

APPLICATION REFERENCE: PF/25/1120 and LA/25/1121

LOCATION: Mill House, 5 Scarborough Road,
Walsingham, Norfolk, NR22 6AB

PROPOSAL: Removal of degraded conservatory
and erection of a single storey rear extension



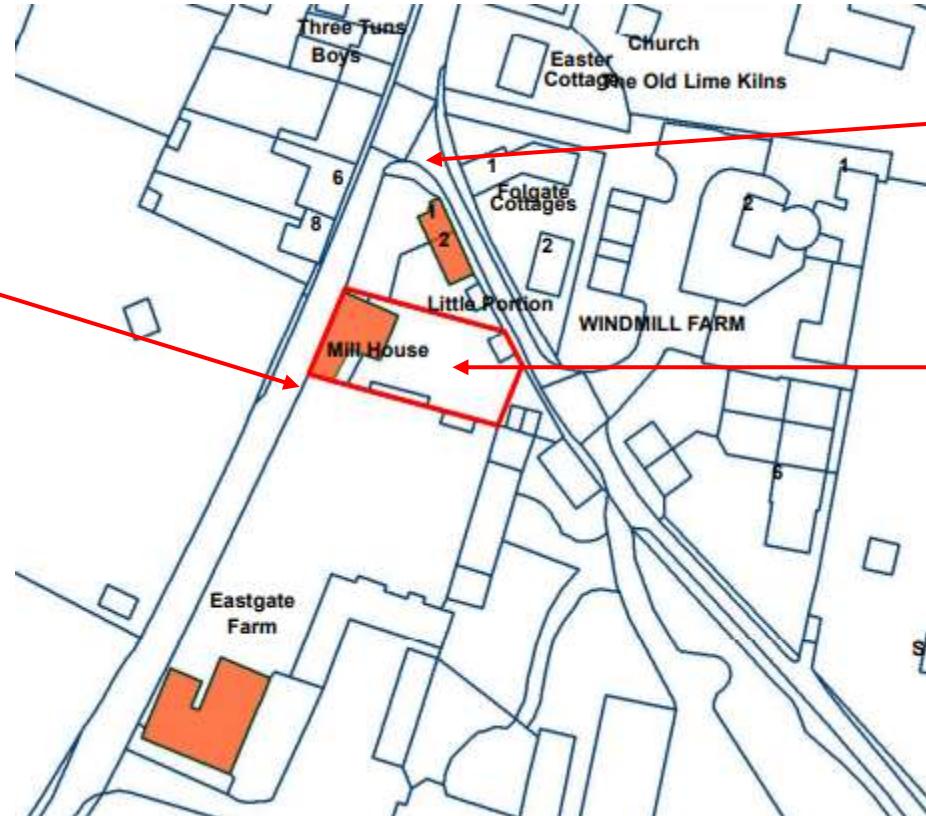
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN



Scarborough Road



Folgate Lane

Application Site

AERIAL PHOTO



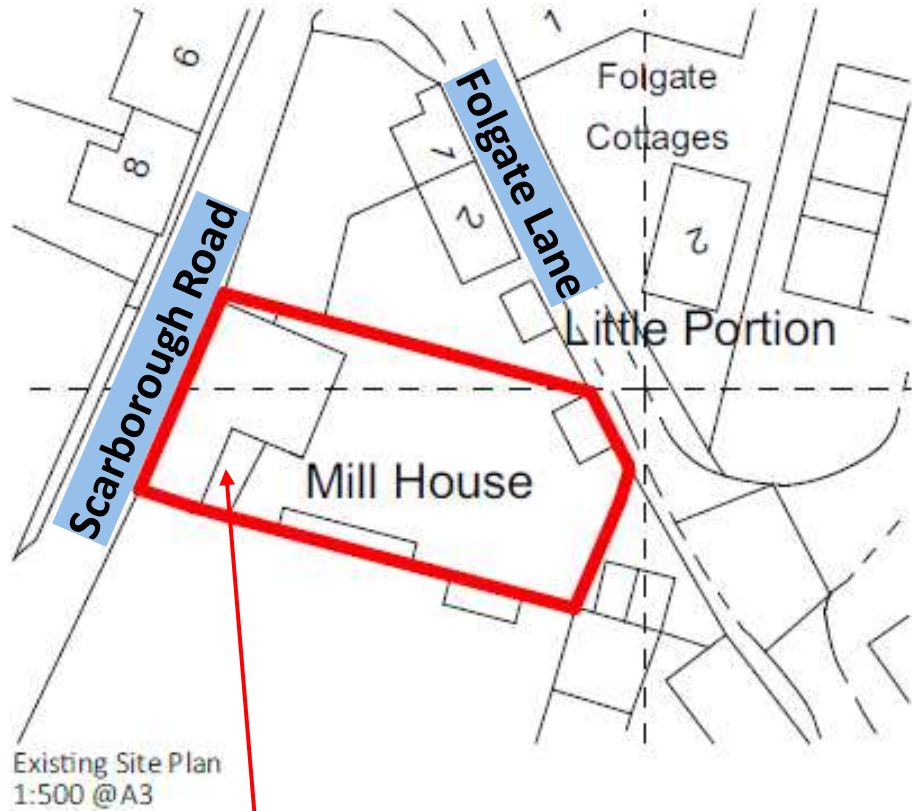
Scarborough Road

Folgate Lane

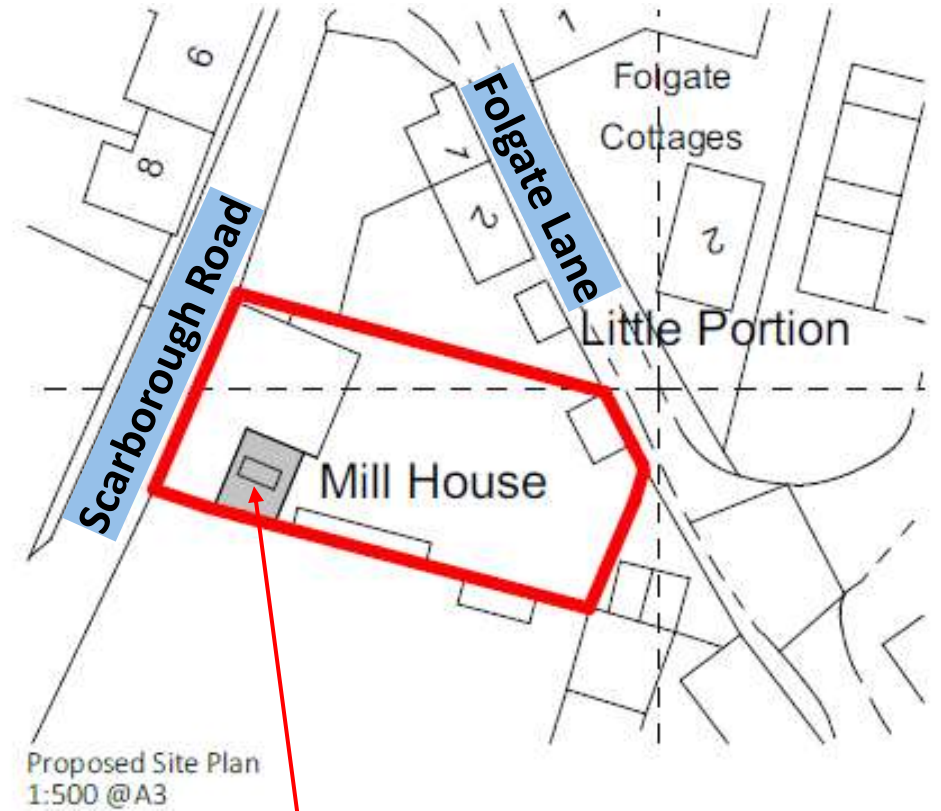


Application Site

EXISTING AND PROPOSED SITE PLAN



Existing conservatory proposed for removal



Replacement single storey rear extension

EXISTING AND PROPOSED REAR ELEVATION



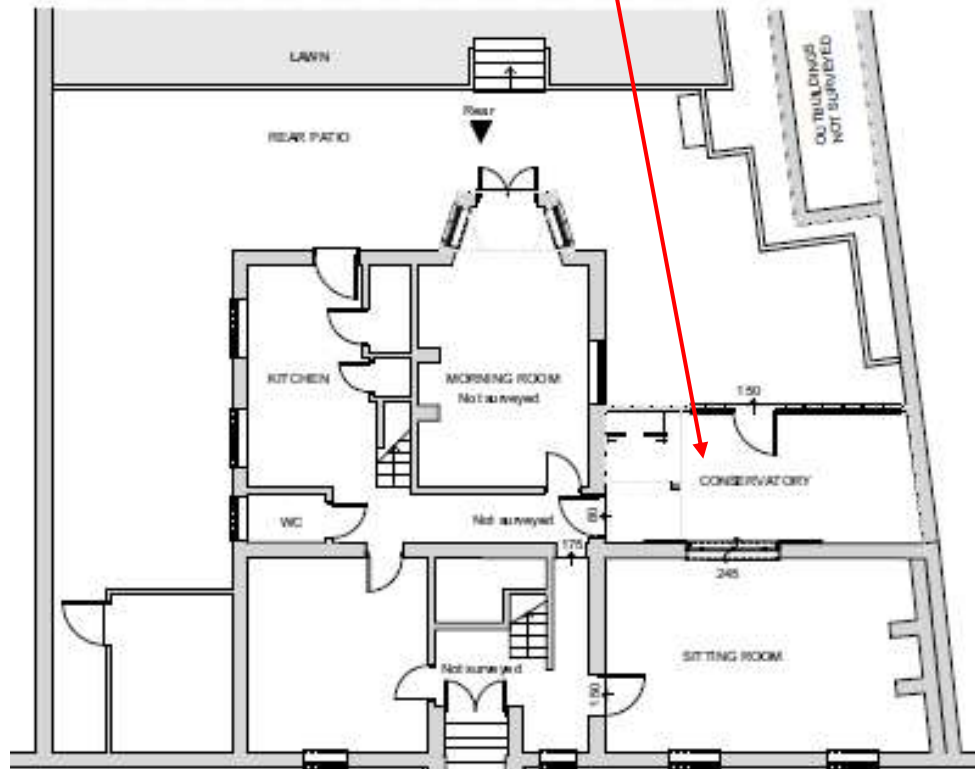
Existing Rear Elevation
1:100 @A2



Proposed Rear Elevation
1:100 @A2
NOTE: Other elevations are not affected by proposal

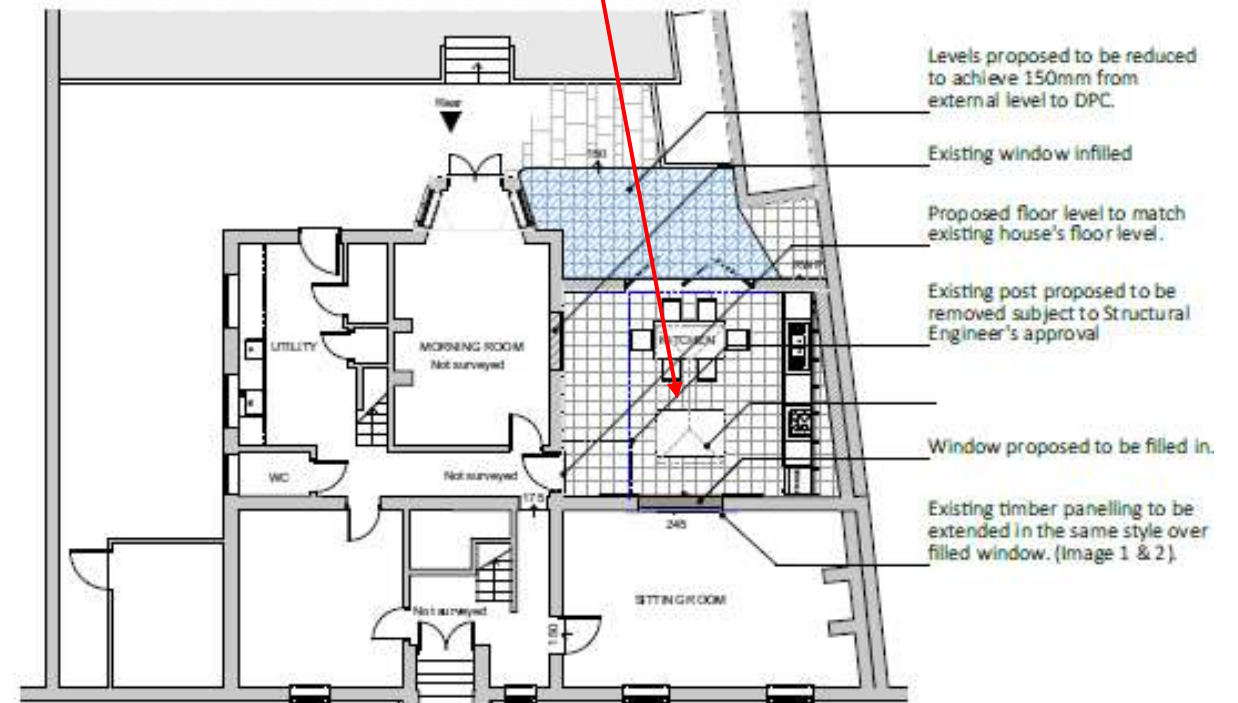
EXISTING AND PROPOSED FLOOR PLAN

Existing conservatory proposed for removal



Existing floor plan
1:100 @A2

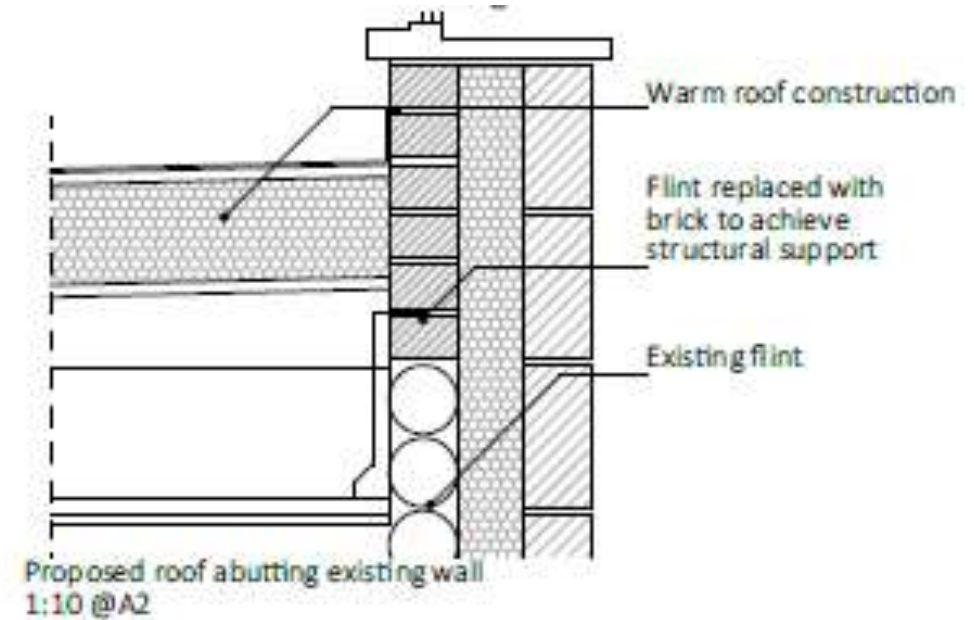
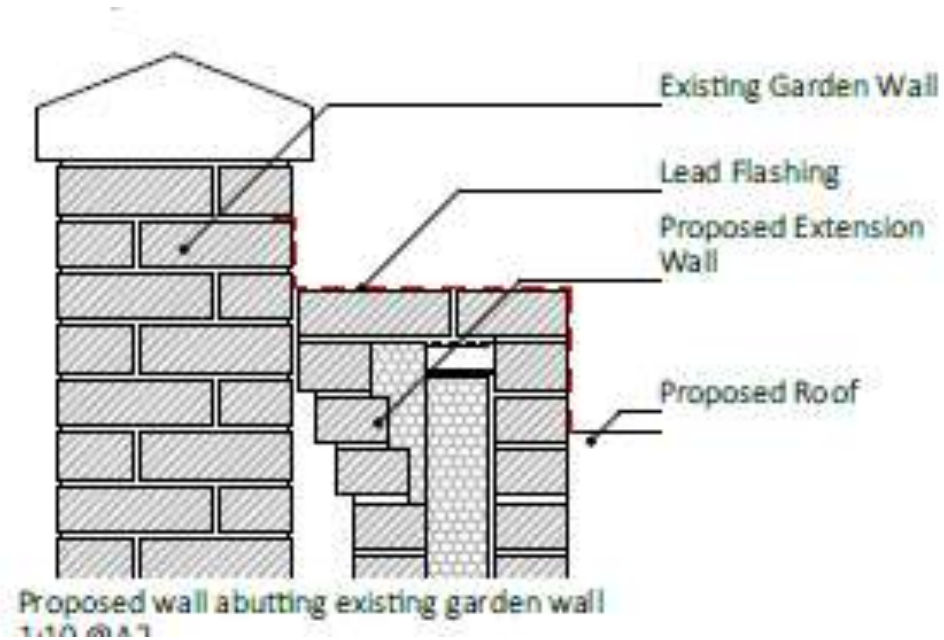
Replacement single storey rear extension



Proposed floor plan
1:100 @A2

- Levels proposed to be reduced to achieve 150mm from external level to DPC.
- Existing window infilled
- Proposed floor level to match existing house's floor level.
- Existing post proposed to be removed subject to Structural Engineer's approval
- Window proposed to be filled in.
- Existing timber panelling to be extended in the same style over filled window. (Image 1 & 2).

PROPOSED SECTIONS



REAR ELEVATION

Conservatory
proposed for removal



REAR ELEVATION

**Conservatory
proposed for removal**



**Ground floor window
proposed to be infilled**

REAR ELEVATION

Ground floor window
proposed to be infilled



MAIN ISSUES

PF/25/1120

- Principle of development
- Design and its effect on the character and appearance of the grade II listed building and conservation area
- Residential amenity
- Highway impact

LA/25/1121

- Impact on the heritage asset

RECOMMENDATION

APPROVAL of both applications subject to conditions relating to the following matters:

PF/25/1120

- **Time limit**
- **Approved plans**
- **Materials**

LA/25/1121

- **Time limit**
- **Approved plans**
- **Brick and parapet coping samples**
- **Full details of the new doors**
- **The new downpipe and hopper material and colour**
- **The existing flintwork shall be left exposed**
- **The existing post within the proposed kitchen not removed until structural measures provided**