

APPLICATION REFERENCE: PF/24/2705

LOCATION: Old Scarfe Brothers Workshop, Church Road, Lower Bodham, NR25 6PS

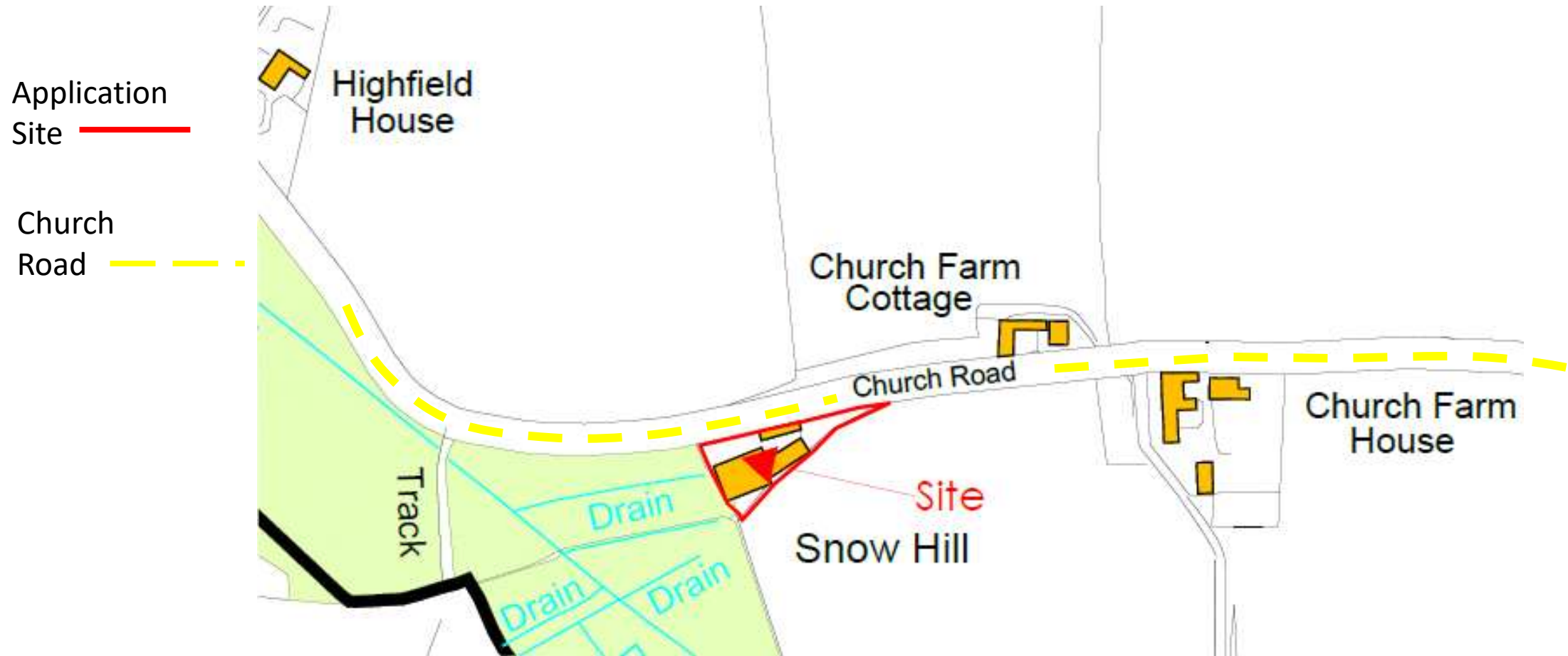
PROPOSAL: Demolition of workshop building and erection of building for use as a live/work unit, recladding of retained storage building, demolition of other storage buildings and erection of cart shed



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

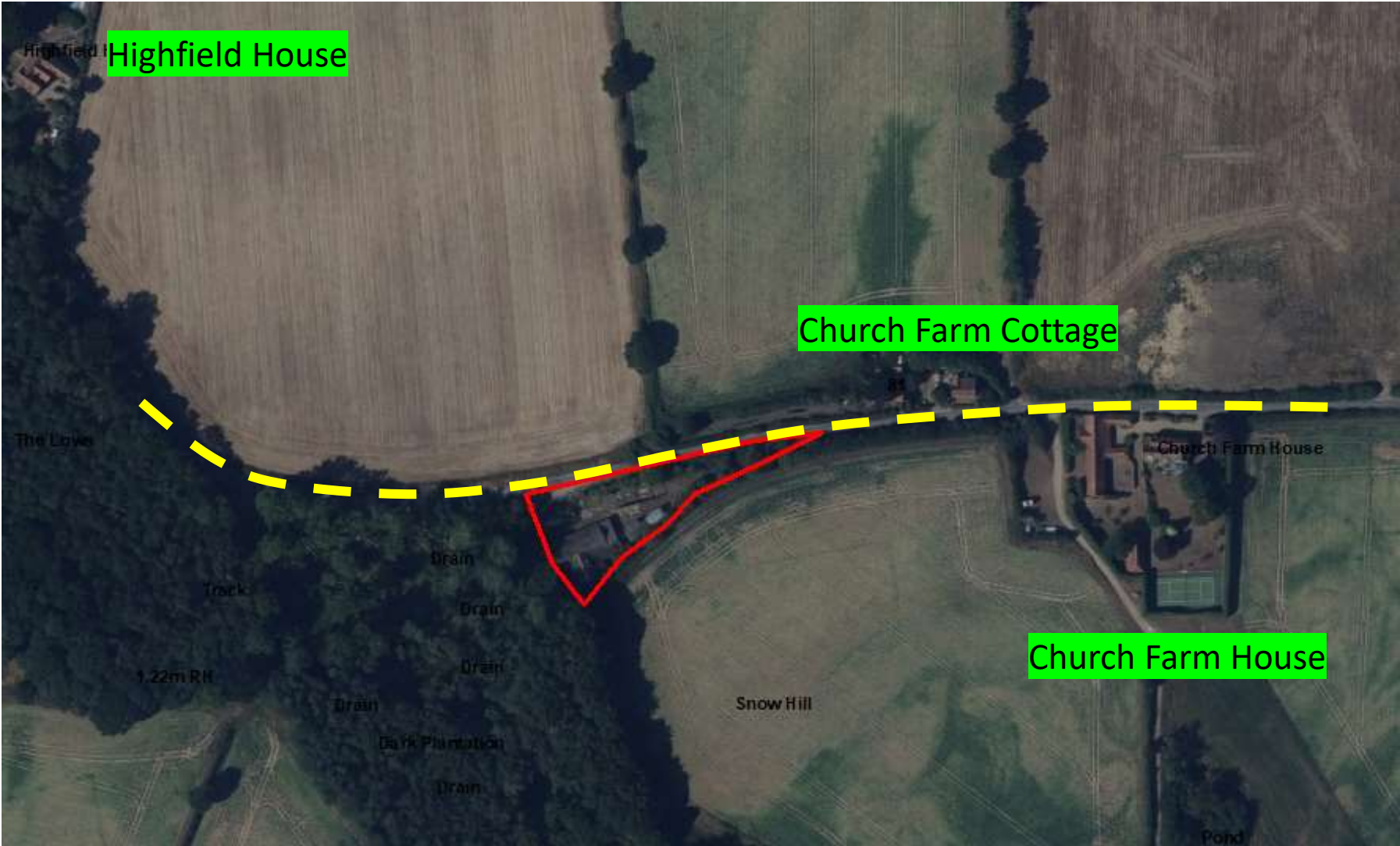
Site Location



Site Location

Application
Site

Church
Road

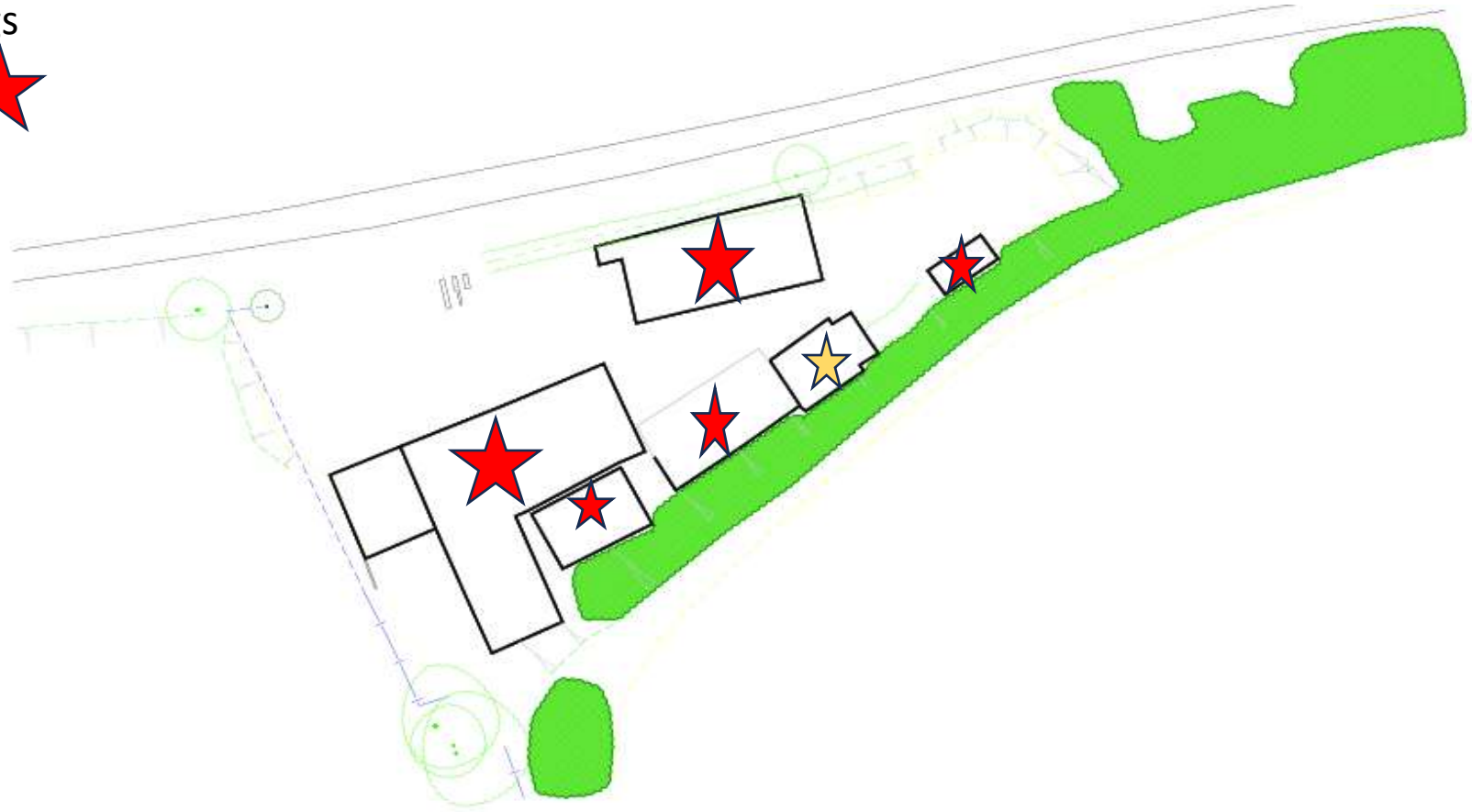


Existing Site Plan

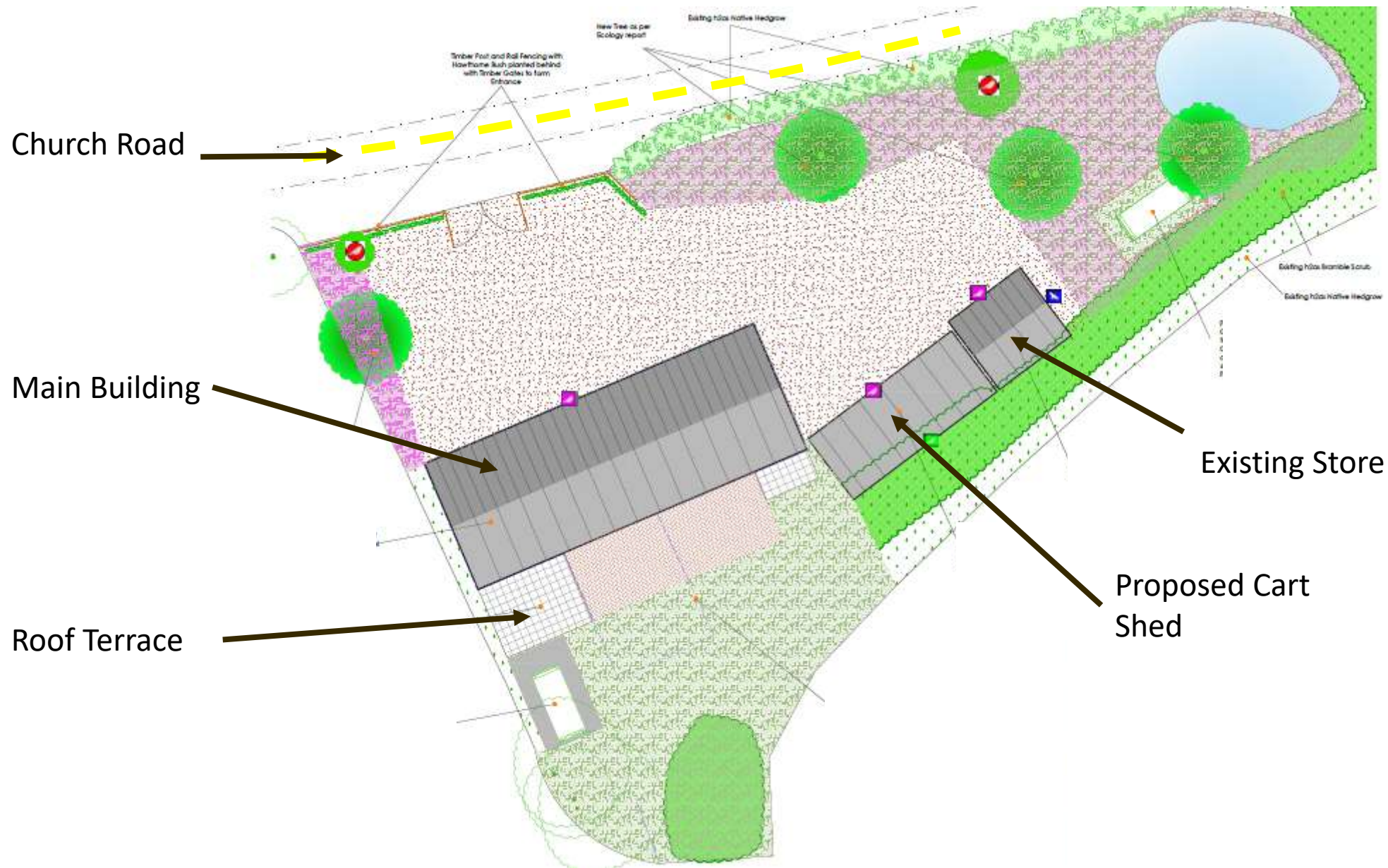
Building/partial buildings
to be demolished



Building to be
retained



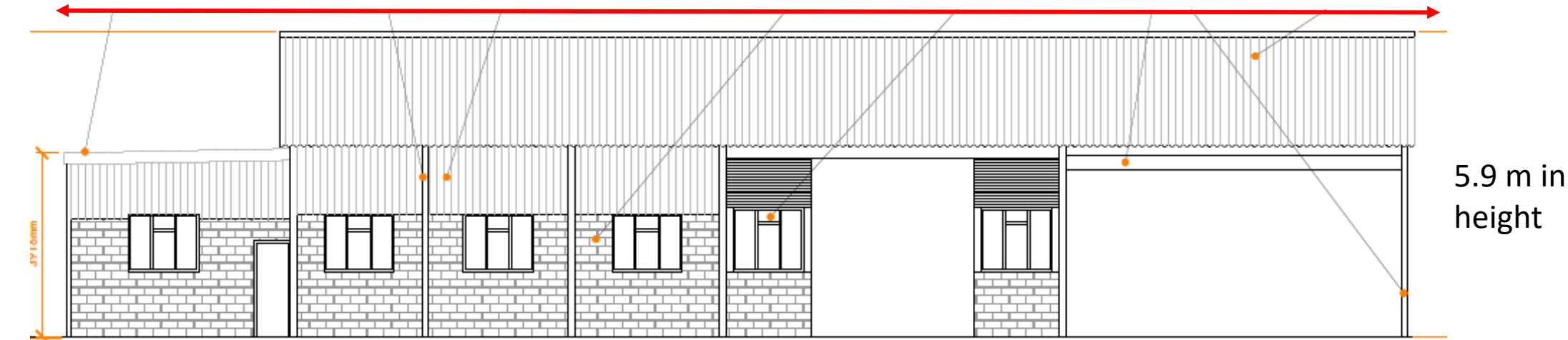
Proposed Site Plan



Existing and Proposed North Elevation (facing Church Road)

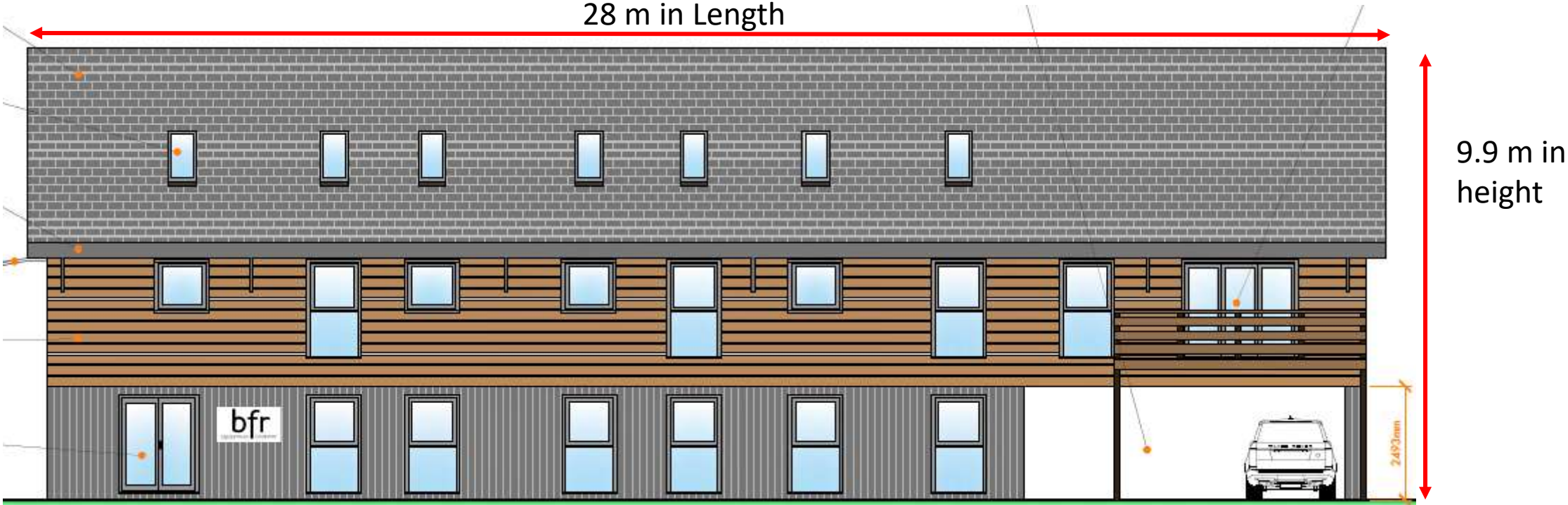
28 m in Length

Existing



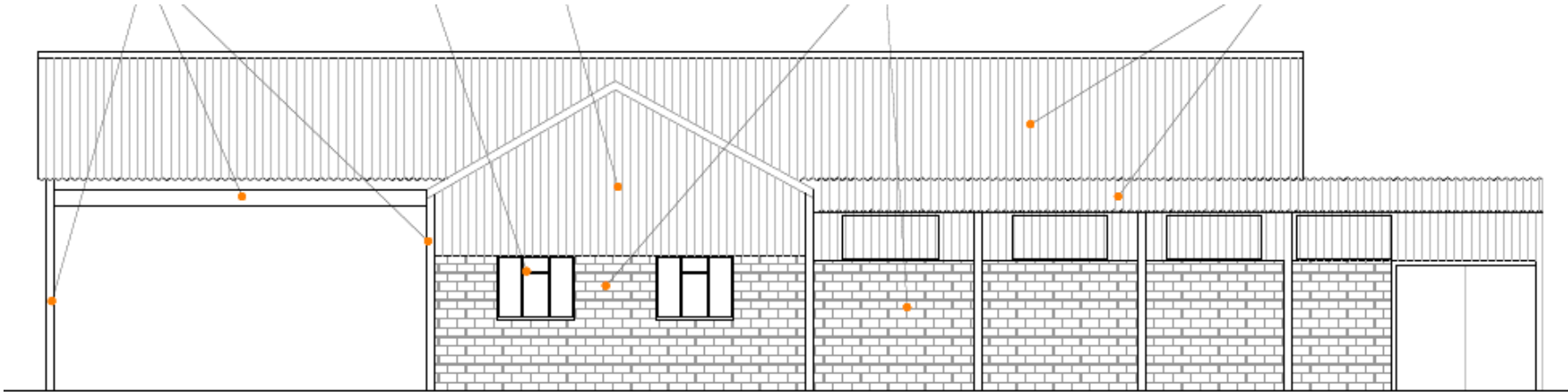
Proposed

28 m in Length

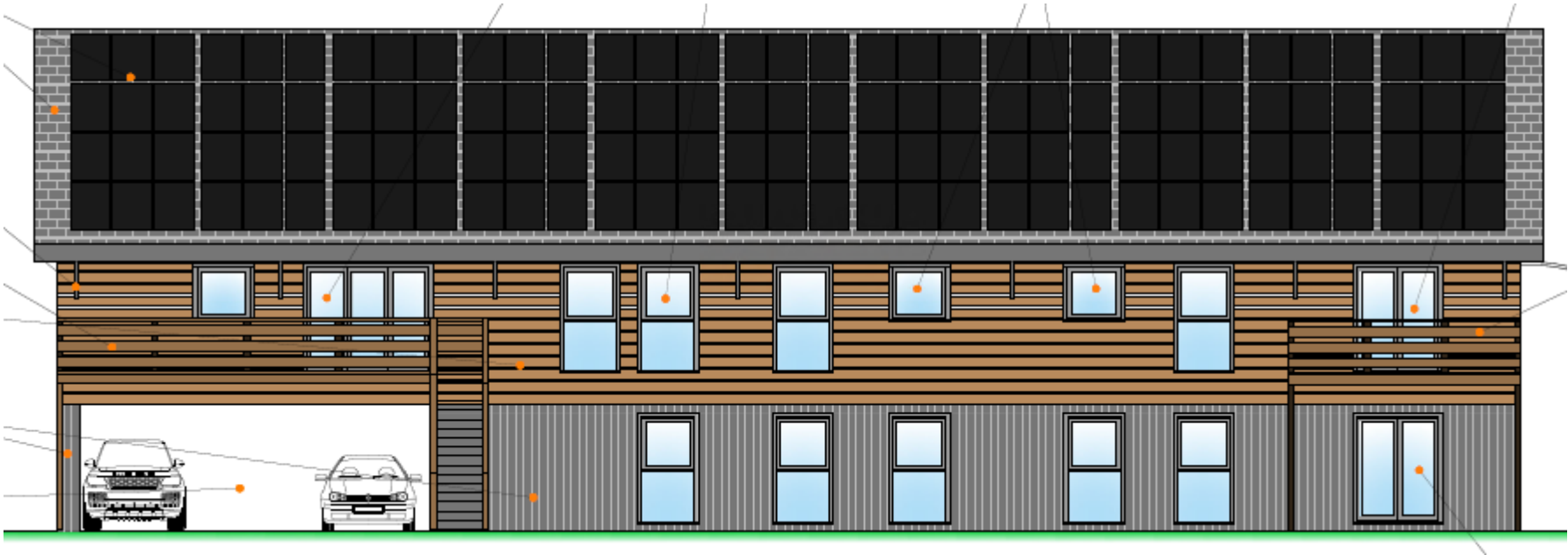


Existing and Proposed South Elevation (rear)

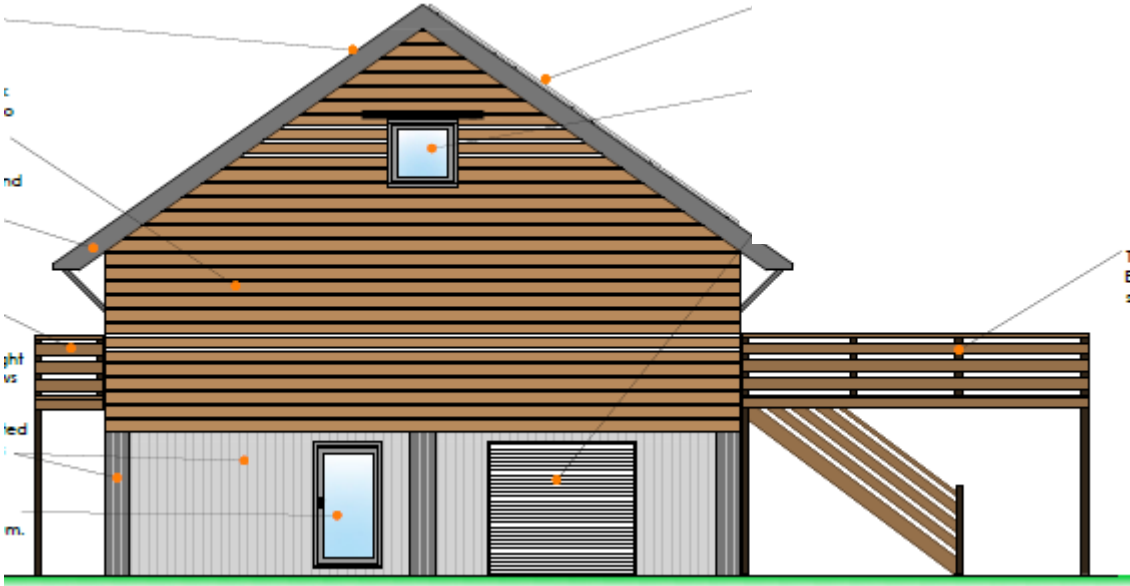
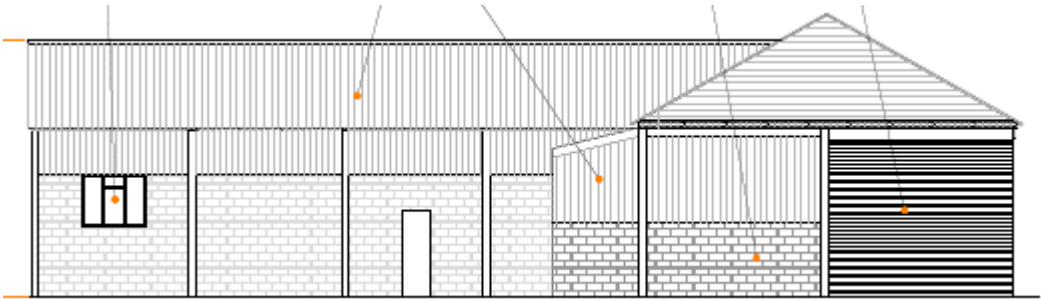
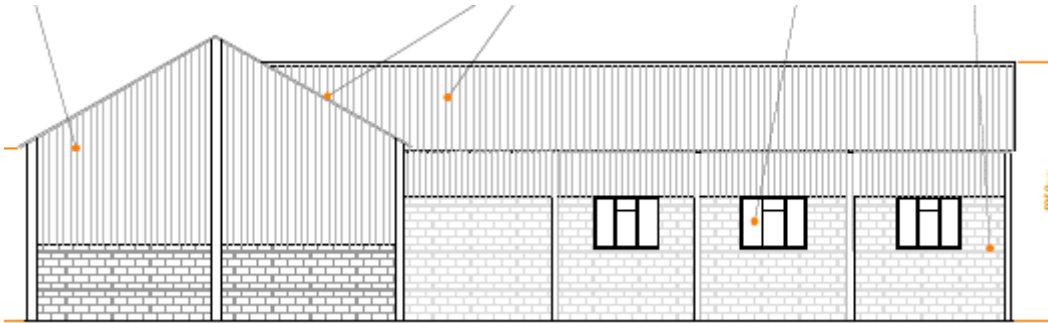
Existing



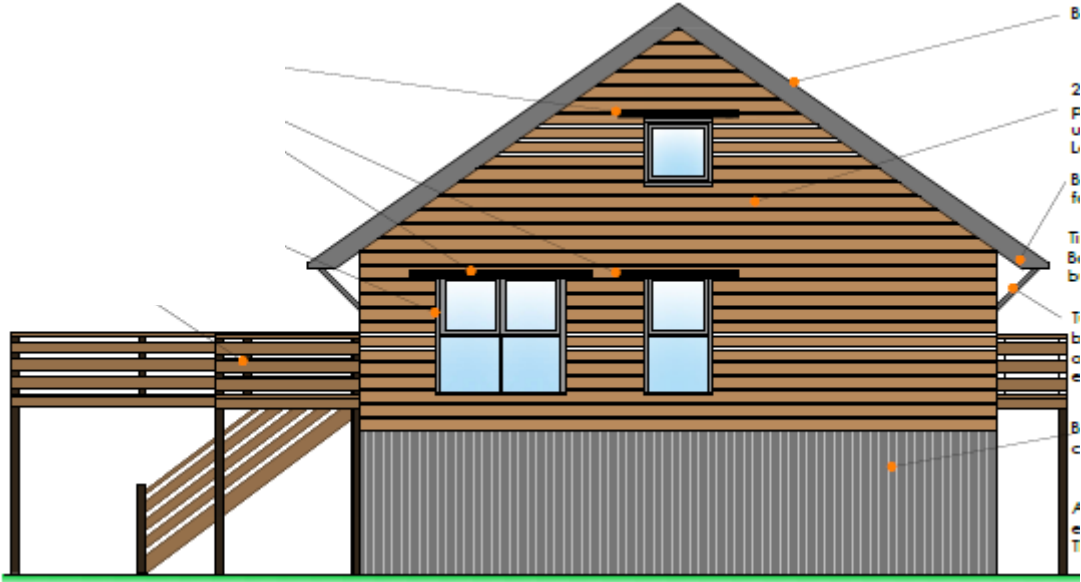
Proposed



Existing and Proposed Side Elevations

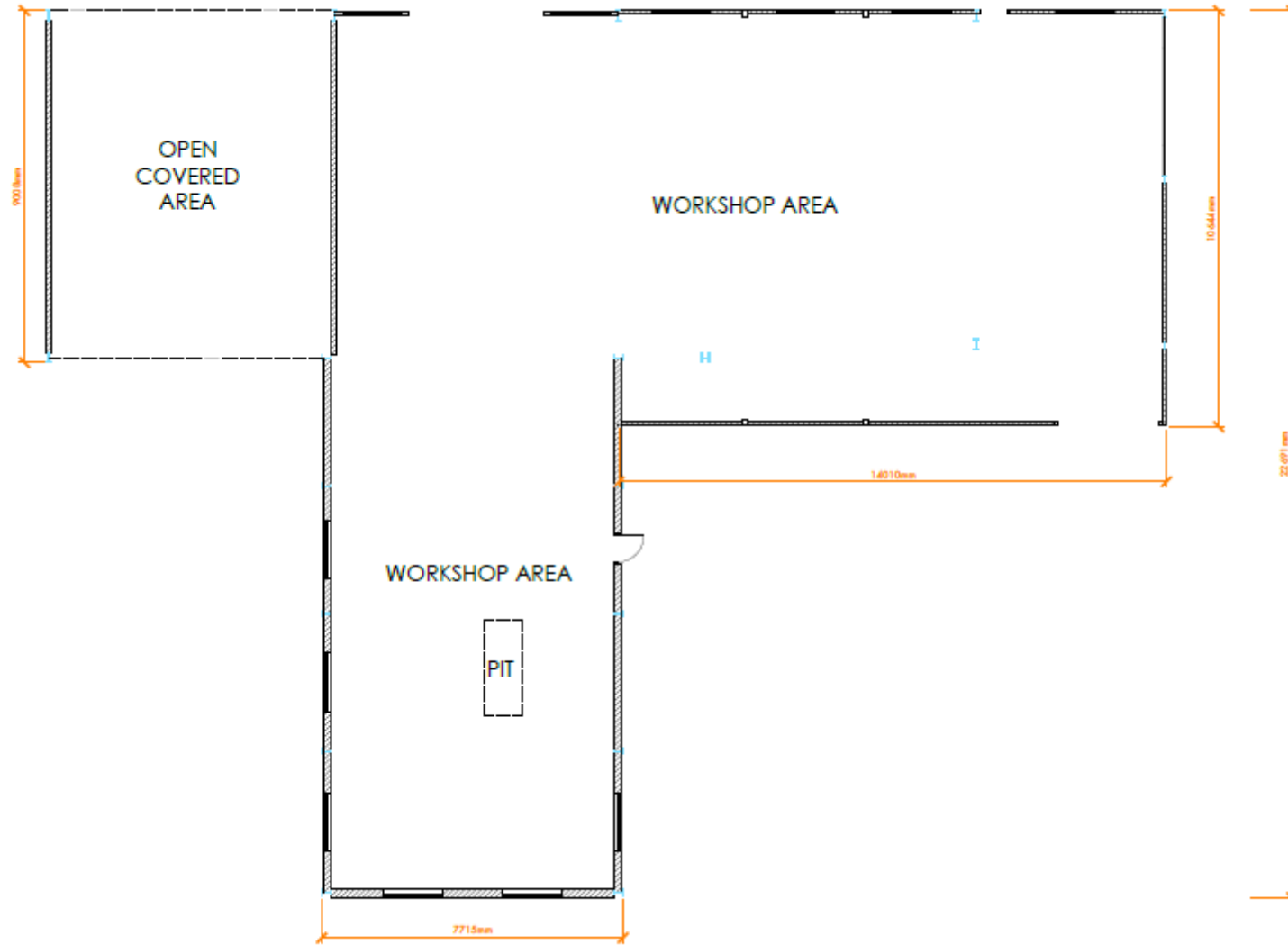


West Elevation



East Elevation

Existing Floor Plans



EXISTING PLAN Main Workshop

Floor Plan Details:

- Overall Dimensions:**
 - Width: 10234mm
 - Depth: 4119mm
- Rooms and Areas:**
 - PARKING AND ENTRANCE AREA (with 3 car icons)
 - ROOF GARDEN ABOVE (with 1 car icon)
 - HOUSE ENTRANCE (with stairs 'up')
 - UTILITY / PLANT ROOM
 - WC
 - OFFICE
 - KITCHEN
 - COUNTER
 - SHOP / SHOWROOM
 - STORE ROOM
 - GOODS IN
- Internal Dimensions (mm):**
 - Top horizontal segments: 3007, 2704, 4000, 2035
 - Right vertical segment: 4057
 - Bottom horizontal segments: 1006, 1430
 - Left vertical segments: 1277, 1273
 - Internal vertical segment: 4054
- Grid System:**
 - Horizontal: B (left), A (right)
 - Vertical: B (top), B (bottom)

Roof Space

1414890mm

402038mm

1000900mm

4020mm

OPEN VAULTED CEILING TO LIVING AREA

STORAGE

OPEN VAULTED CEILING TO MASTER BEDROOM

dn

First Floor



















Main Issues for Consideration

1. Principle of Development
2. Design and appearance of the proposed development and its effect on the character of the area
3. Residential Amenities
4. Biodiversity and Ecology
5. Arboriculture
6. Sustainable Construction and Energy efficiency
7. Highways and Parking
8. Environmental Considerations

Recommendation

To **REFUSE** permission on the following grounds:

1. The proposed residential element of the live/work unit would be located on land designated as 'Countryside' where there is a general presumption against residential development and in a location with poor access to a full range of basic services. The future occupiers would therefore be highly dependent on the car to be able to reach such services. There is no overriding justification for the proposed development in this unsustainable location, and the proposal therefore represents an undesirable and sporadic form of residential development in the countryside. The proposal would therefore not be sustainable development and is contrary to policies SS 1, SS 2 and SS 4 of the adopted North Norfolk Core Strategy. Whilst the location of the development is considered to be isolated in terms of paragraph 84 of the National Planning Policy Framework, no evidence has been provided that the provision of such a dwelling would meet the criteria in paragraph 84.
2. The proposed development by reason of design, scale, height and massing would result in a visually discordant and overly dominant element of built form which would be harmful to the character and appearance of the surrounding landscape. As such, the proposal would be contrary to the aims of North Norfolk Core Strategy Policies EN 2 and EN 4.

The proposals are contrary to North Norfolk Core Strategy Policies SS 1, SS 2, SS 4, EN 2 and EN 4

Final wording of reasons for refusal and any others considered to be necessary, to be delegated to the Assistant Director – Planning