

APPLICATION REFERENCE: PF/24/2434

LOCATION: Land At Woodland, Browns Covert,
Hindolveston Road, Fulmodeston

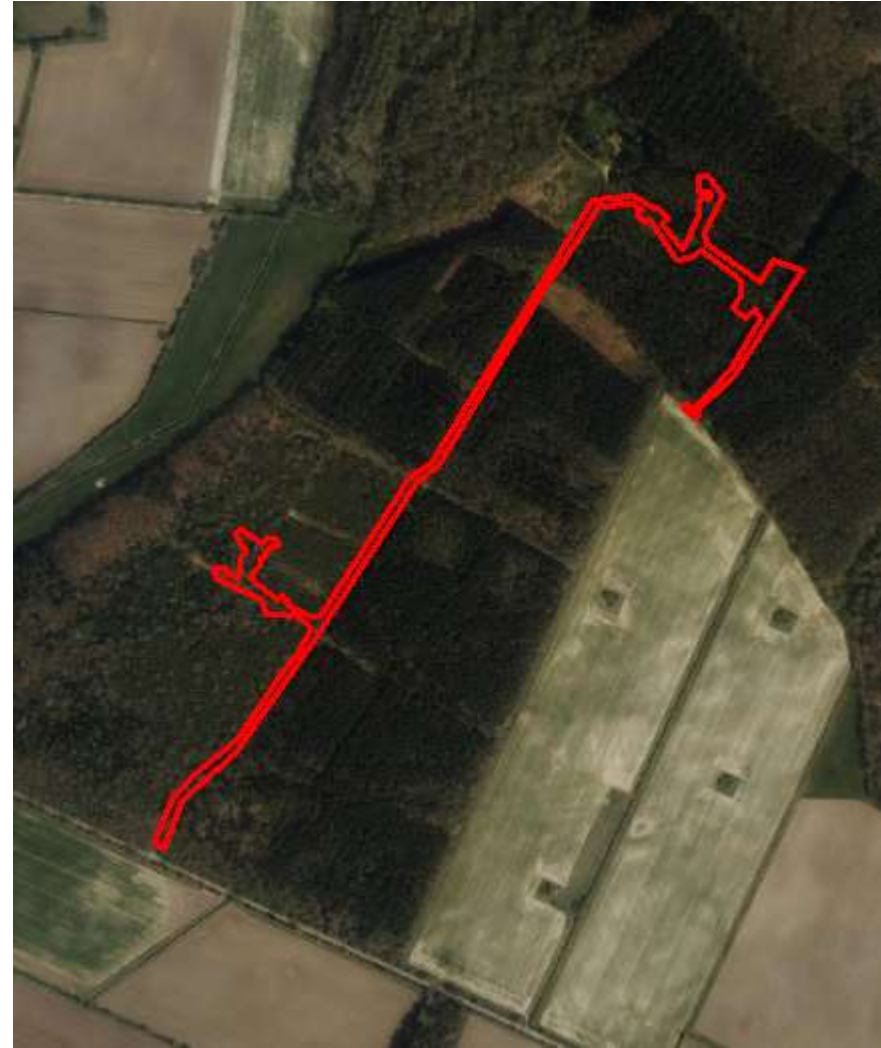
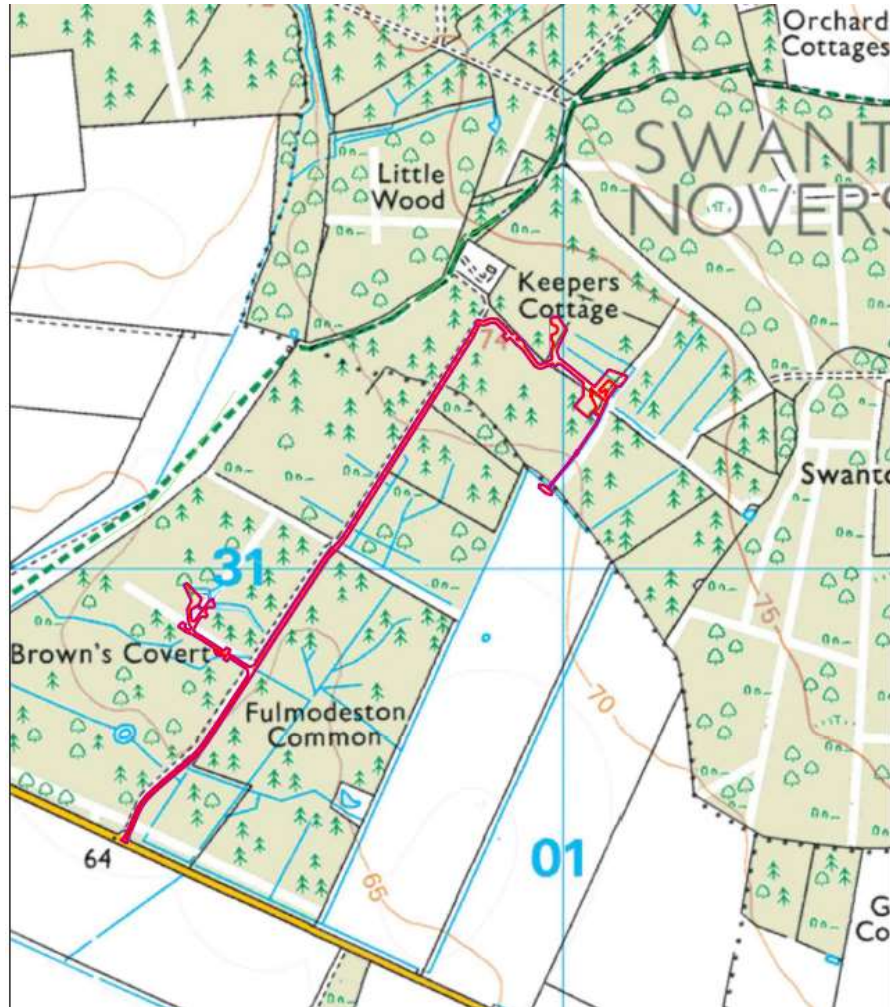
PROPOSAL: Erection of additional four, one-bedroom self-contained tree houses for use as short-term holiday let accommodation with external works and servicing (to include solar panels, ponds and car parking provision)



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

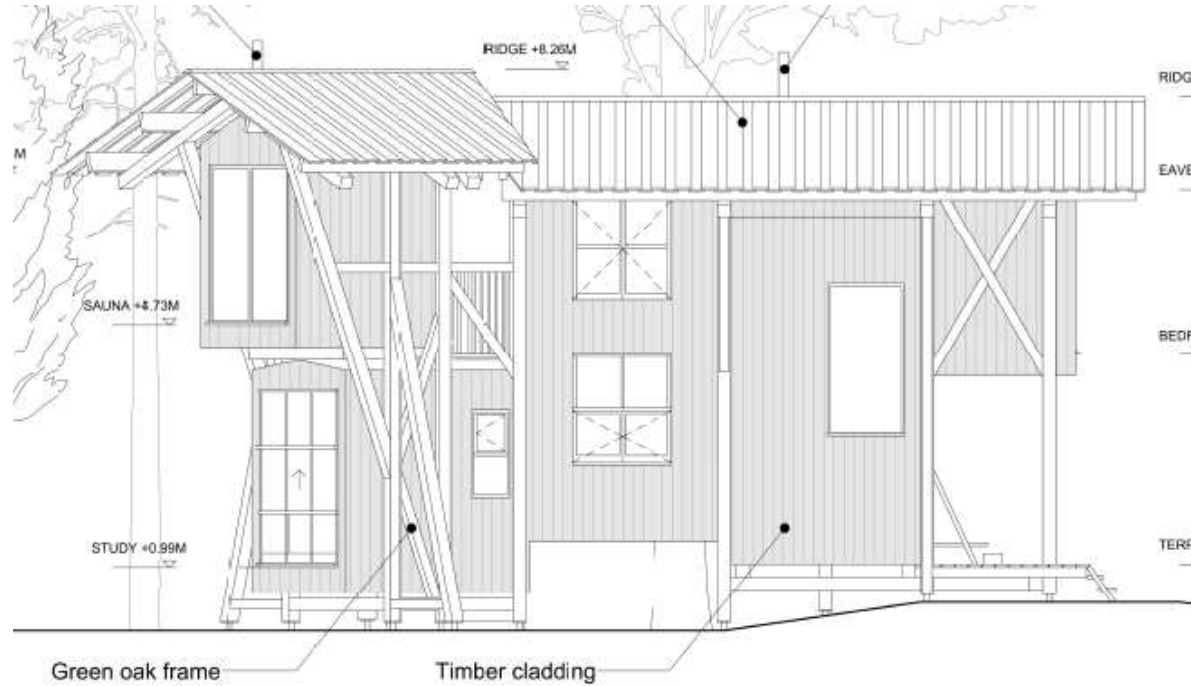
Site Location Plan



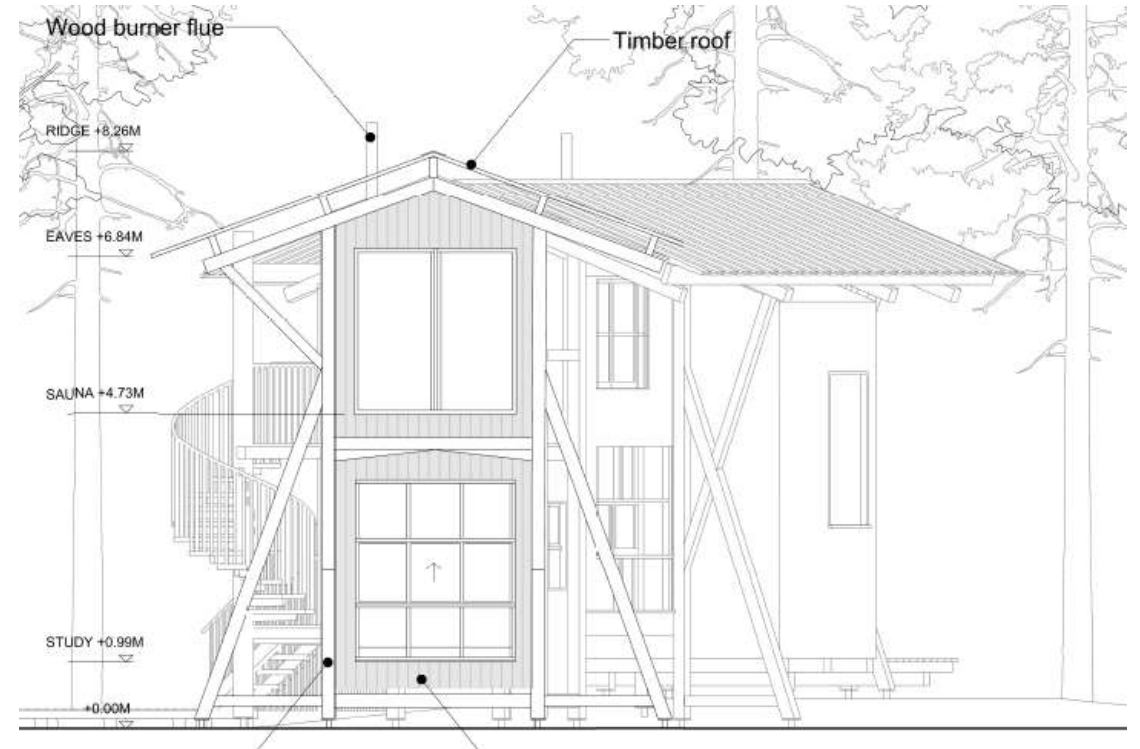
Tree House 3 - Site and Location Plan



Tree House 3 North Elevation



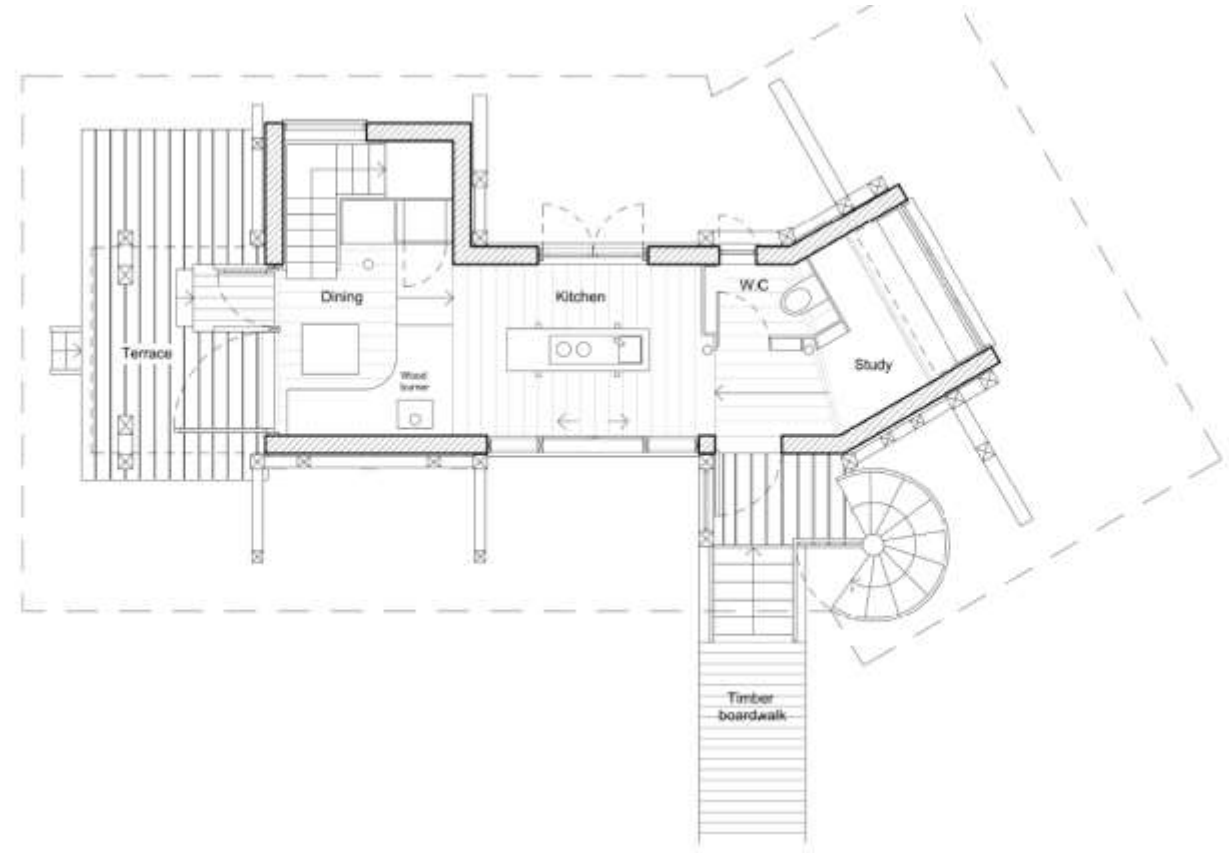
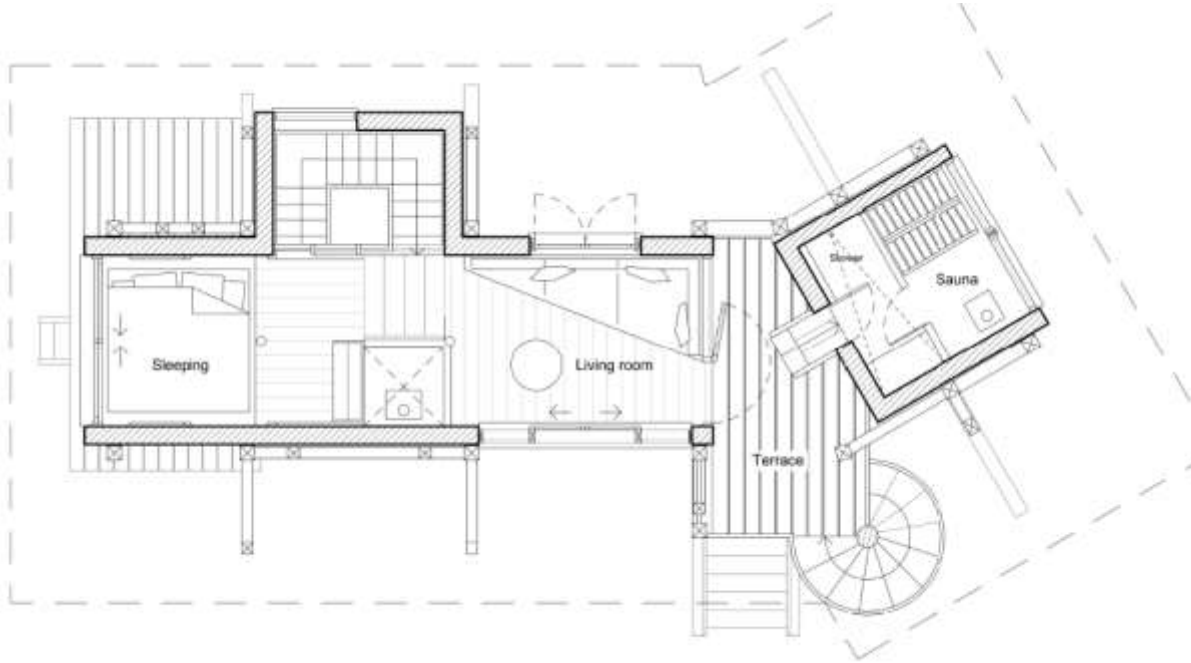
East Elevation



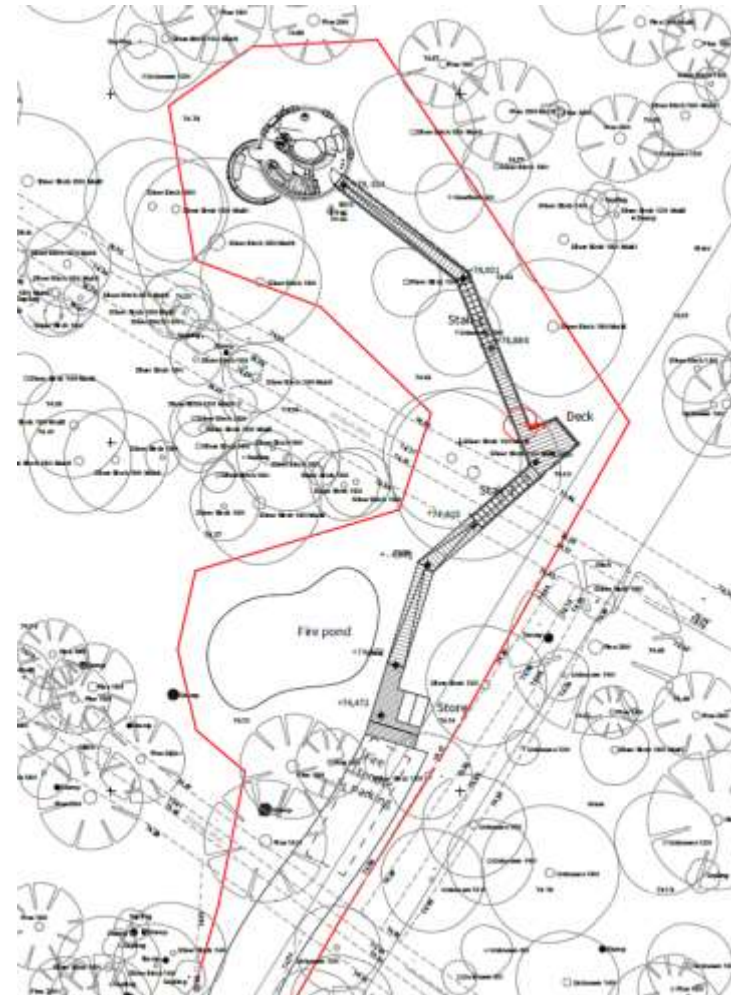
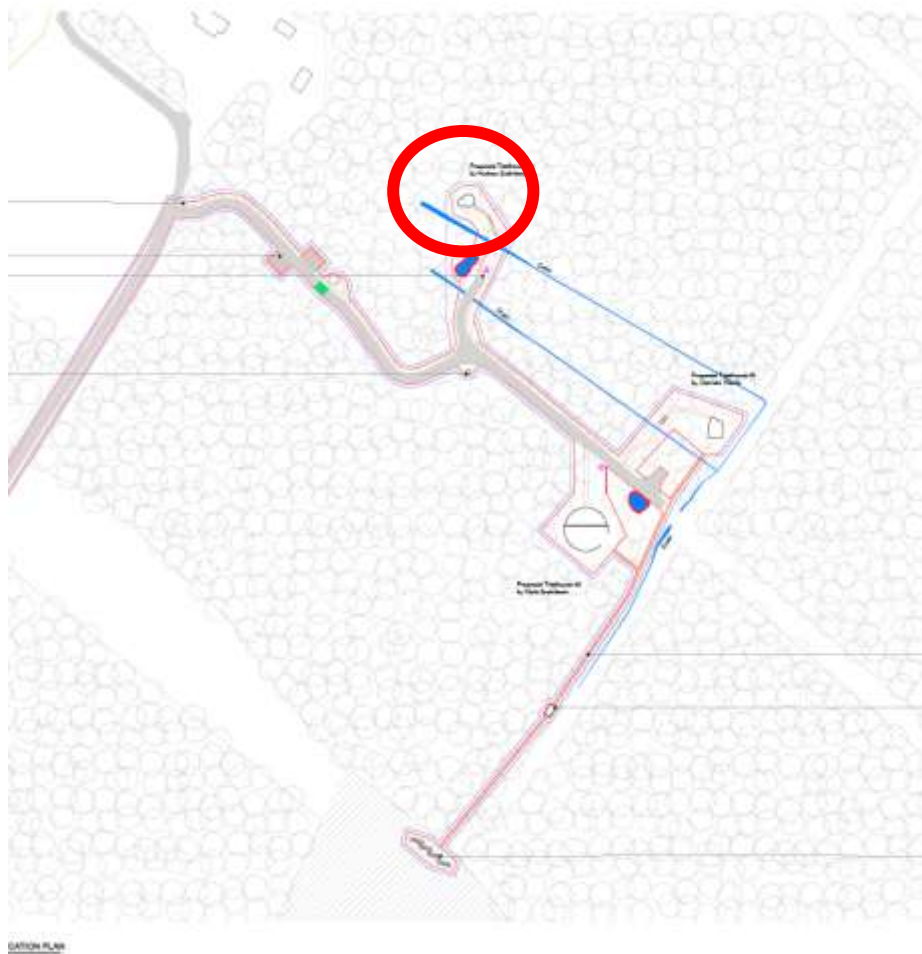
Tree House 3 - Visualisations



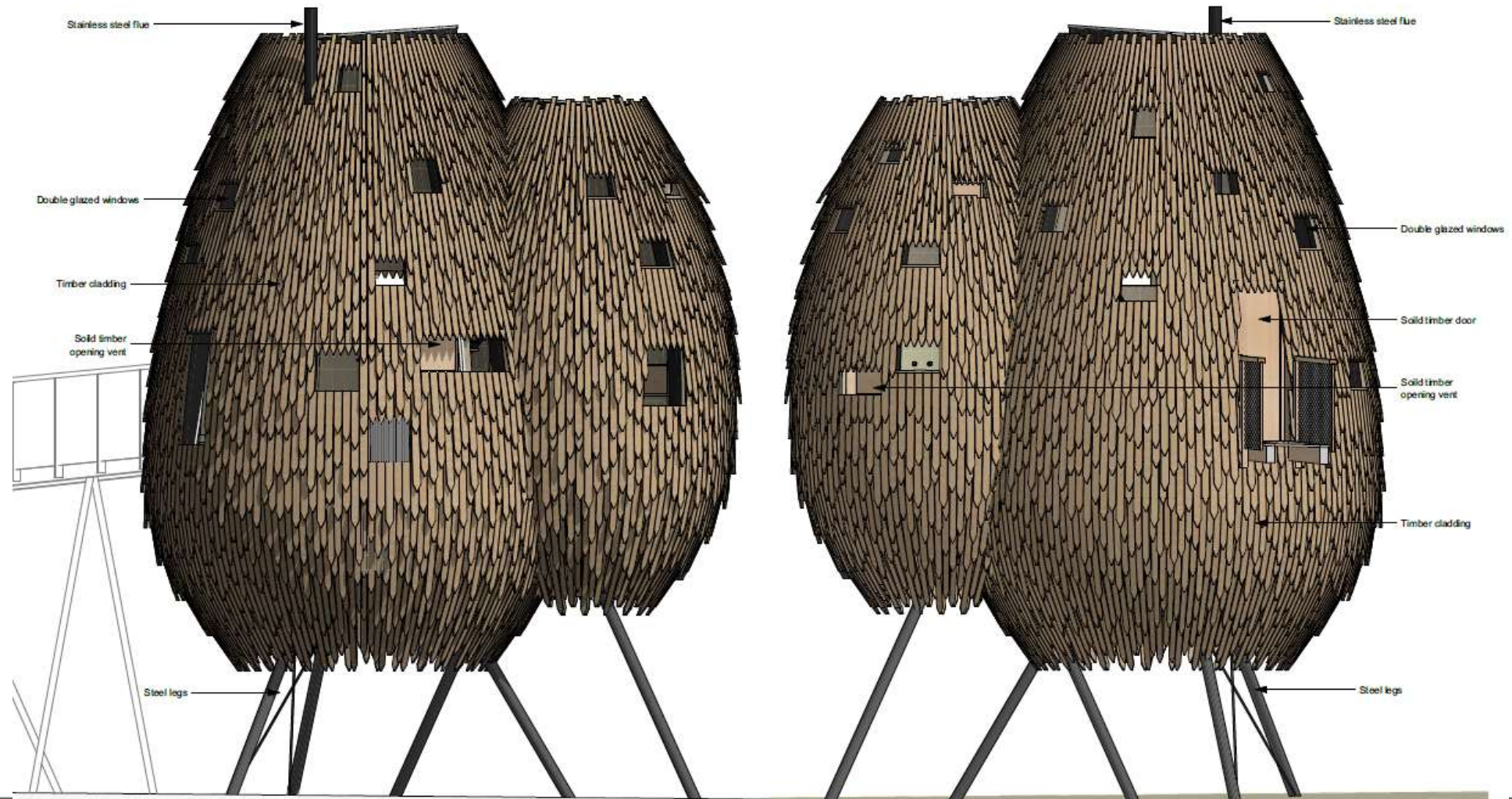
Tree House 3 - Floor Plan



Tree House 4 - Site and Location Plan



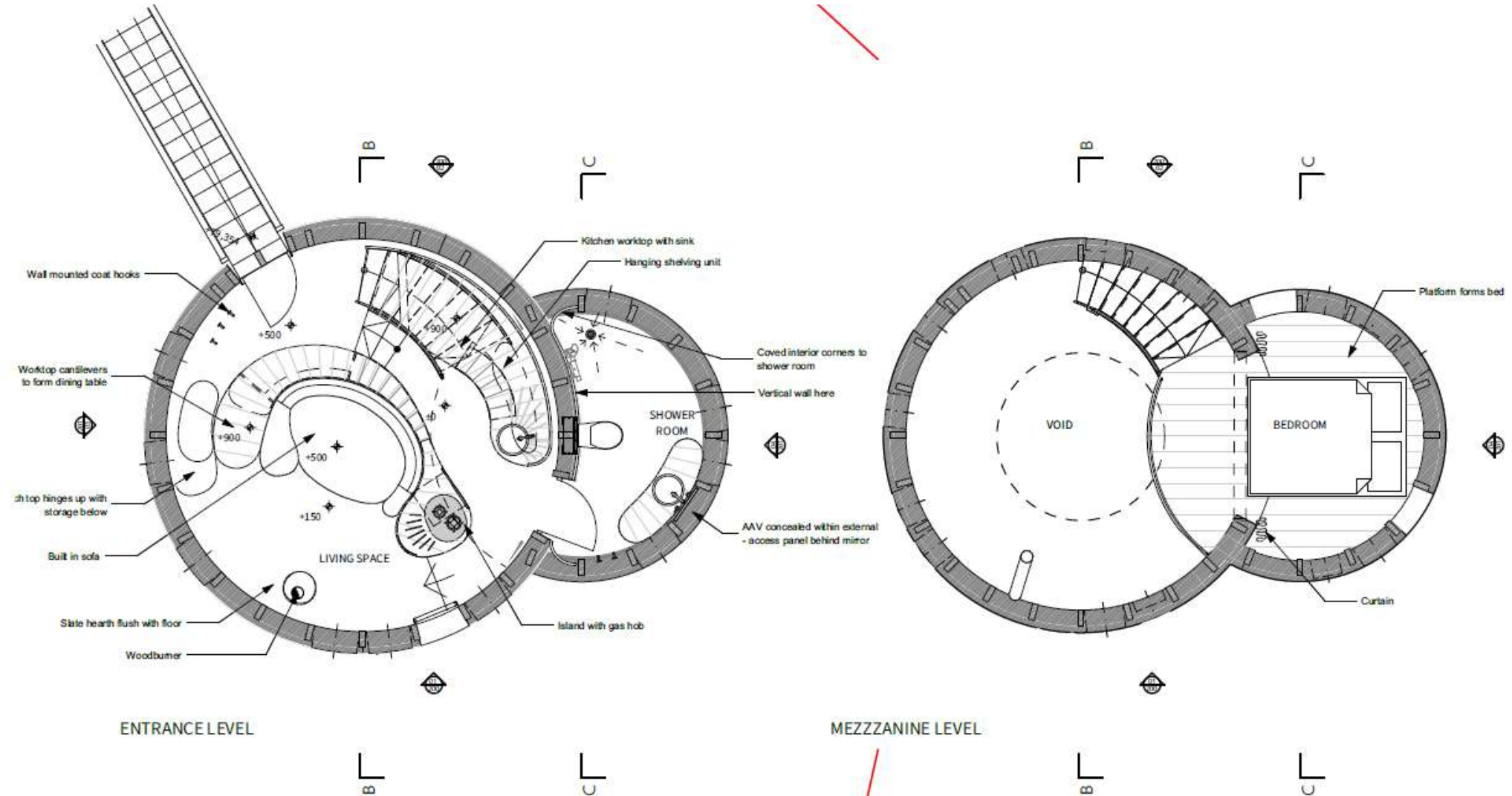
Tree House 4 - Elevations



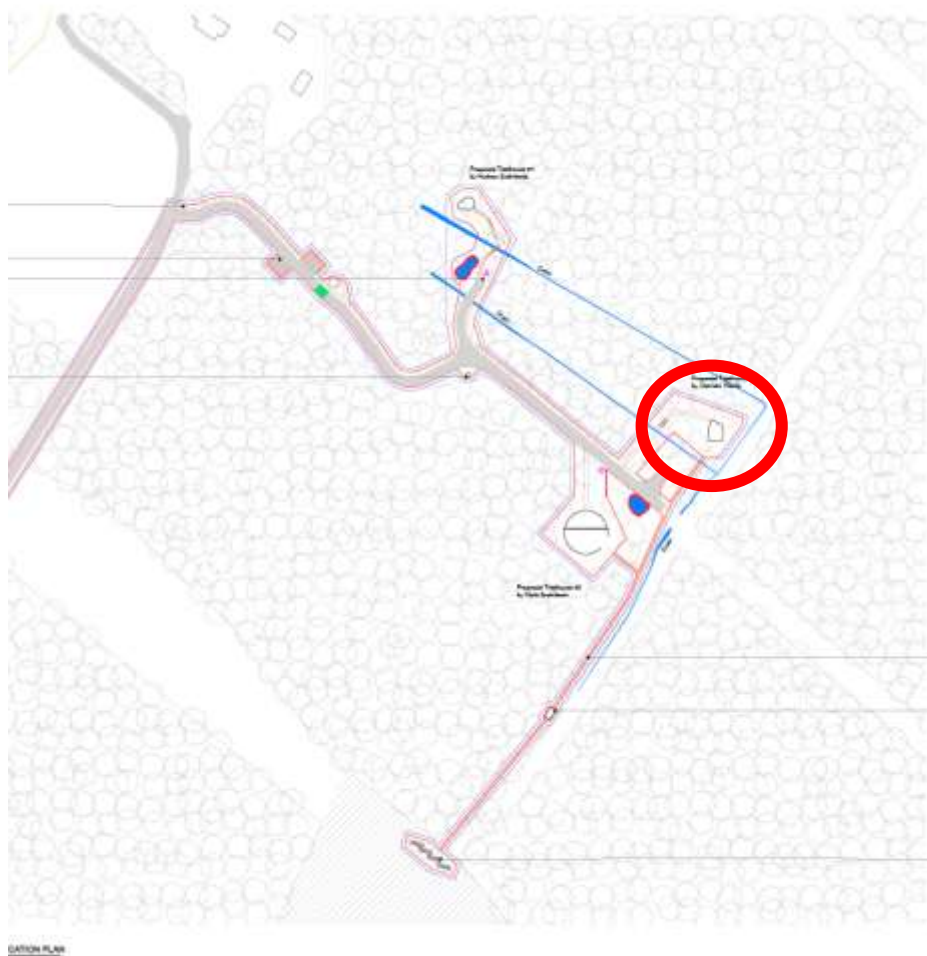
Tree House 4 – Visualisation



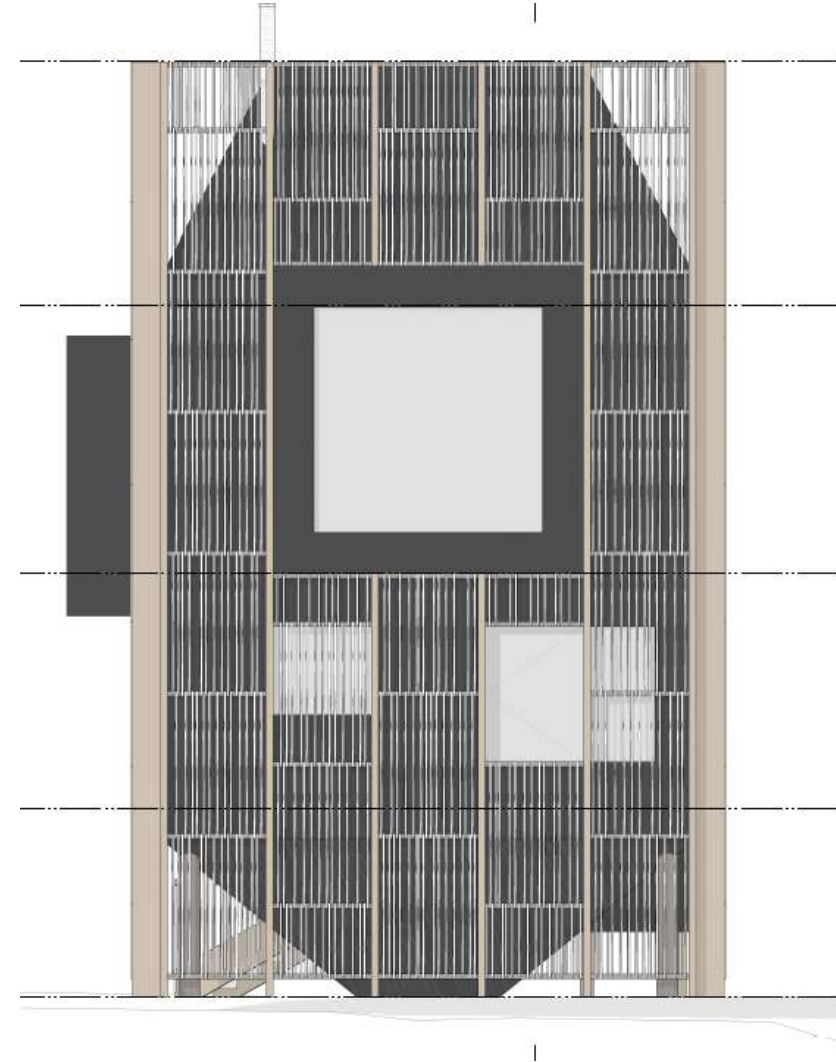
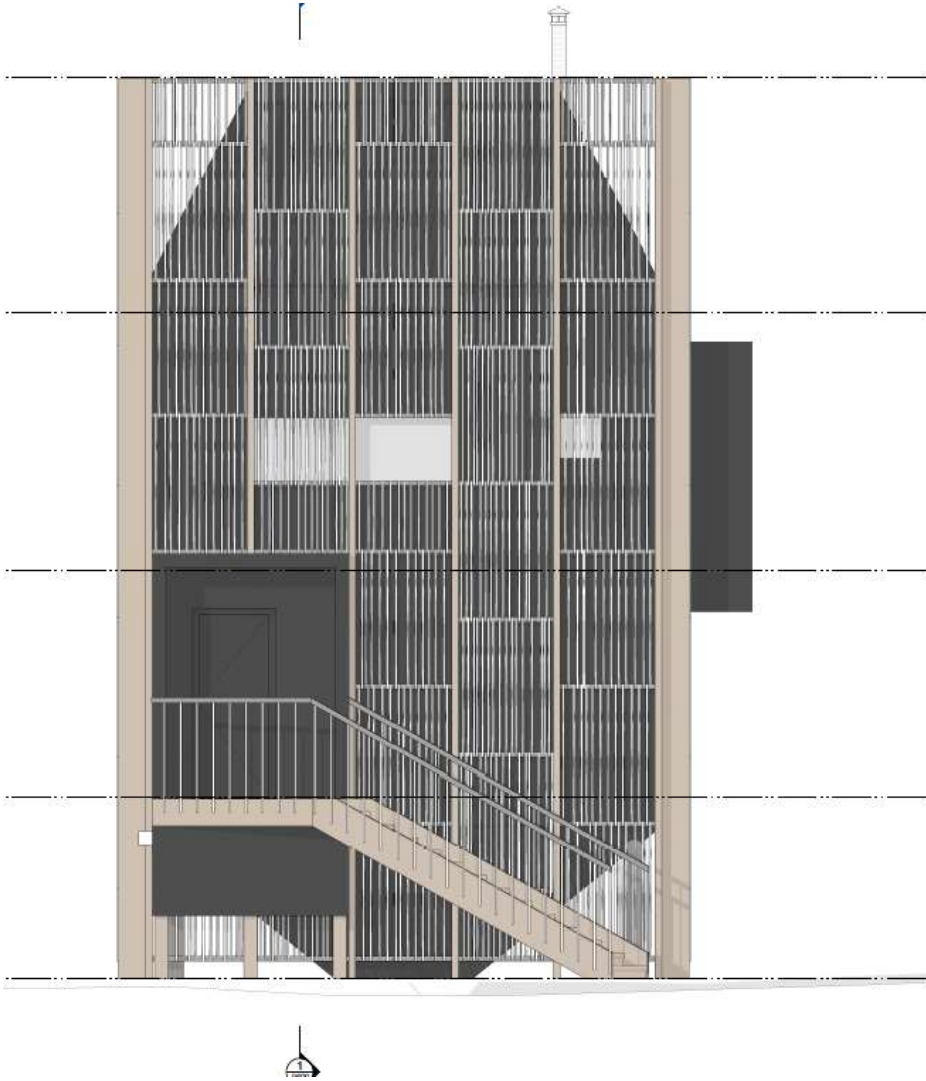
Tree House 4 - Floor Plan



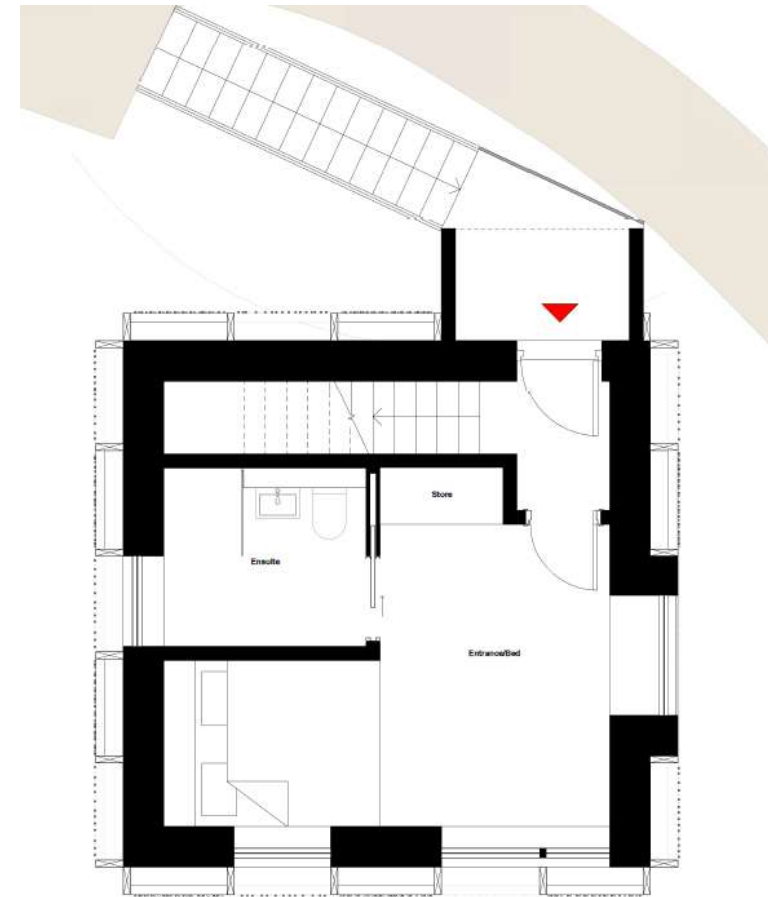
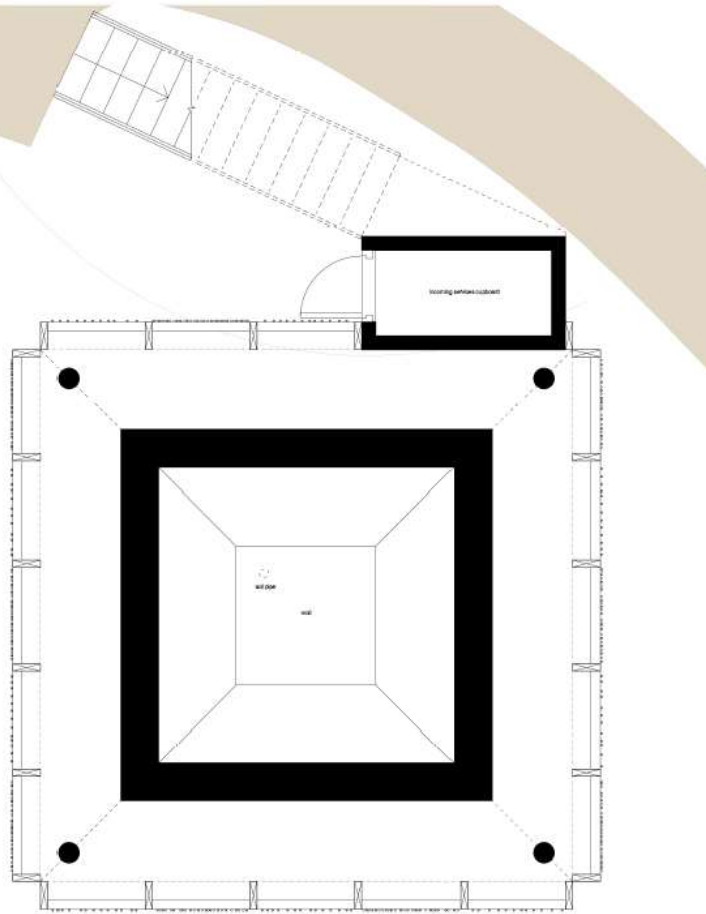
Tree House 5 - Site and Location Plan



Tree House 5 – North and South Elevations



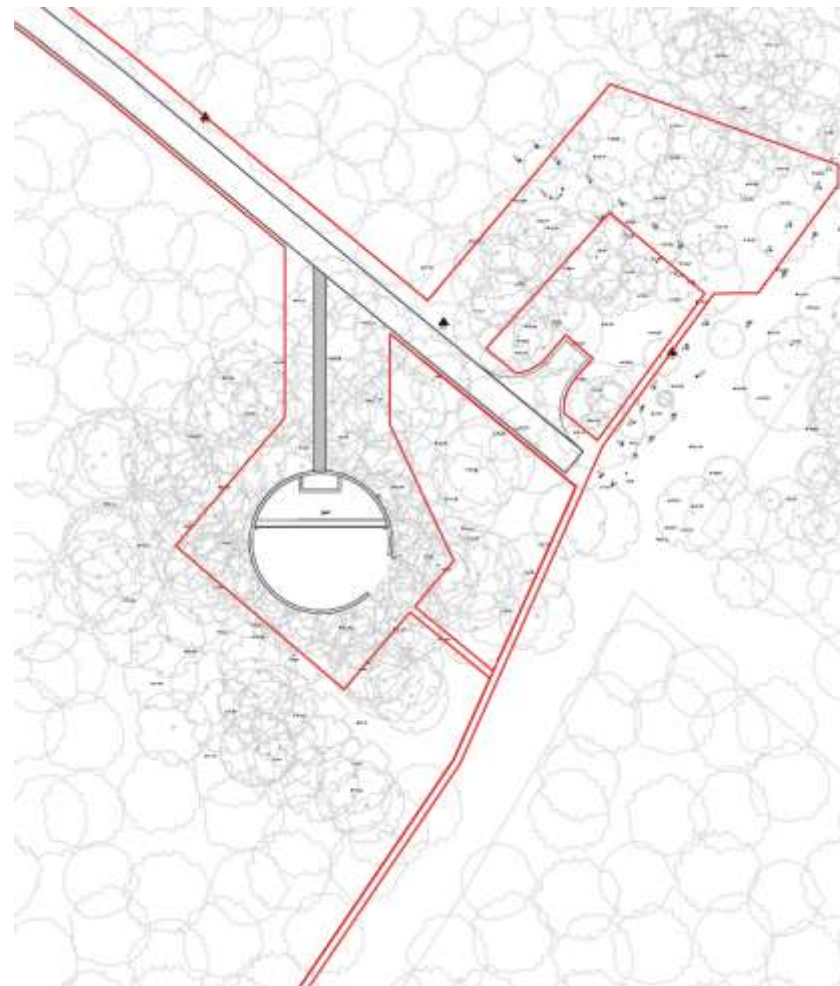
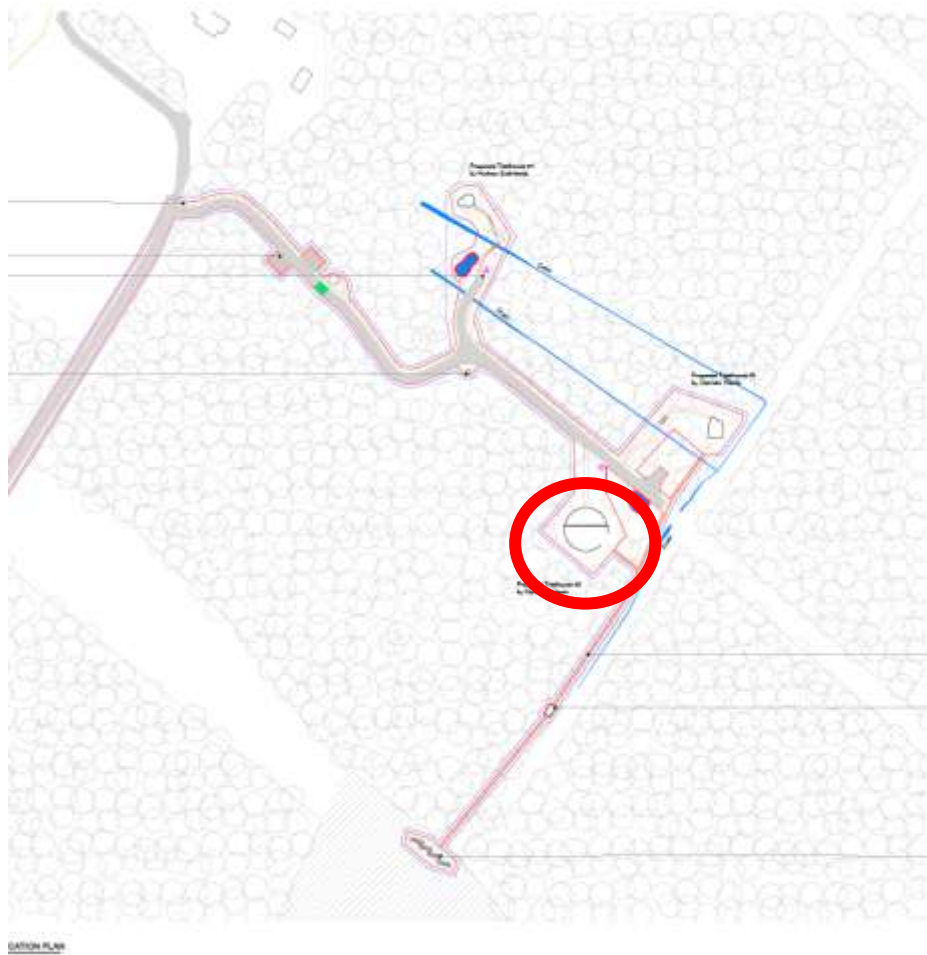
Tree House 5 – Floor Plan



Tree House 5 – Visualisation

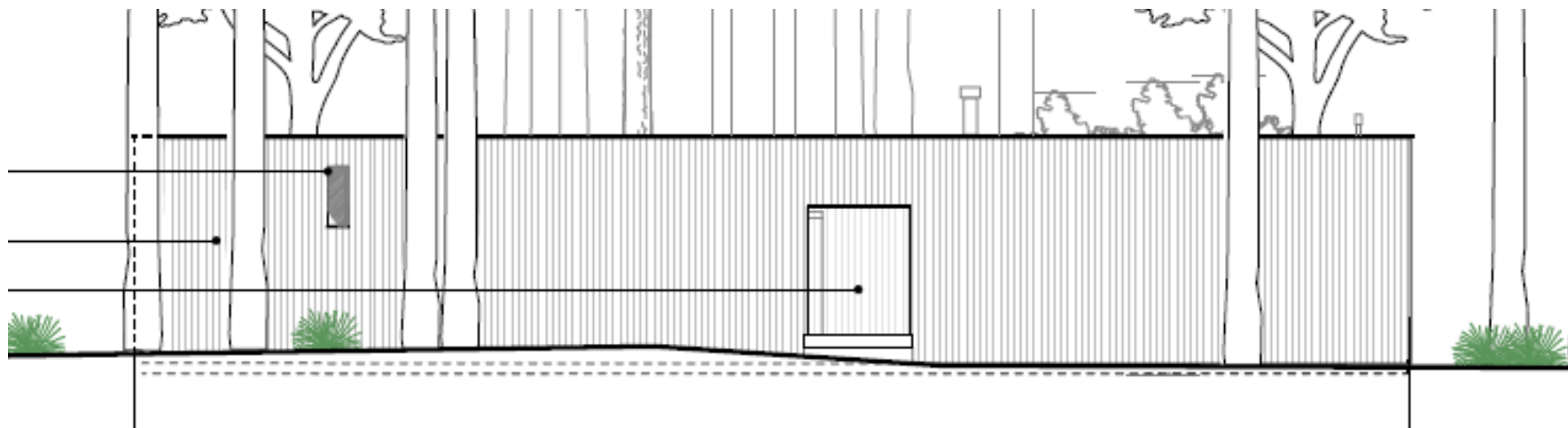


Tree House 6 - Site and Location Plan

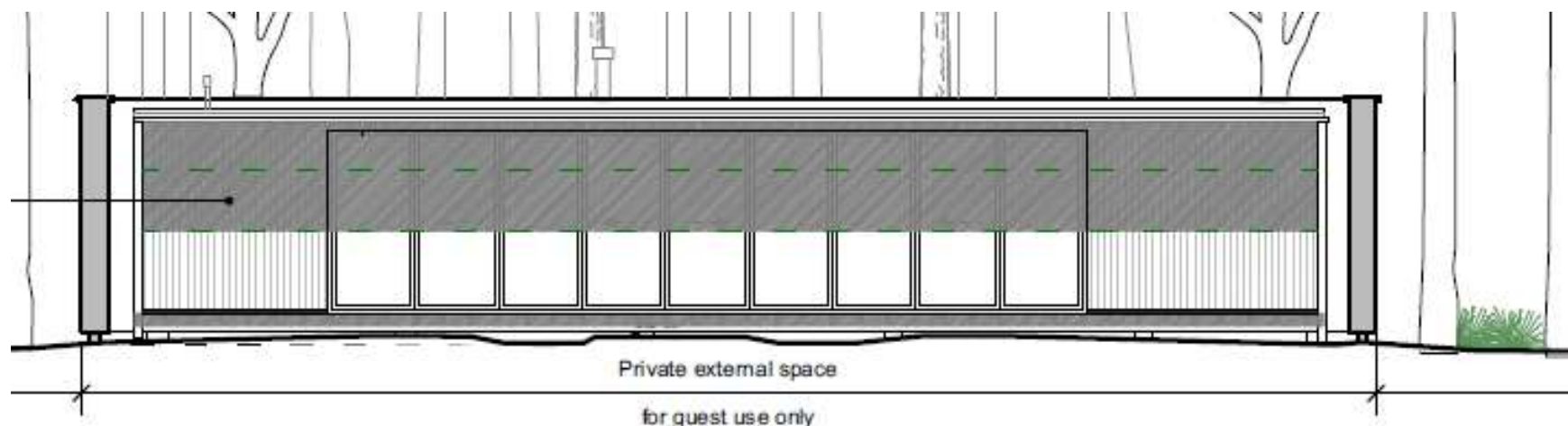


Tree House 6 - Elevations

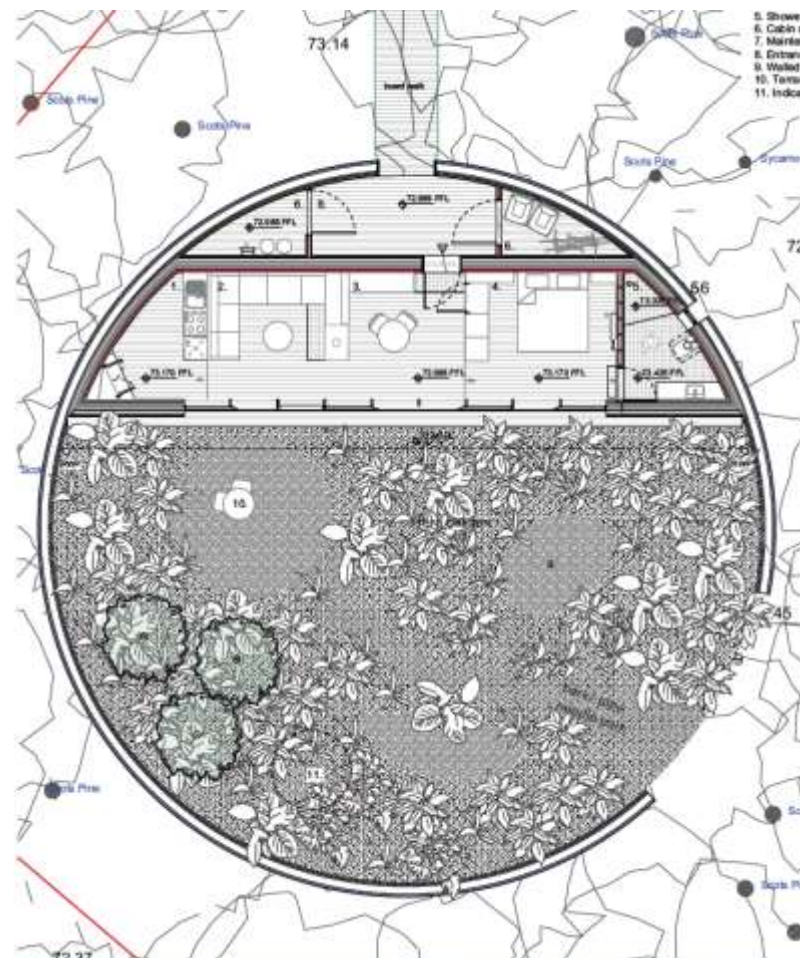
North



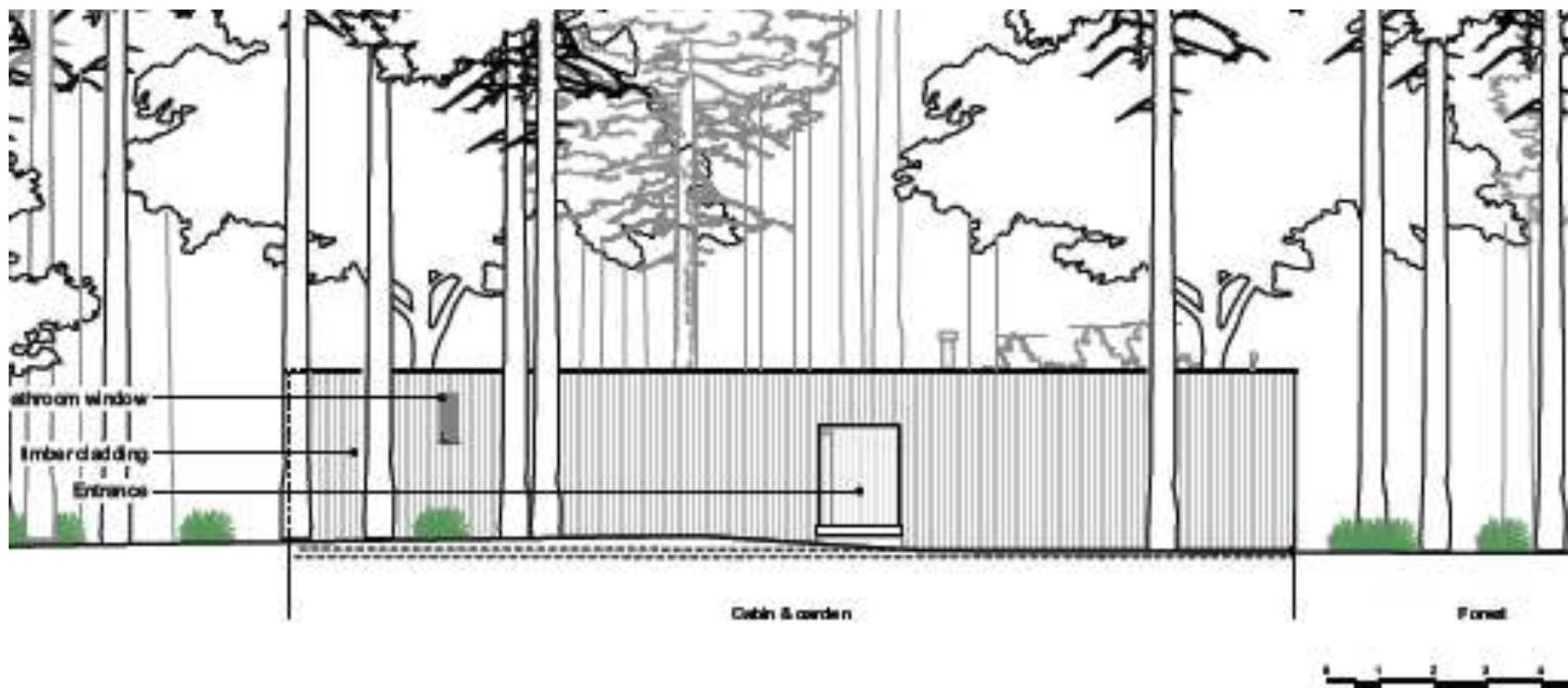
Section



Tree House 6 – Floor Plan



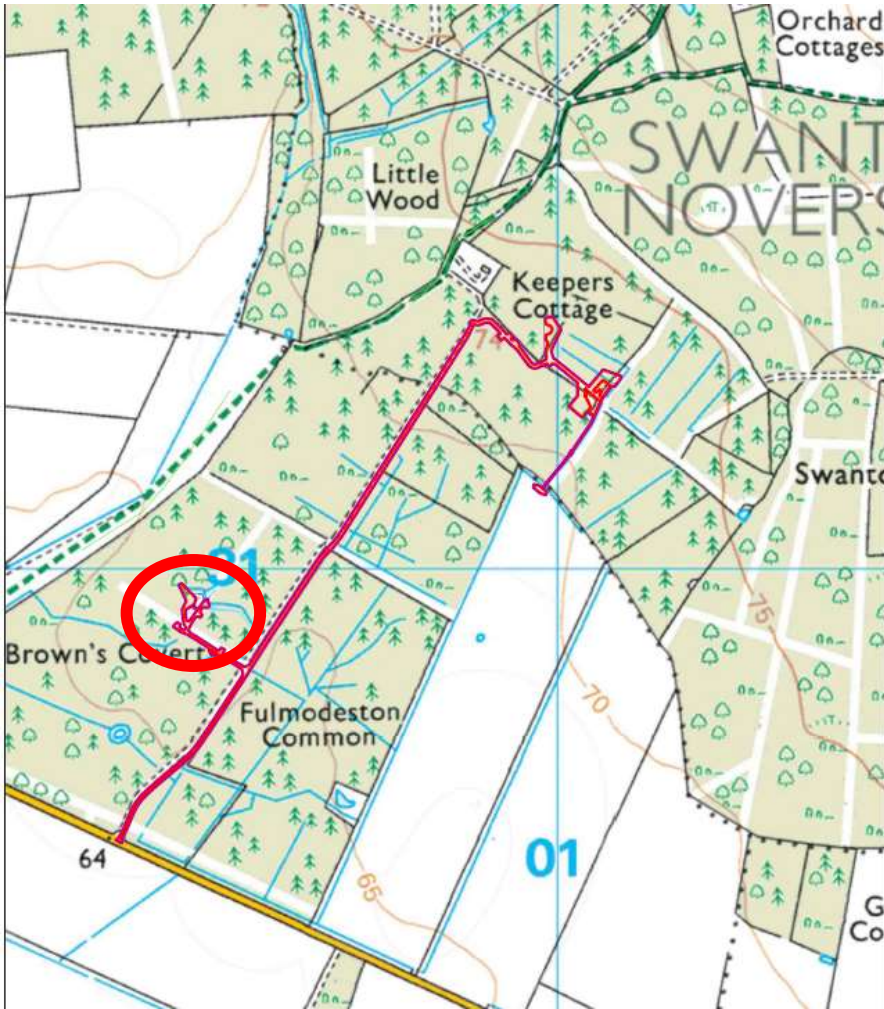
Tree House 6 – Visualisations



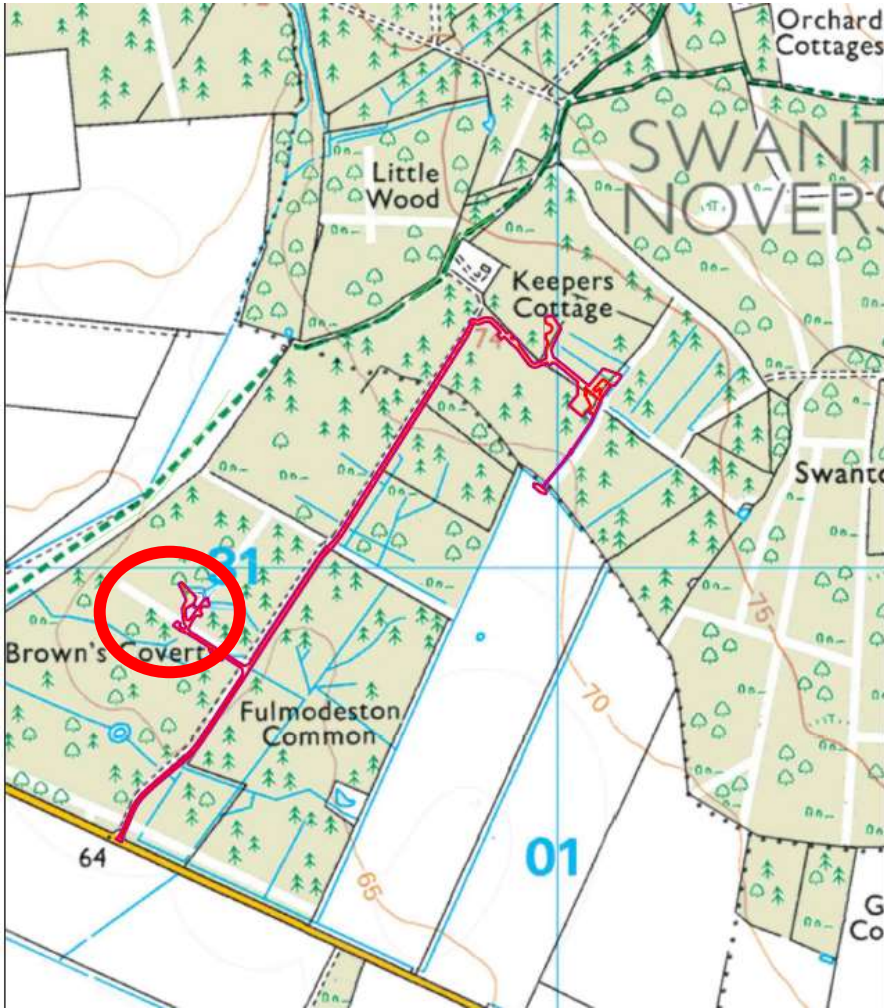
Key elements of the applications

- 1. Principle of development**
- 2. Design, appearance and effect on the character of the area**
- 3. Biodiversity & ecology**
- 4. Arboriculture**
- 5. Residential amenities**
- 6. Sustainable construction and energy efficiency**
- 7. Highways and parking**
- 8. Flooding and Drainage**
- 9. Other considerations**

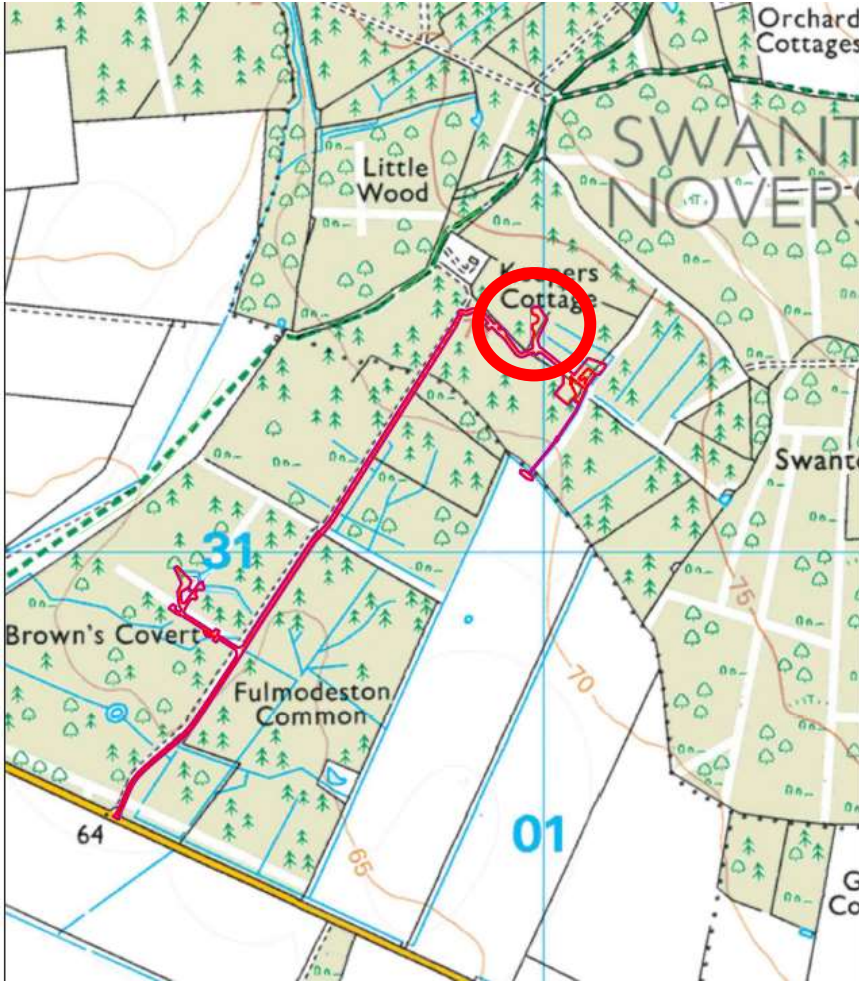
TH 3 - Location



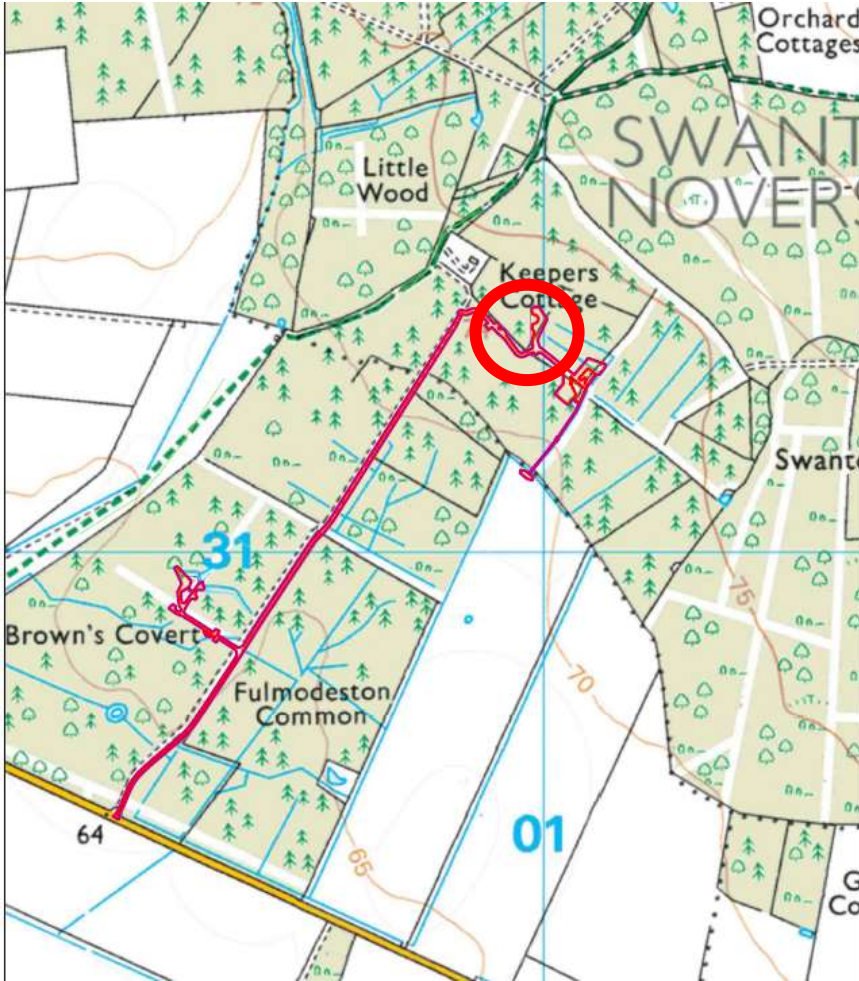
TH 3 - Location



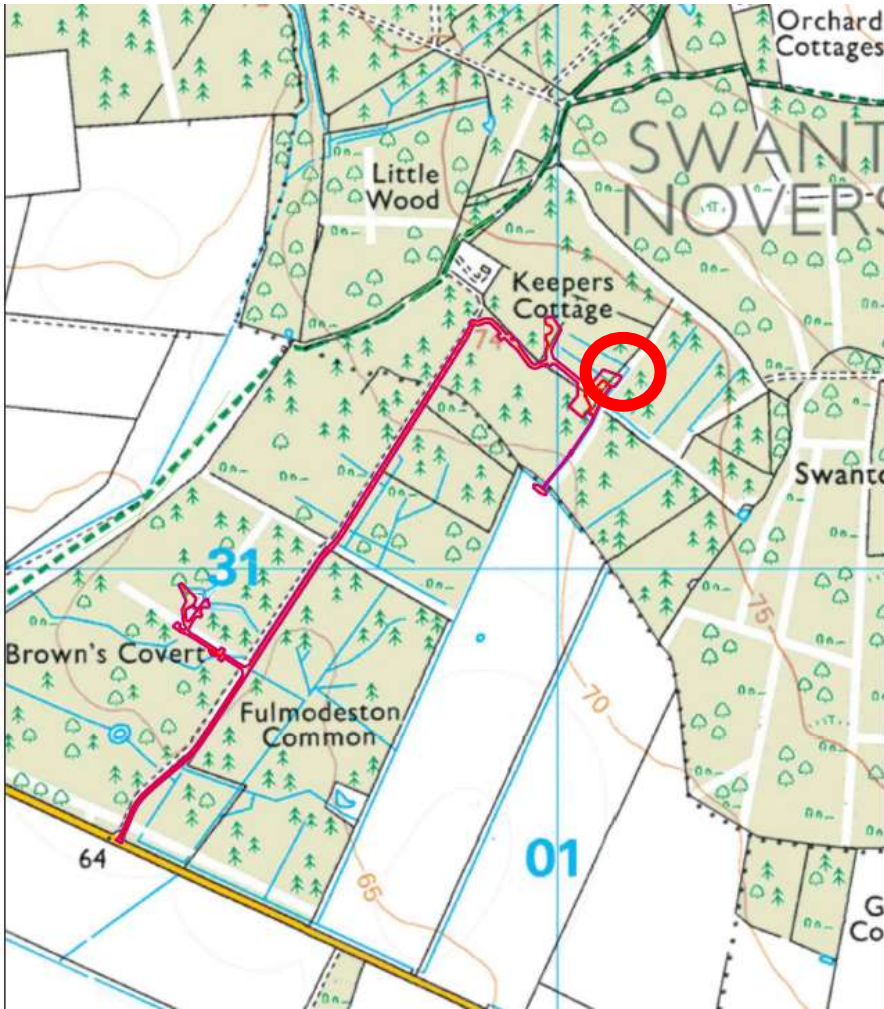
TH 4 Site - looking north



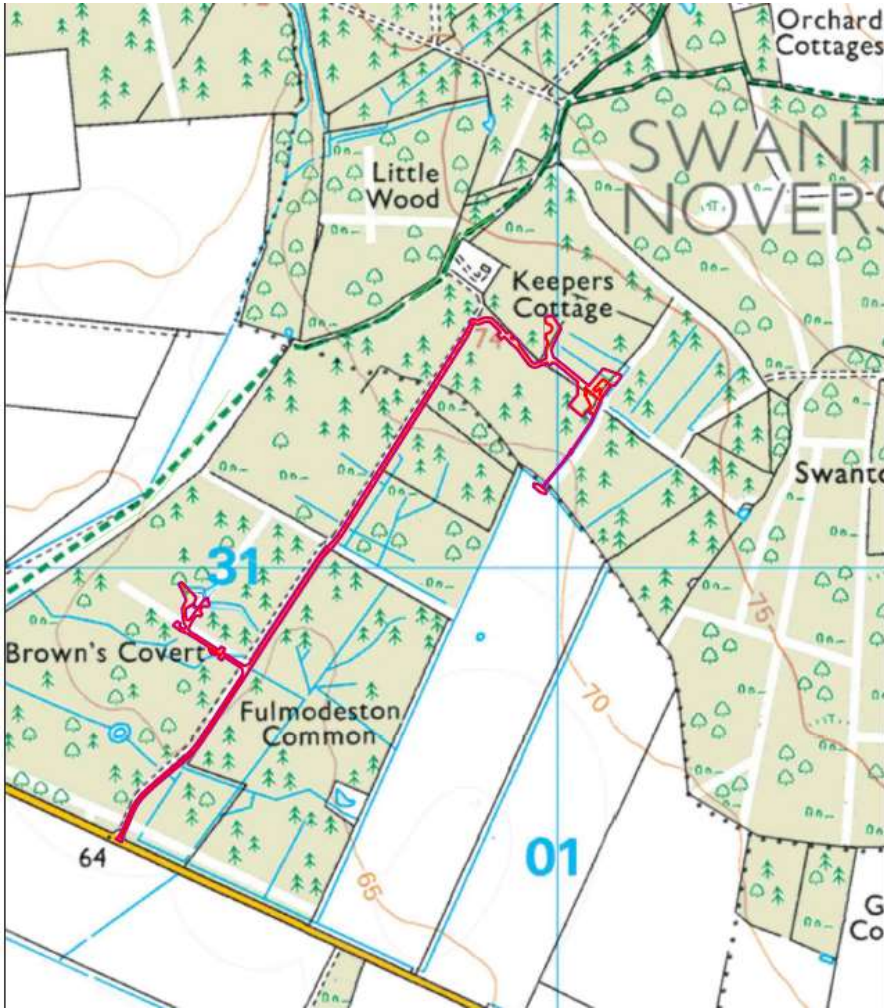
TH 4 Site - looking south - access route



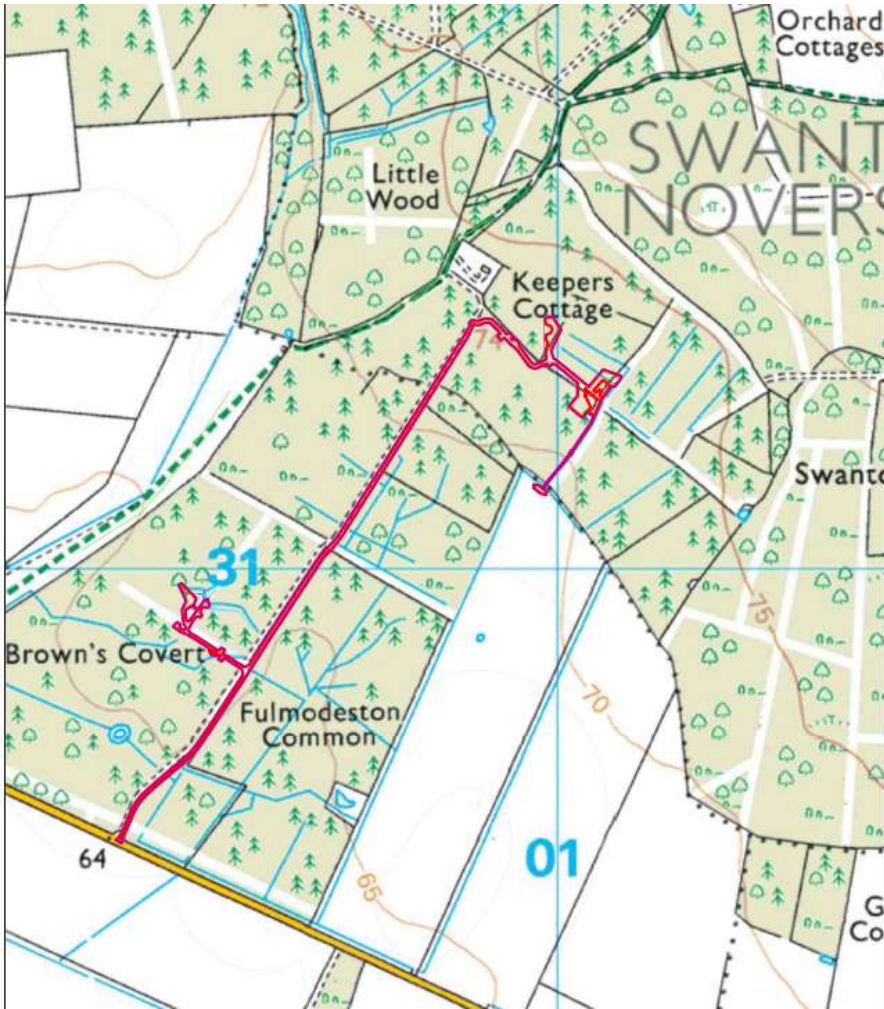
TH 5 – Location



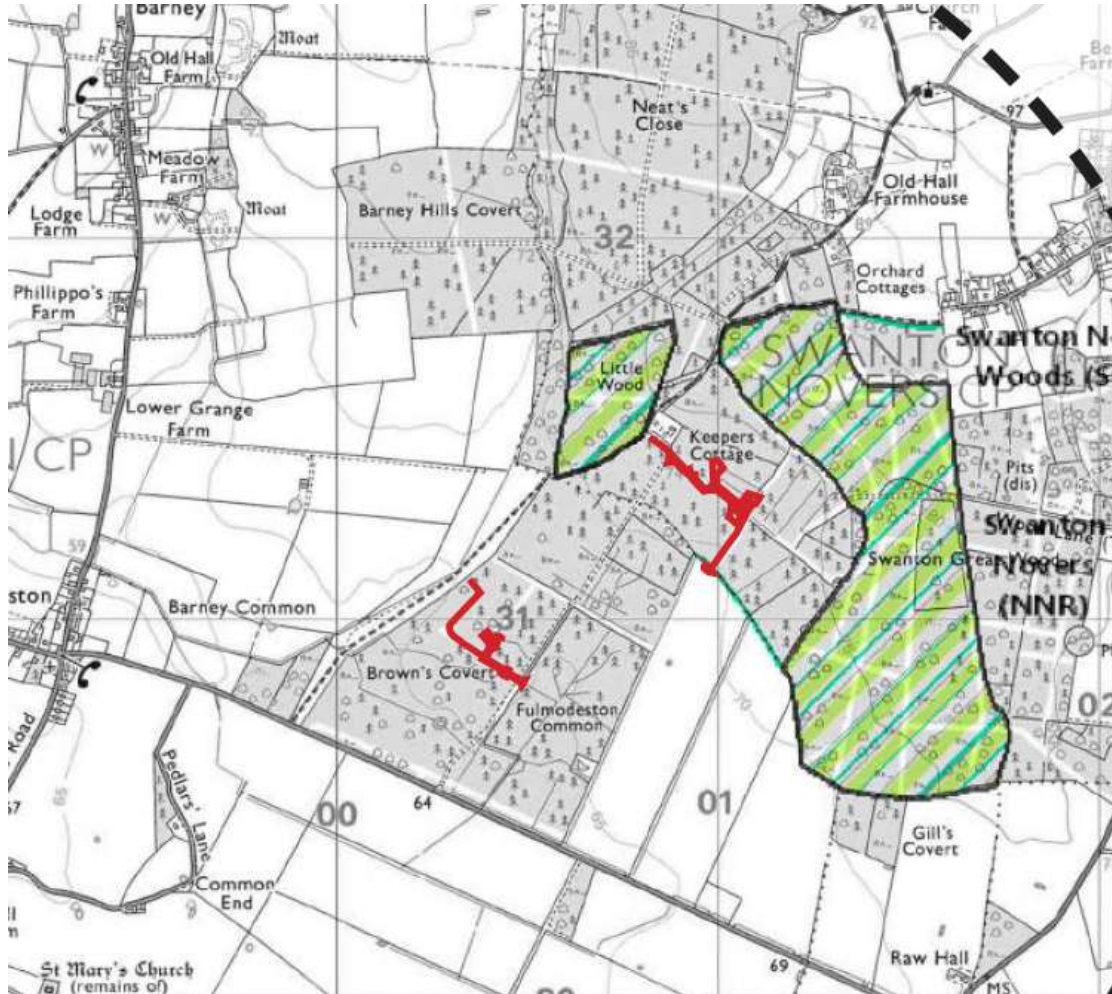
TH 5/6 looking west from area



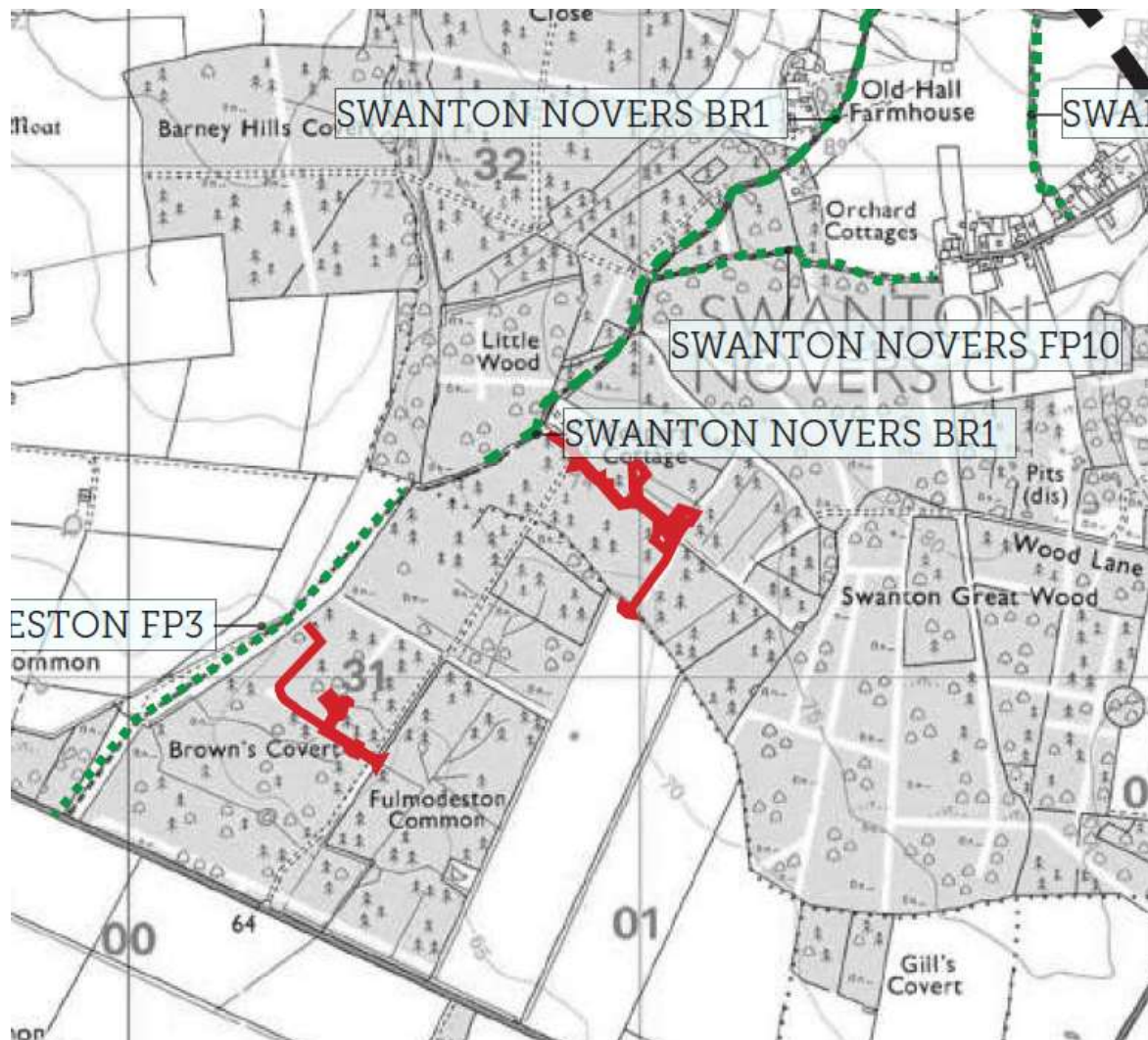
TH 4, 5 and 6 - rides – Location looking west



National Nature Reserve and SSSI Designations



Public Foot Path and Bridleway



- Bridleway
- - - - - Public Footpath
- Site Location

Runs east of the application site

Delegate authority to the Head of Planning to REFUSE due to the following:

- Policy EC 7 states that proposals for new un-serviced holiday accommodation in the countryside will be treated as though they are permanent residential dwellings and will not be permitted. The site lies within the countryside as designated within Policy SS 1 of the Core Strategy and the proposed four houses would be fully self-contained and therefore un-serviced, the proposal therefore fails to comply with Policy EC 7 of the North Norfolk Core Strategy.**
- It is considered that the proposal is remote from local service centre provision conflicting with the aims of sustainable development, the need to minimise travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance on the private car. The proposals fail to comply with Policy CT 5 of the adopted Core Strategy and Policy EC7. The proposed development would therefore conflict with Policy, EC 7 and paragraphs 110 and 117 of the NPPF.**

Final wording for the reason to be delegated to the assistant Director of Planning