

APPLICATION REFERENCE: PF/25/0522

LOCATION: 8 Langham Road, Blakeney, Holt,
Norfolk, NR25 7PG

PROPOSAL: Demolition of two-storey dwelling and erection
of replacement two-storey dwelling (part-retrospective)

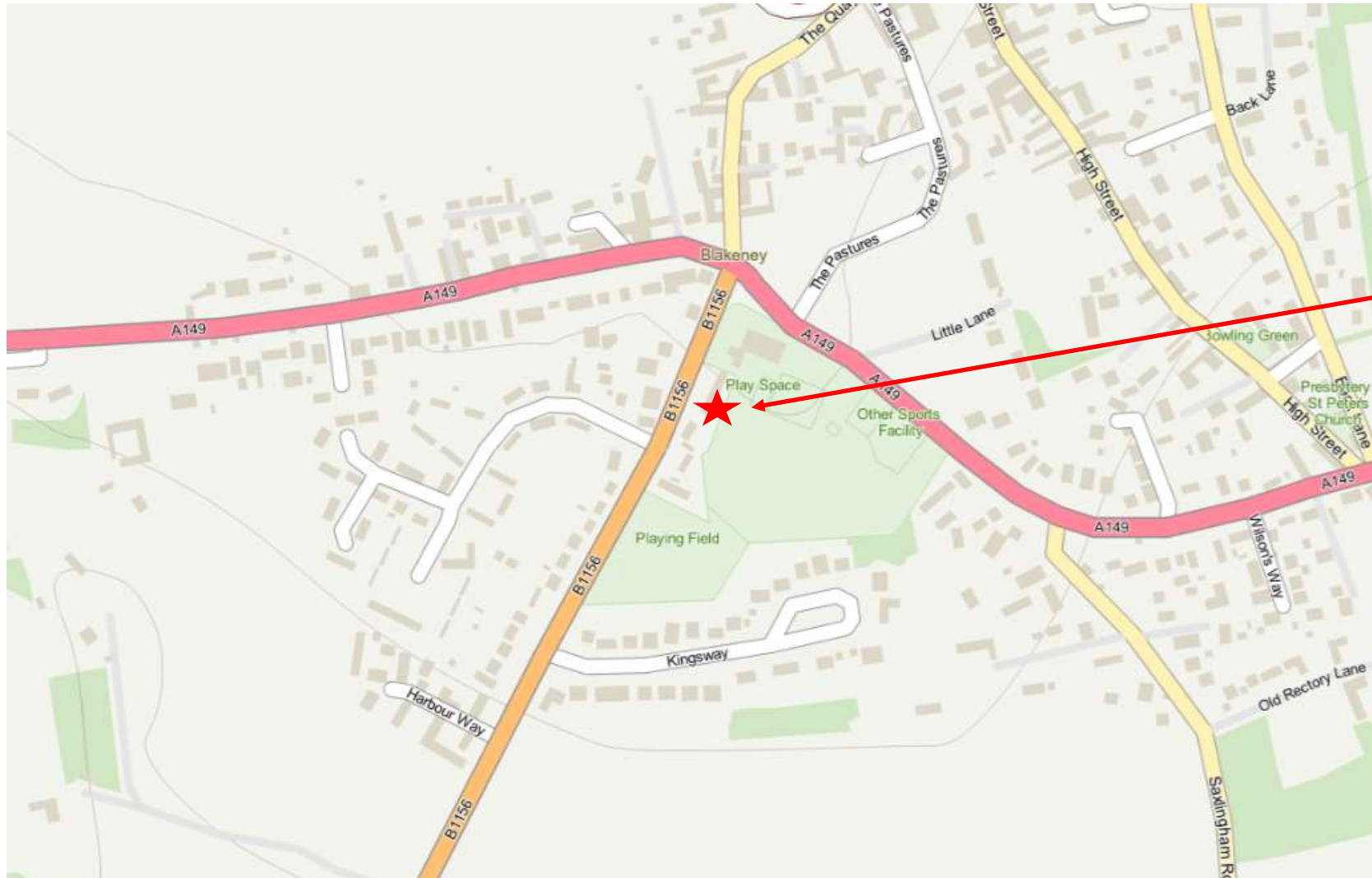


NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

21st August 2025

Site location



Site location

Site location



Site location

Aerial view

Site location



Existing elevations



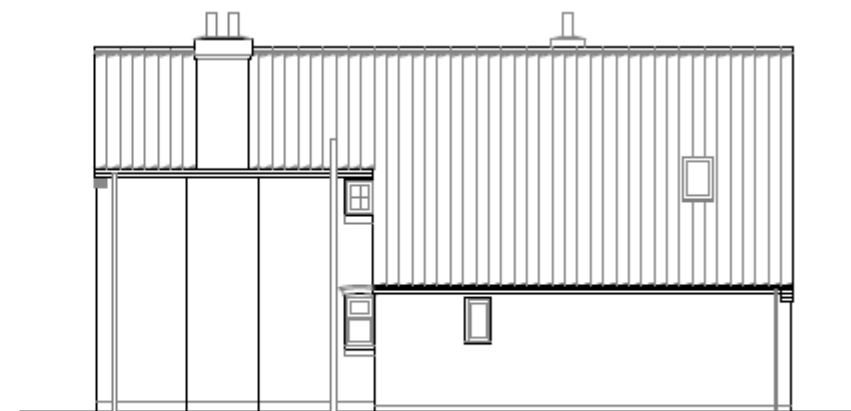
FRONT ELEVATION - EAST
SCALE 1:100



REAR ELEVATION - WEST
SCALE 1:100



SIDE ELEVATION - SOUTH
SCALE 1:100



SIDE ELEVATION - NORTH
SCALE 1:100

Approved elevations (RV/24/1921)



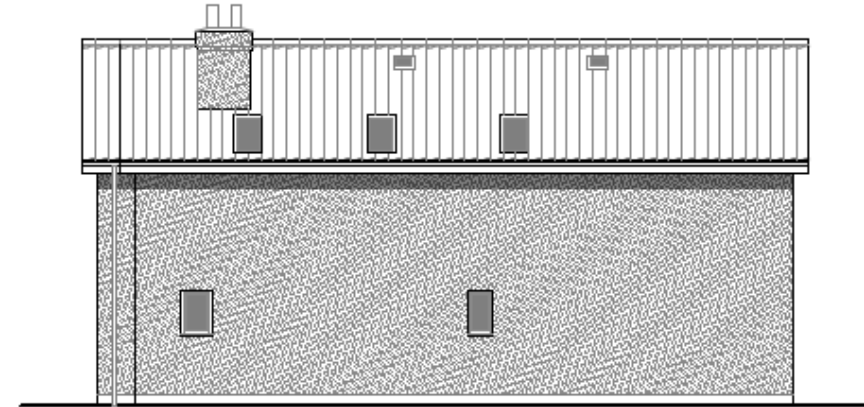
FRONT ELEVATION - EAST
SCALE 1:100



REAR ELEVATION - WEST
SCALE 1:100



SIDE ELEVATION - SOUTH
SCALE 1:100



SIDE ELEVATION - NORTH
SCALE 1:100

Proposed elevations



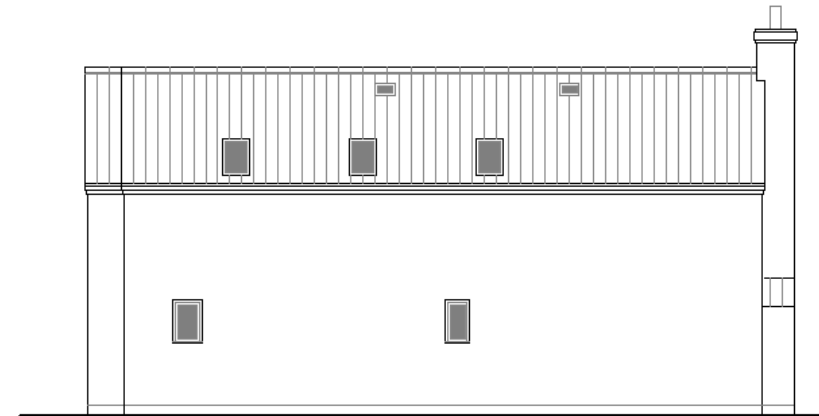
FRONT ELEVATION - EAST
SCALE 1:100



REAR ELEVATION - WEST
SCALE 1:100

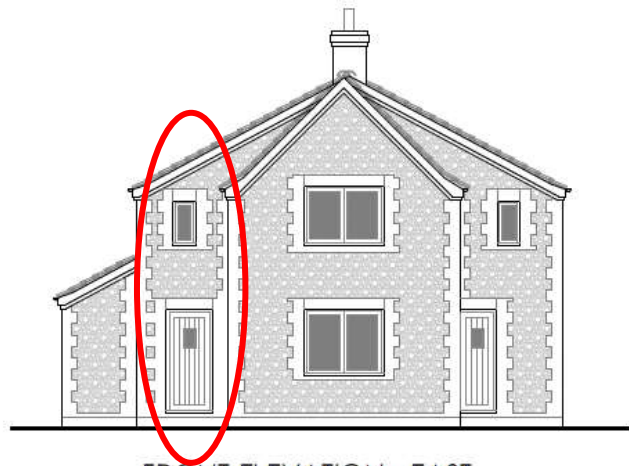


SIDE ELEVATION - SOUTH
SCALE 1:100

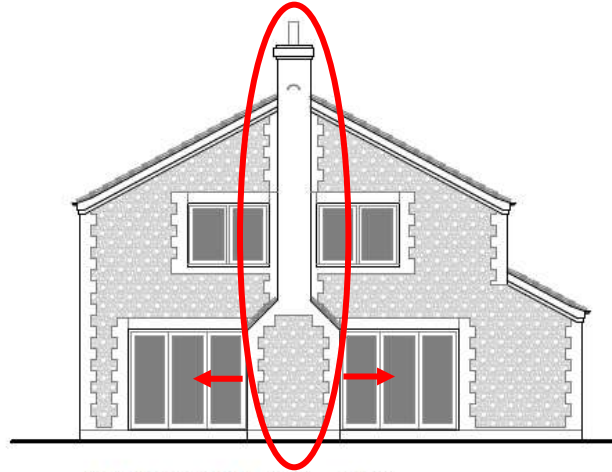


SIDE ELEVATION - NORTH
SCALE 1:100

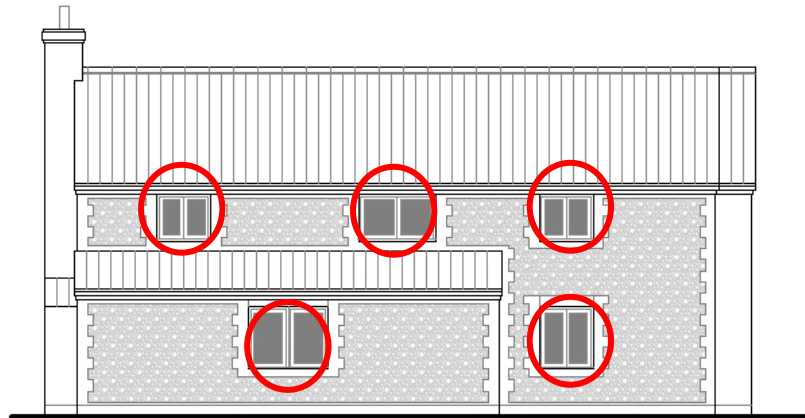
Proposed elevations (changes)



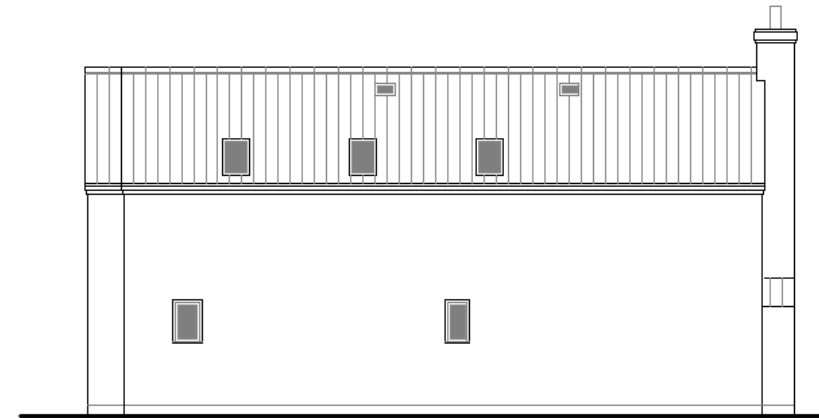
FRONT ELEVATION - EAST
SCALE 1:100



REAR ELEVATION - WEST
SCALE 1:100

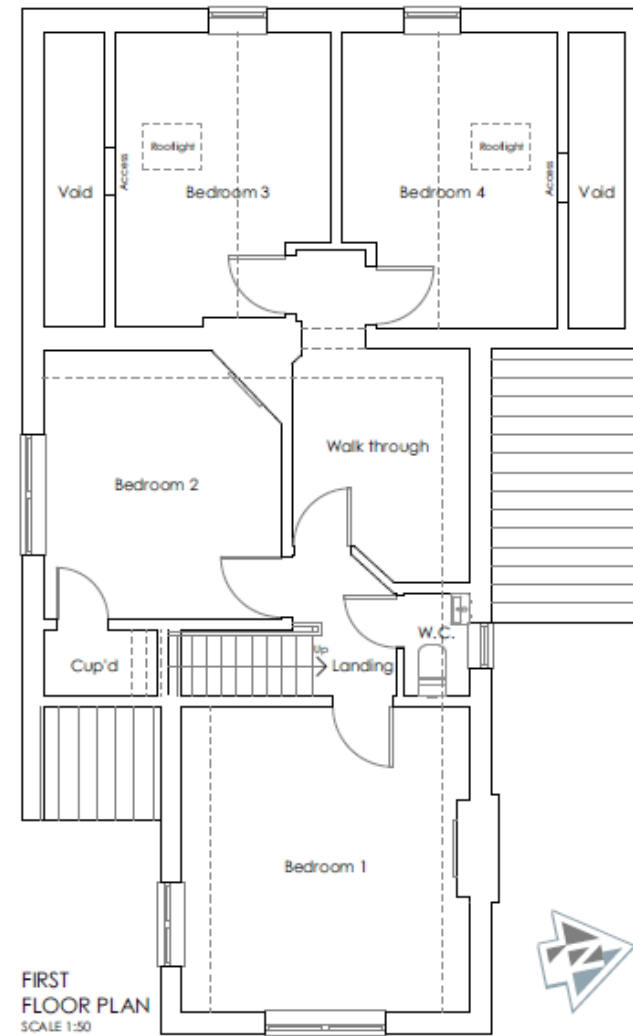
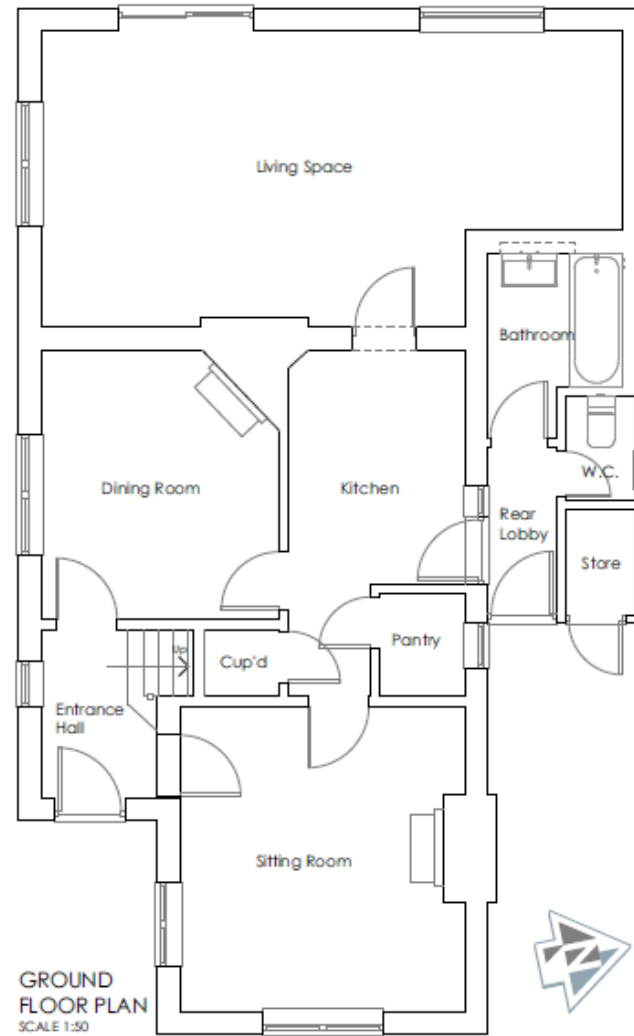


SIDE ELEVATION - SOUTH
SCALE 1:100



SIDE ELEVATION - NORTH
SCALE 1:100

Previously existing floorplans



The image contains two architectural floor plans. The left plan is the 'GROUND FLOOR PLAN' at a scale of 1:50. It shows a large 'Living Area' with a fireplace and a bay window, a 'Kitchen / Dining' area with a table and chairs, a 'Sitting Room' with a fireplace, a 'W.C.', a 'Utility / Boot Room', and an 'Entrance Hall'. A car is shown parked outside. The right plan is the 'FIRST FLOOR PLAN' at a scale of 1:50. It shows four bedrooms (Bedroom 1, 2, 3, 4), two bathrooms, a 'Cup'd' (cupboard), a 'Wardrobe', and a 'Landing'. A car is also shown parked outside. Both plans include a north arrow and a scale bar.

SCALE 1:50

Living Area

Kitchen / Dining

Sitting Room

W.C.

Utility / Boot Room

Entrance Hall

Cup'd

SCALE 1:50

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Bathroom

Cup'd

Wardrobe

Landing

Existing path

Gravel drive

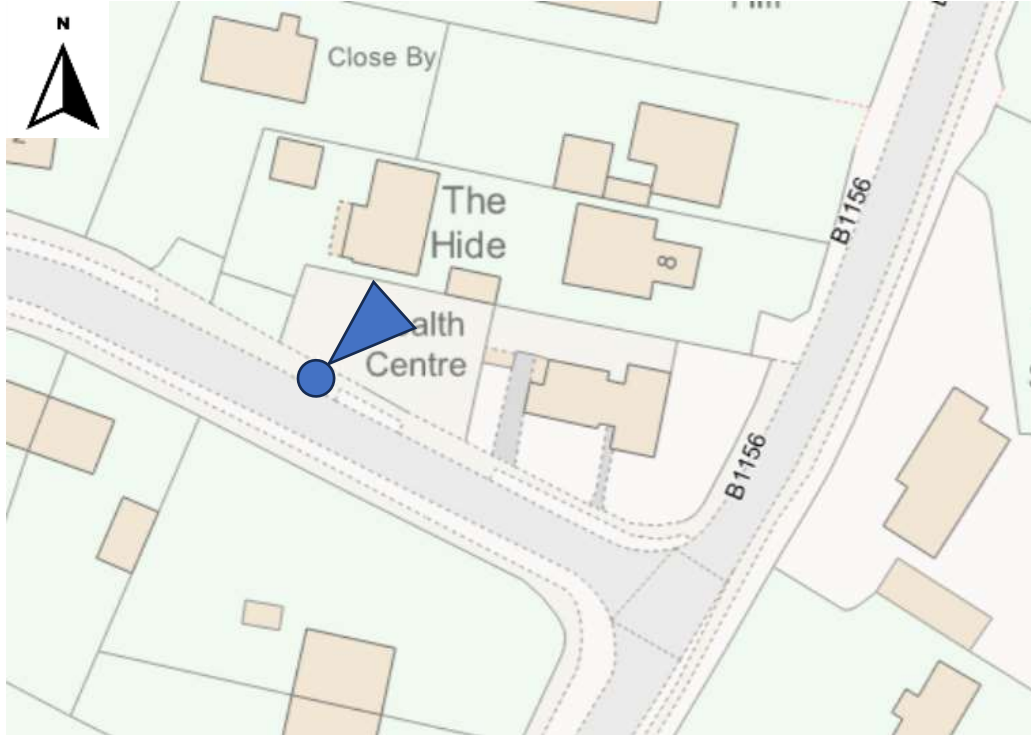
Existing shed

Existing brick

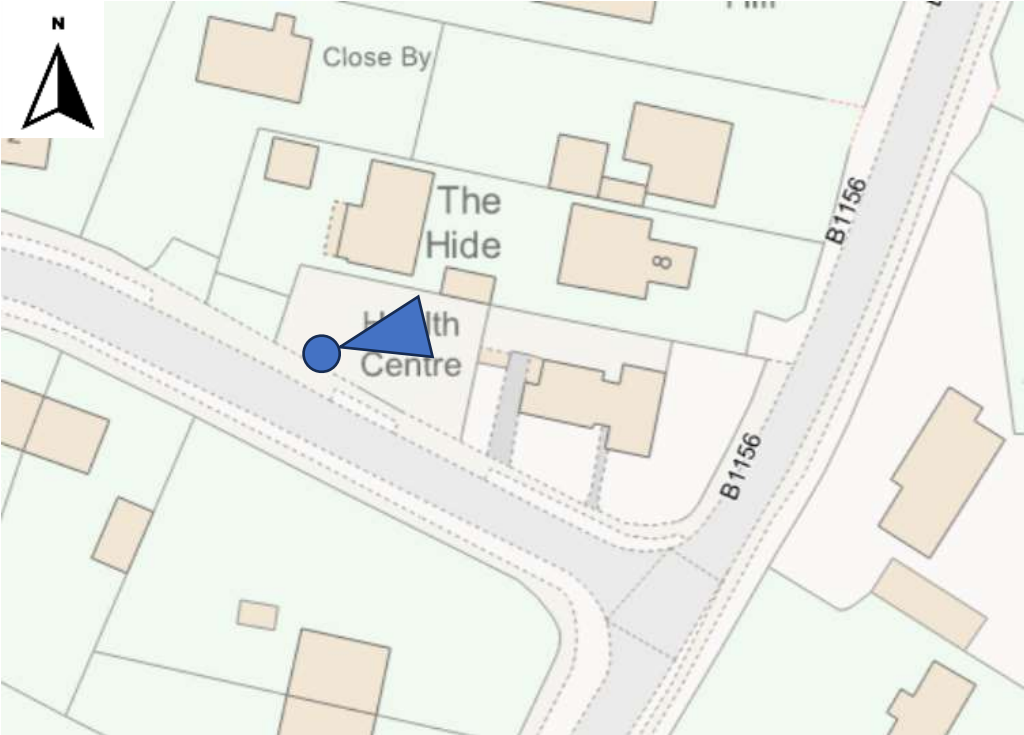
GROUND FLOOR PLAN
SCALE 1:50

FIRST FLOOR PLAN
SCALE 1:50

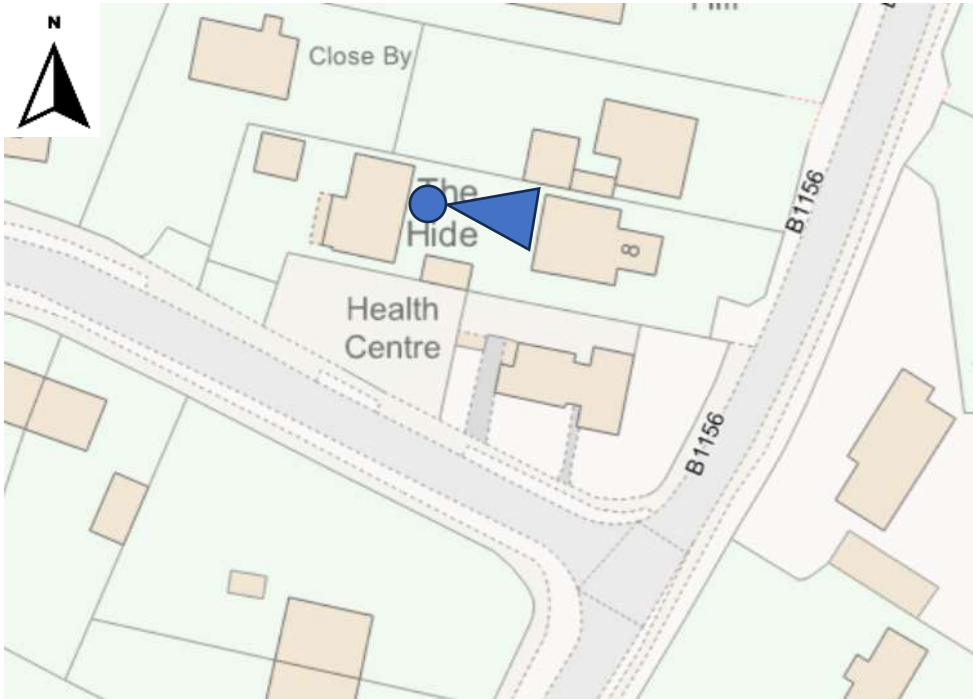
View from Queen's Road (looking north)



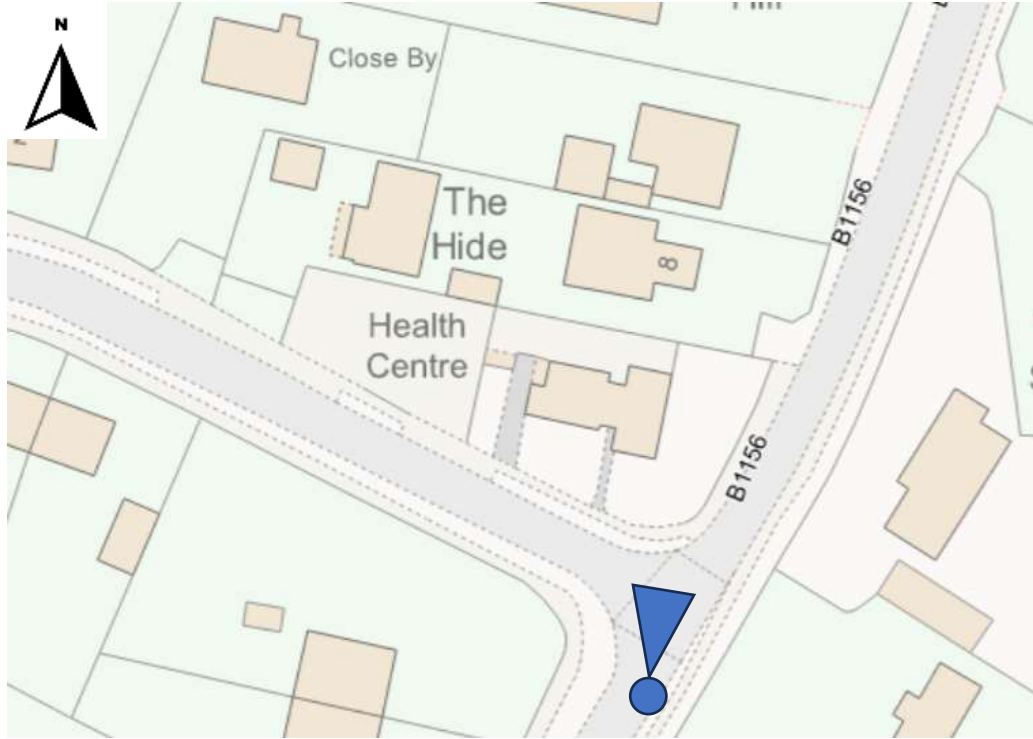
View from Queen's Road (looking north-west)



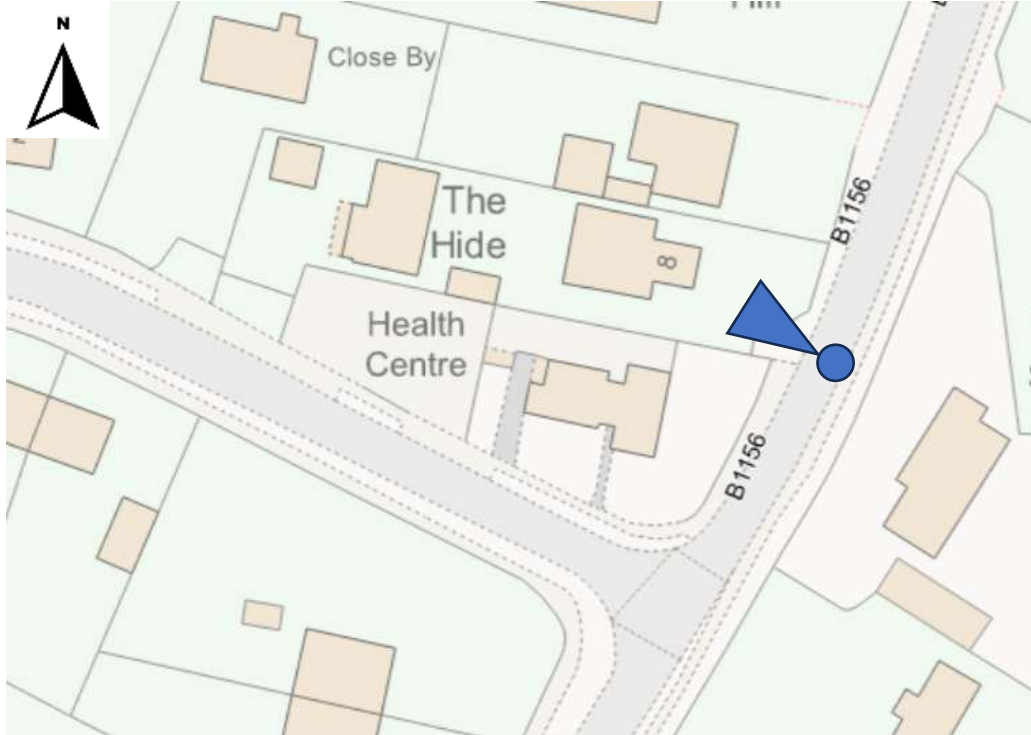
Rear (east-facing) elevation



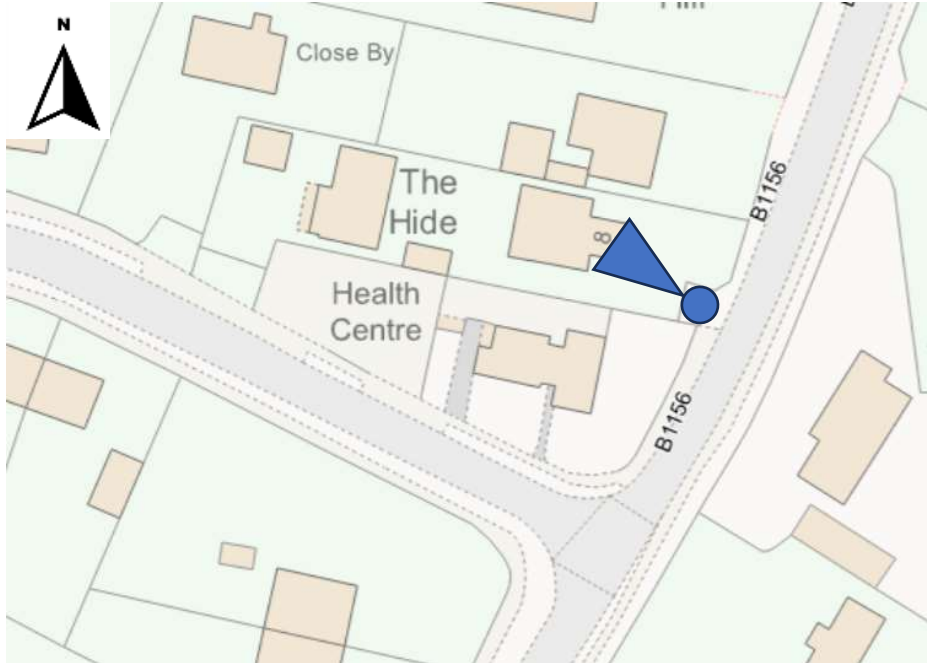
View looking North along Langham Road



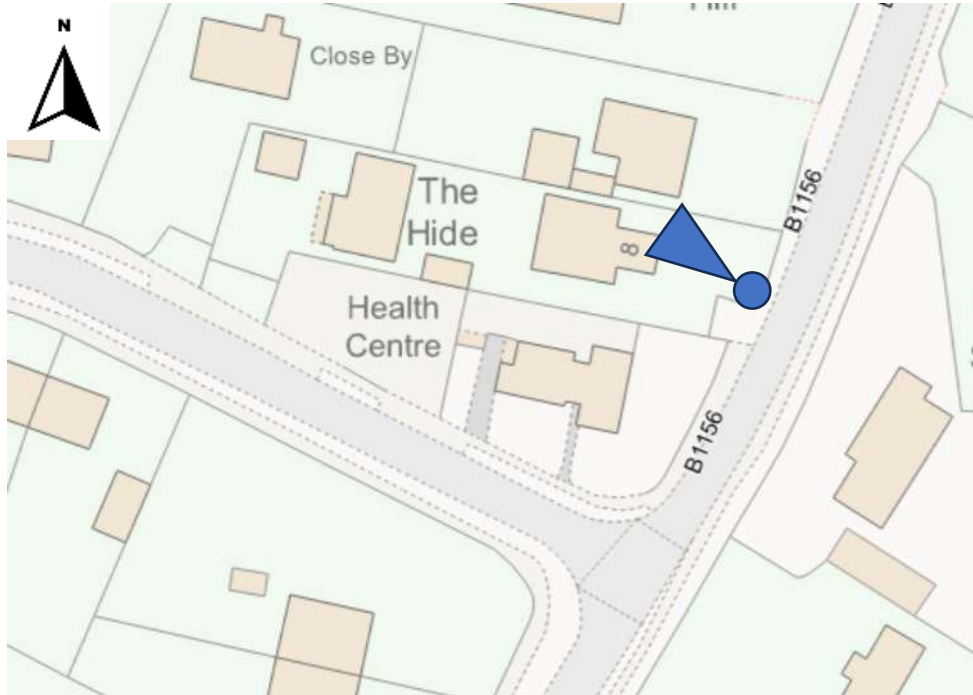
Front of site (from Langham Road)



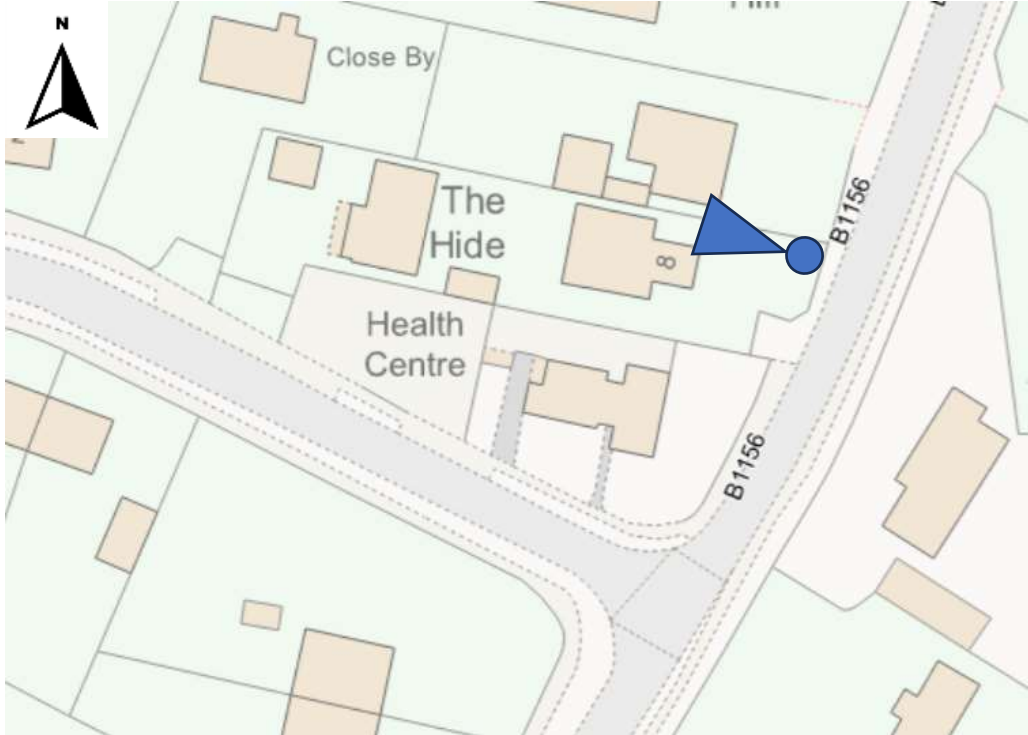
Front (west-facing) elevation



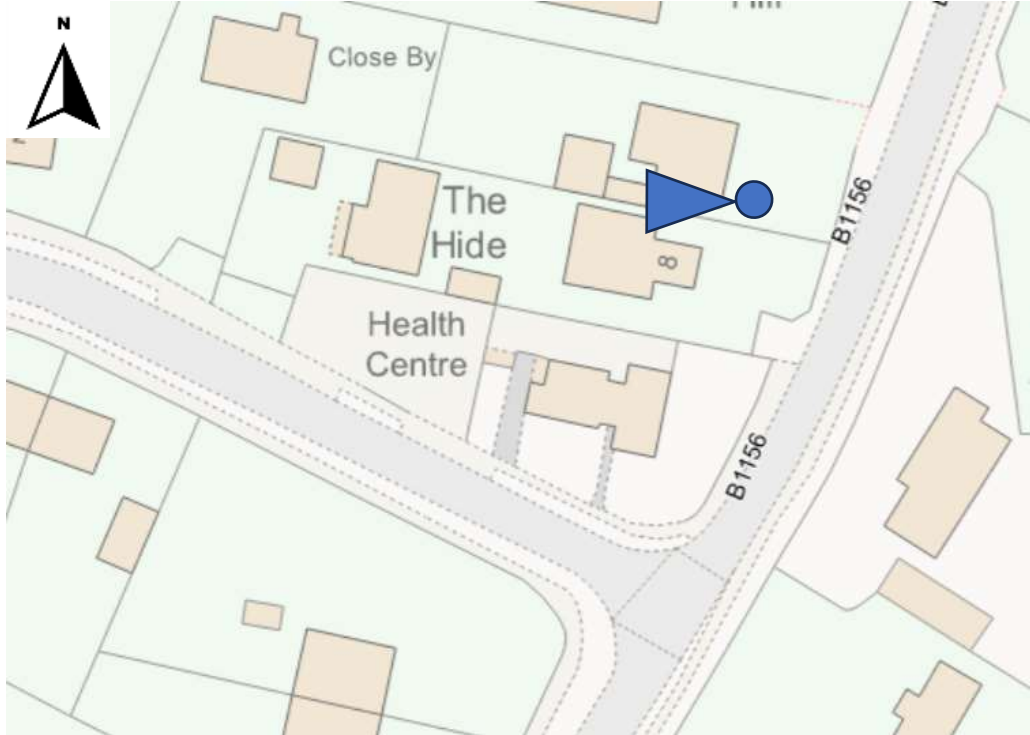
Front of development (neighbouring window)



Neighbouring first floor side window



Proximity of development



Neighbouring property



MAIN ISSUES

1. Principle of Development and Site History (Policies SS 1 and SS 3)
2. Design (Policy EN 4)
3. Residential Amenity (Policy EN 4)
4. Landscape Impact (Policies EN 1 and EN 2)
5. Parking (Policy CT 6)

RECOMMENDATION

APPROVAL subject to conditions relating to the following matters:

- Accordance with approved plans
- Materials as submitted
- Removal of permitted development rights

Final wording of conditions and any other considered necessary to be delegated to the Assistant Director – Planning