

APPLICATION REFERENCE: PM/25/0651

LOCATION: Land At Rear Of Marigold, 61 New Road, Blakeney, Holt, Norfolk, NR25 7PA

PROPOSAL: Details of appearance, landscaping, layout and scale: matters reserved under outline planning permission PO/24/2084 for erection of detached dwelling (self-build)

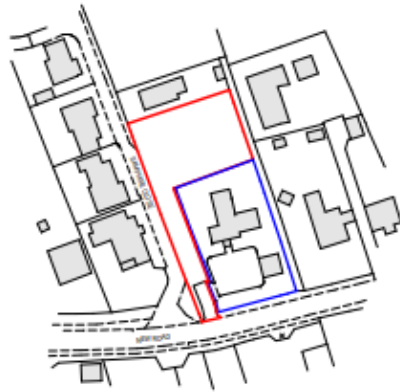
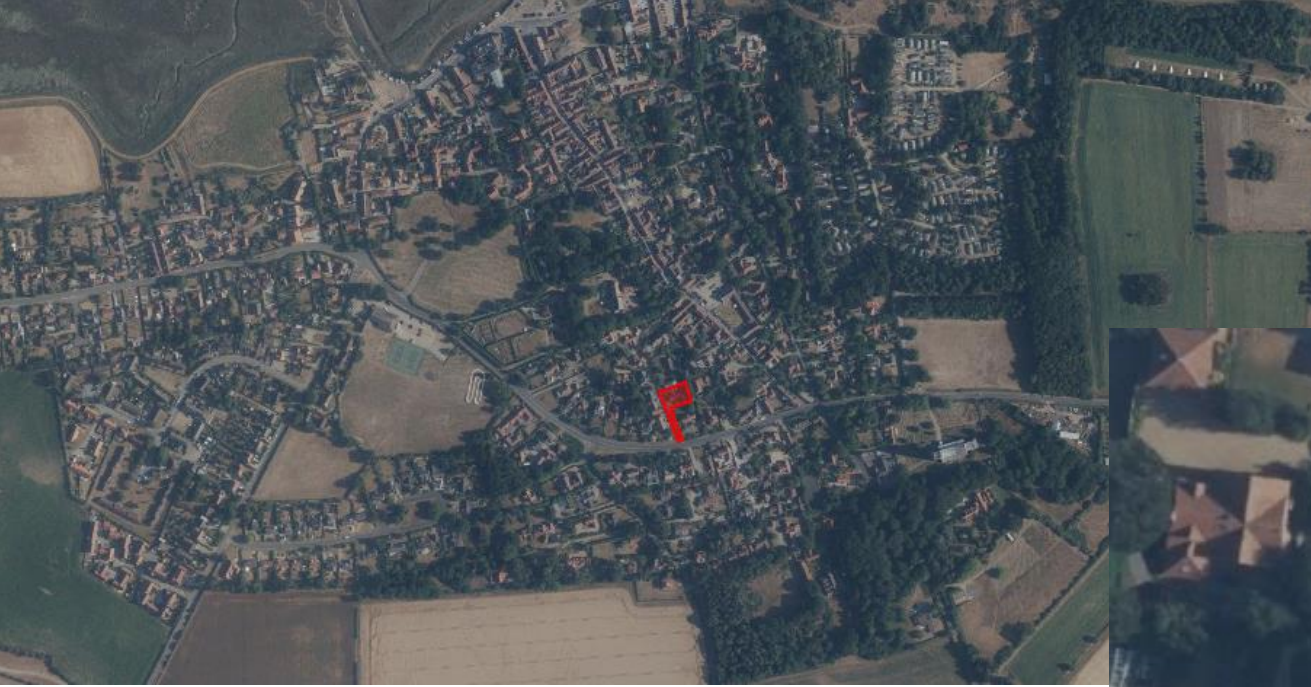


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COUNCIL

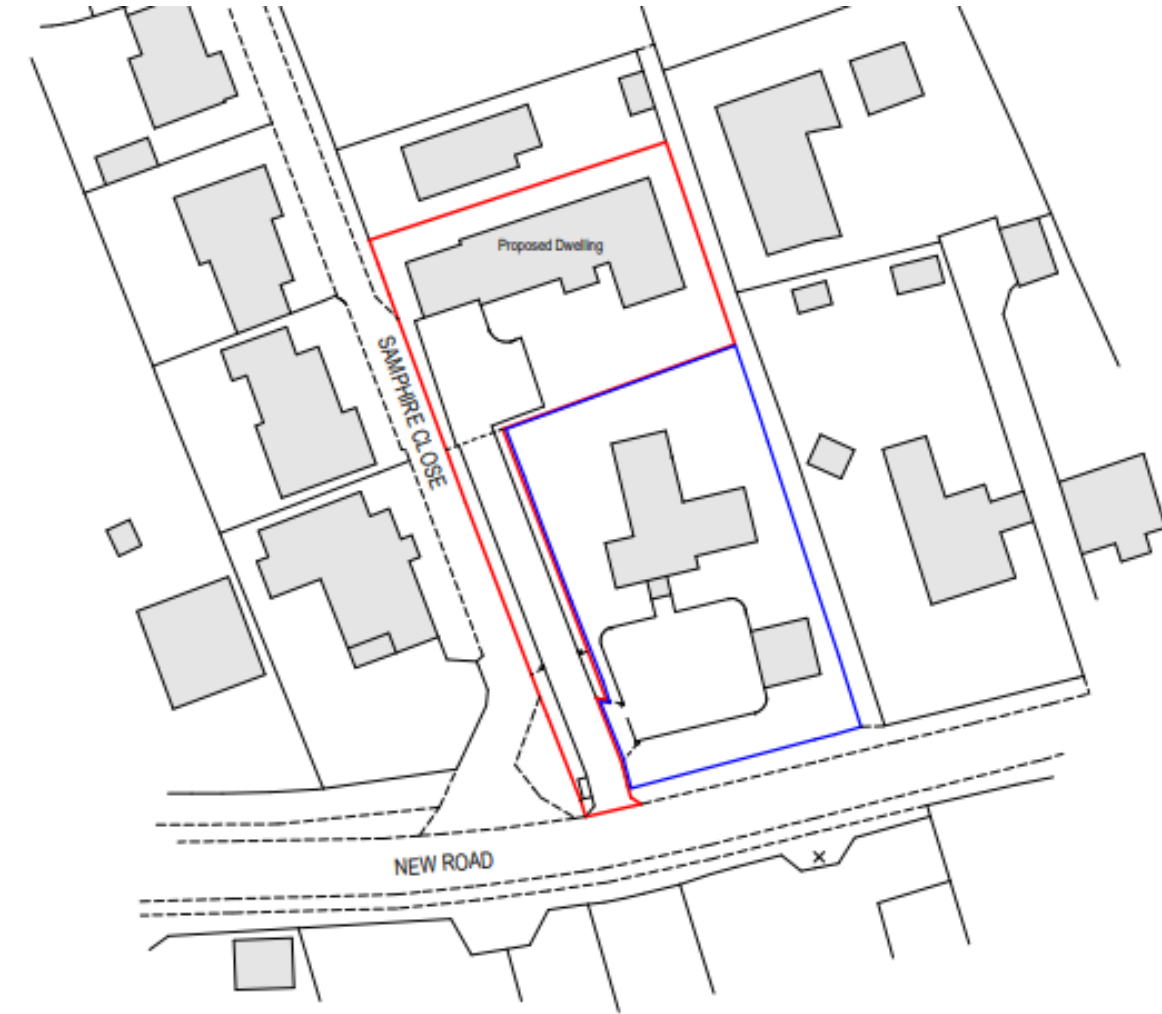
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21 August 2025

Site Location



Proposed Site Plan





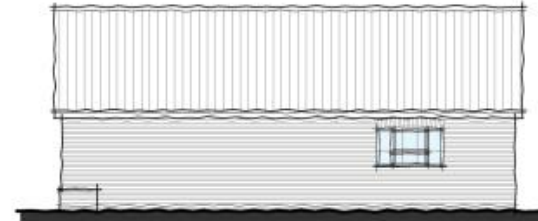
Front Elevation



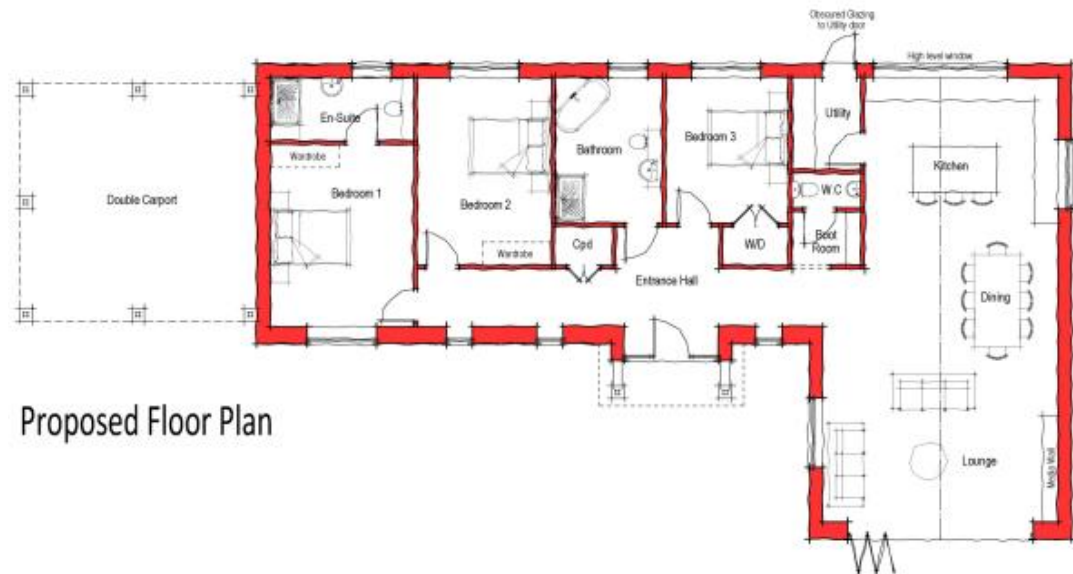
Side Elevation



Rear Elevation



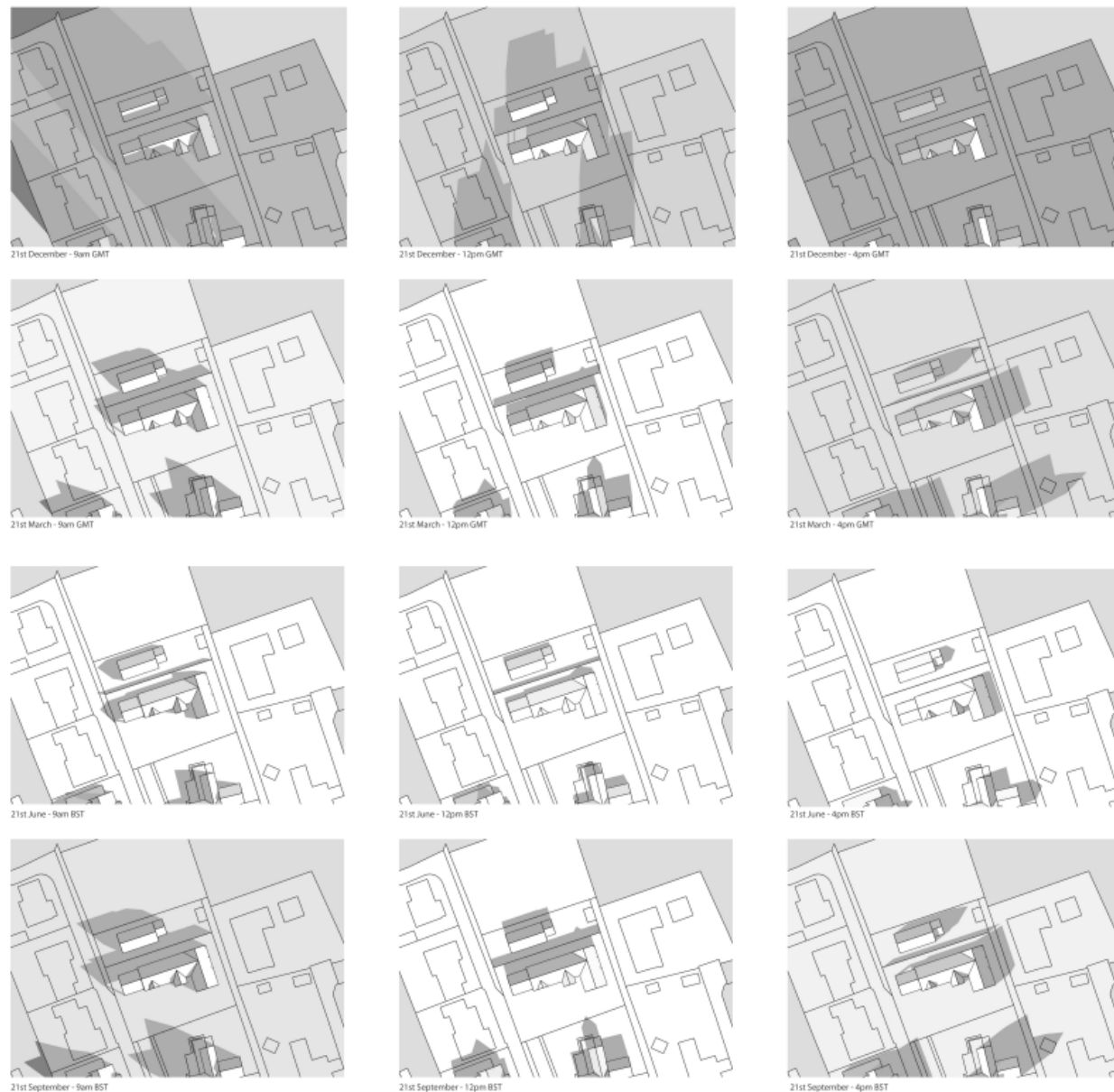
Side Elevation



Proposed Floor Plan

Proposed Floor Plan and Elevations

Annual probable sunlight hours (APSH)



63 New Road

Ground	W1	5	Existing Proposed	165°	86.00 81.00	0.94	YES	29.00 22.00	0.76	YES	5.00	Annual Pr >= 25	Winter Pr >= 5
Ground	W2	6	Existing Proposed	165°	84.00 79.00	0.94	YES	27.00 20.00	0.74	YES	5.00	Annual Pr >= 25	Winter Pr >= 5
Ground	W3	7	Existing Proposed	165°	86.00 79.00	0.92	YES	29.00 20.00	0.69	YES	7.00	Annual Pr >= 25	Winter Pr >= 5
Ground	W4	8	Existing Proposed	165°	84.00 76.00	0.90	YES	25.00 17.00	0.68	YES	8.00	Annual Pr >= 25	Winter Pr >= 5

Vertical sky component (VSC)

63 New Road

Ground	W1	5	Existing Proposed	33.67 30.17	0.90	YES	165°
Ground	W2	6	Existing Proposed	32.94 29.57	0.90	YES	165°
Ground	W3	7	Existing Proposed	34.46 29.58	0.86	YES	165°
Ground	W4	8	Existing Proposed	32.79 28.89	0.88	YES	165°













Main issues

- Residential amenities
- Character of the area

Recommendation: APPROVAL subject to the imposition of appropriate conditions including those listed below (plus any amendments to these or other conditions considered to be necessary by the Assistant Director of Planning).

1. Plans
2. Materials
3. Hard and soft landscaping
4. Small mammal holes
5. External lighting
6. Visible Light Transmittance (VLT) Glazing
7. Air Source Heat Pump
8. Parking
9. Cycle storage
10. Bin storage
11. Obscure glazing
12. Removal of certain permitted development rights