOF PLAN



# PROPOSED FRONT ELEVATION



# PROPOSED REAR ELEVATION





# PROPOSED SIDE ELEVATIONS



Proposed Side Elevation Plot 03 (1:100)

**Plot 3 (faces access)**



Proposed Side Elevation Plot 01 (1:100)

**Plot 1 (faces 13 Shereford Rd)**



Proposed Side Elevation Plot 02 (1:100)

**Plot 2 (faces access)**



Proposed Side Elevation Plot 03 (1:100)

**Plot 3 (faces 19 Shereford Rd)**

**First floor windows  
serve bathrooms**



# VIEWS OF SITE



Southwest part of site



Northwest part of site



# VIEWS OF SITE



**Southeast part of site**



**West part of site**



# VIEWS OF SITE



Rear/south part of site



West part of site



# VIEWS OF SITE



**Existing building and access**



**Roadside and part of east boundary**



# STREETSCENE ALONG SHEREFORD RD



Looking west



Looking east



# ADJACENT PROPERTY 13 SHEREFORD RD





# ADJACENT PROPERTY – 19 SHEREFORD RD





# A1065 RAYNHAM ROAD CROSSING





# A1065 RAYNHAM ROAD CROSSING



**To Shereford Road from crossing**



**From Shereford Road to crossing**



# PEDESTRIAN ROUTE TO FAKENHAM



# MAIN ISSUES

1. Whether the site is a suitable location for new dwellings, having regard to accessibility to everyday local facilities and services by a range of modes of transport
2. The design/appearance of the proposed dwellings and their effect on the character and appearance of the Hempton Conservation Area
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 dwellings and whether an acceptable living environment would be provided for the future occupiers.
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

Delegate APPROVAL to the Assistant Director - Planning subject to:

The prior receipt of an appropriate Credit Certificate from Norfolk Environmental Credits and thereafter there being no objection raised from Natural England following further consultation.

The imposition of conditions to cover the matters listed below:

Time limit for commencement

Approved plans

External materials

Details of windows

Boundary treatments including to frontage

Biodiversity enhancement

- Contamination
- Access construction
- Gradient of access not to exceed 1:12
- Visibility splays either side of access
- Car parking provision

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