

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)

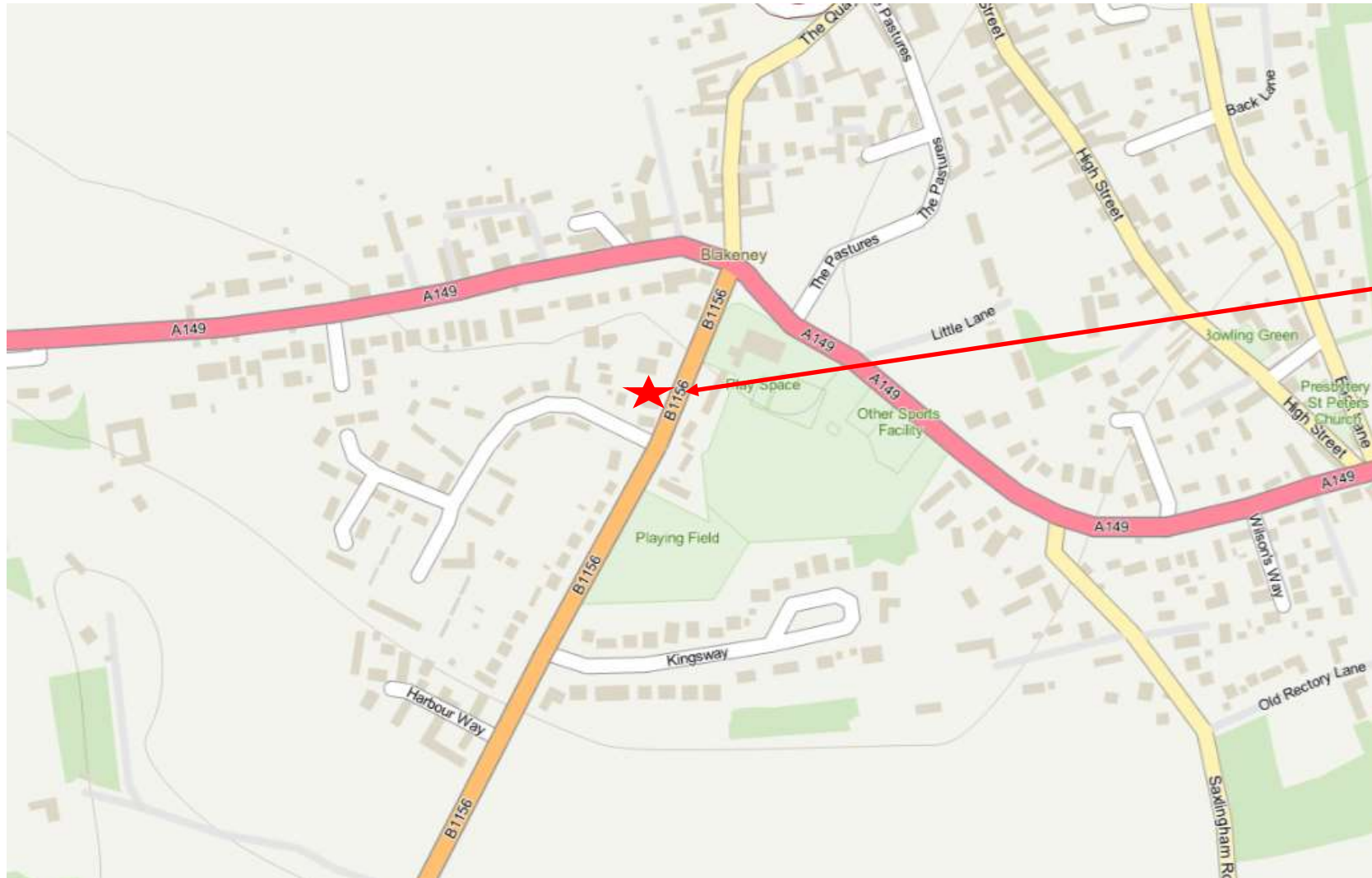


NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

18th September 2025

Site location



Site location

Site location



Site location

Aerial view

Site location



Existing elevations



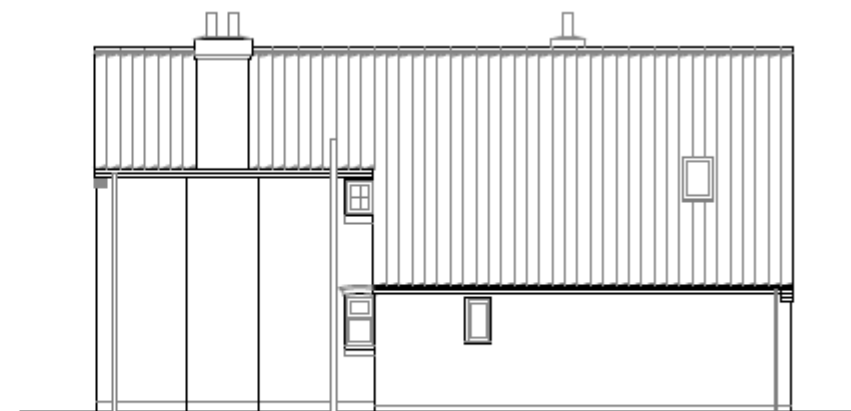
FRONT ELEVATION - EAST
SCALE 1:100



REAR ELEVATION - WEST
SCALE 1:100



SIDE ELEVATION - SOUTH
SCALE 1:100



SIDE ELEVATION - NORTH
SCALE 1:100

Approved elevations (RV/24/1921)



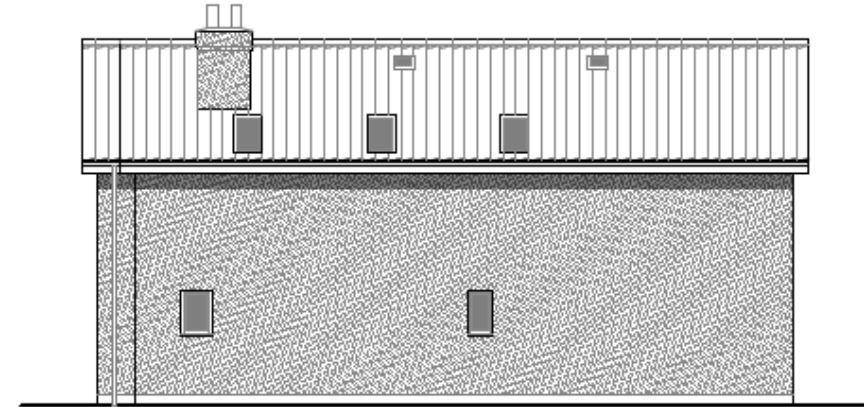
FRONT ELEVATION - EAST
SCALE 1:100



REAR ELEVATION - WEST
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SIDE ELEVATION - SOUTH
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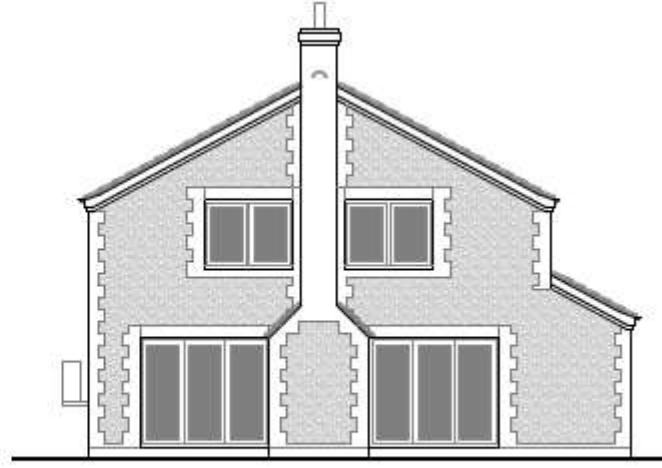


SIDE ELEVATION - NORTH
SCALE 1:100

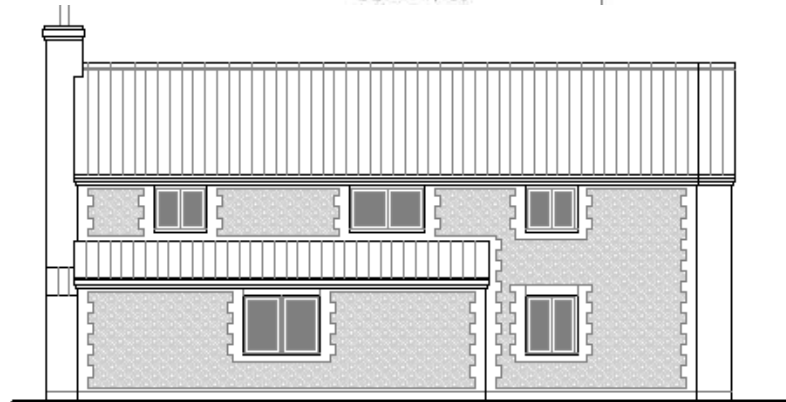
Proposed elevations



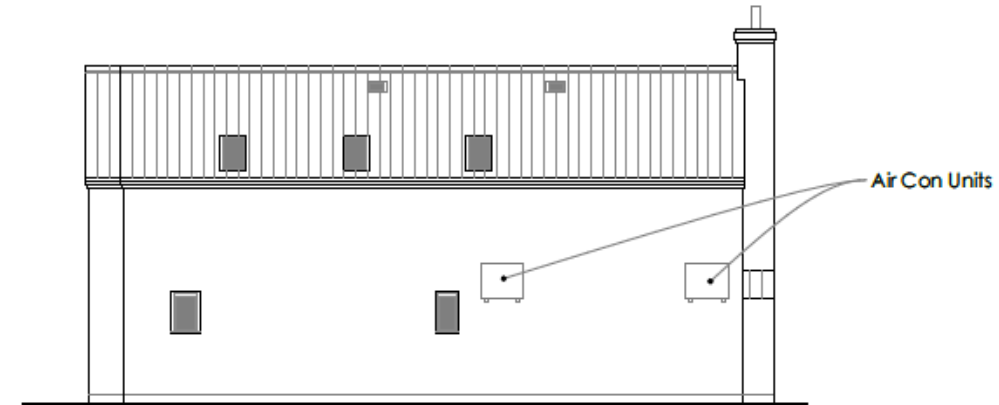
FRONT ELEVATION - EAST
SCALE 1:100



REAR ELEVATION - WEST
SCALE 1:100

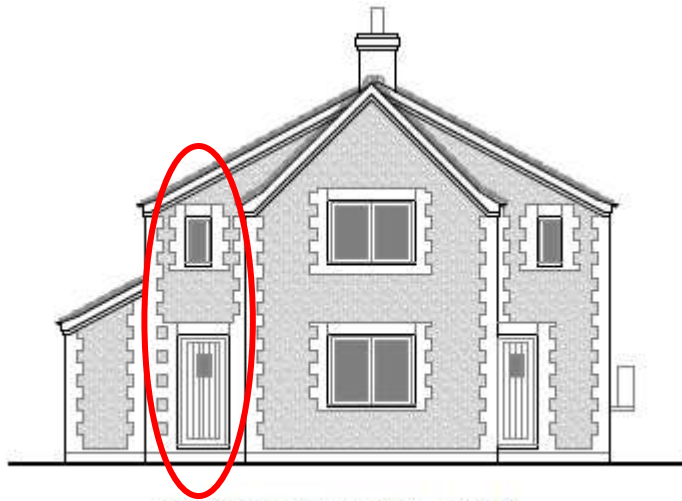


SIDE ELEVATION - SOUTH
SCALE 1:100

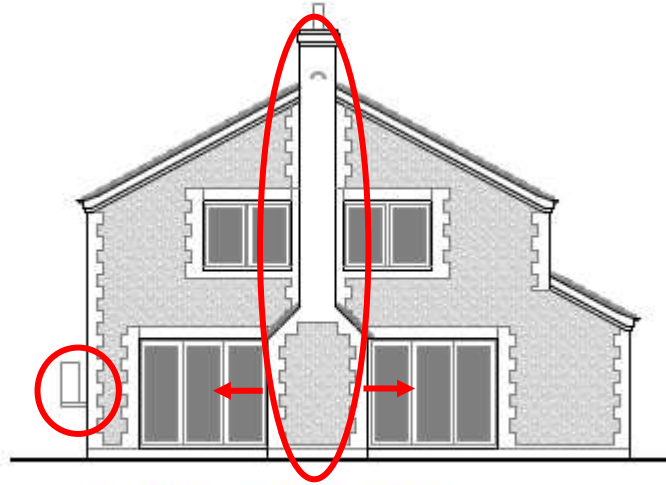


SIDE ELEVATION - NORTH
SCALE 1:100

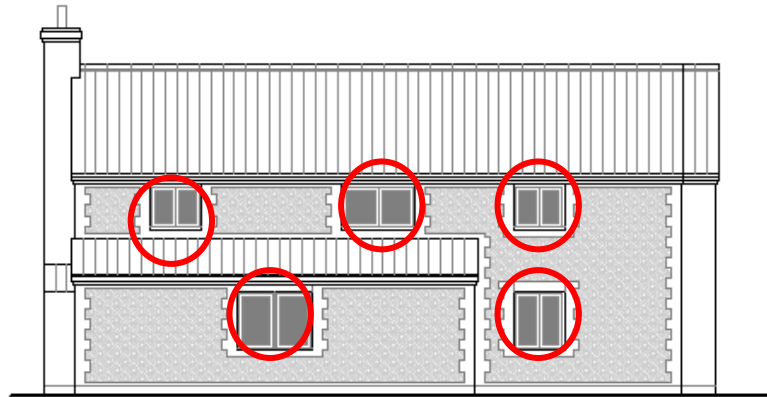
Proposed elevations (changes)



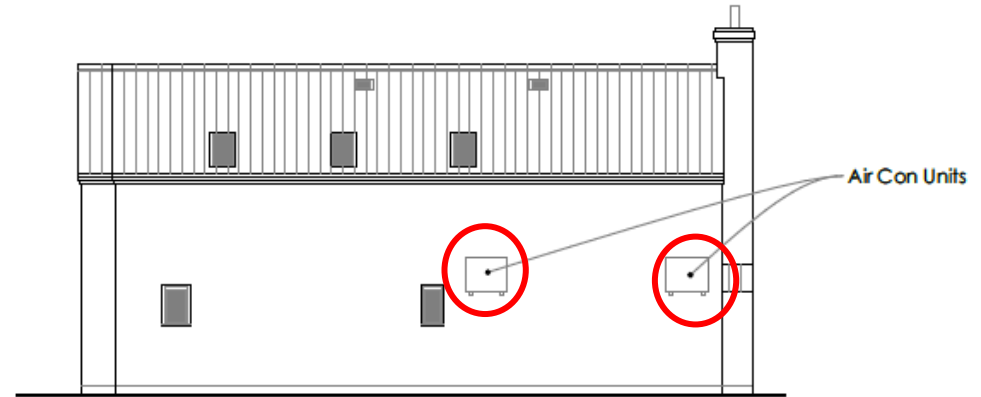
FRONT ELEVATION - EAST
SCALE 1:100



REAR ELEVATION - WEST
SCALE 1:100



SIDE ELEVATION - SOUTH
SCALE 1:100



SIDE ELEVATION - NORTH
SCALE 1:100

Comparison - previously existing and now proposed



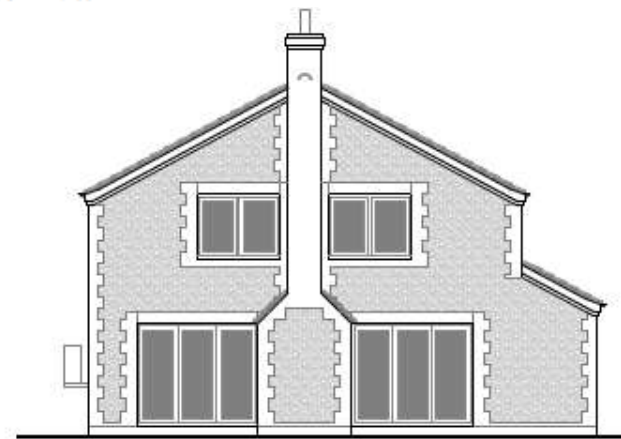
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SCALE 1:100



REAR ELEVATION - WEST
SCALE 1:100



FRONT ELEVATION - EAST
SCALE 1:100

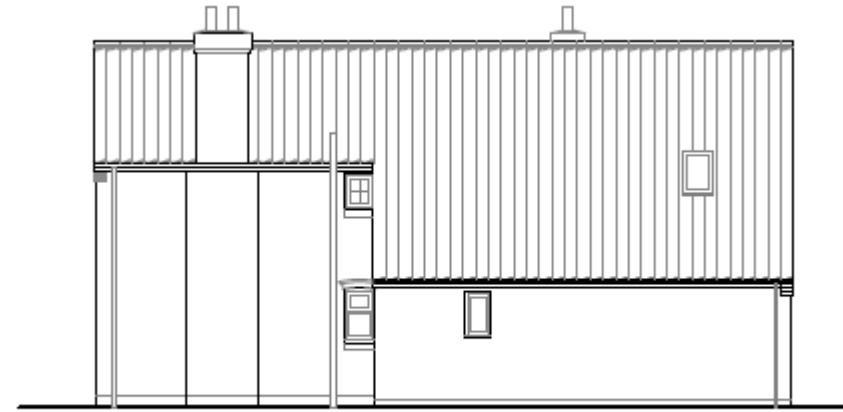


REAR ELEVATION - WEST
SCALE 1:100

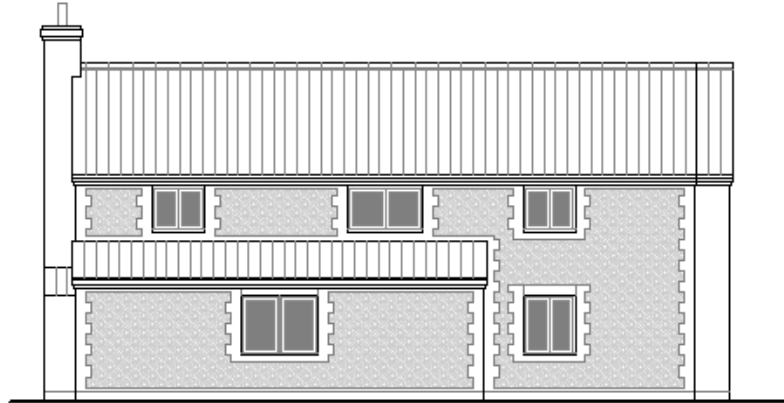
Comparison – previously existing and now proposed



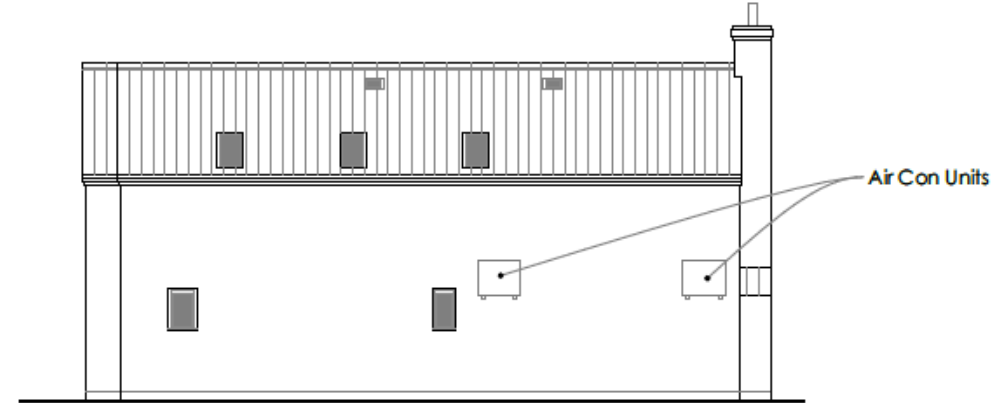
SIDE ELEVATION - SOUTH
SCALE 1:100



SIDE ELEVATION - NORTH
SCALE 1:100

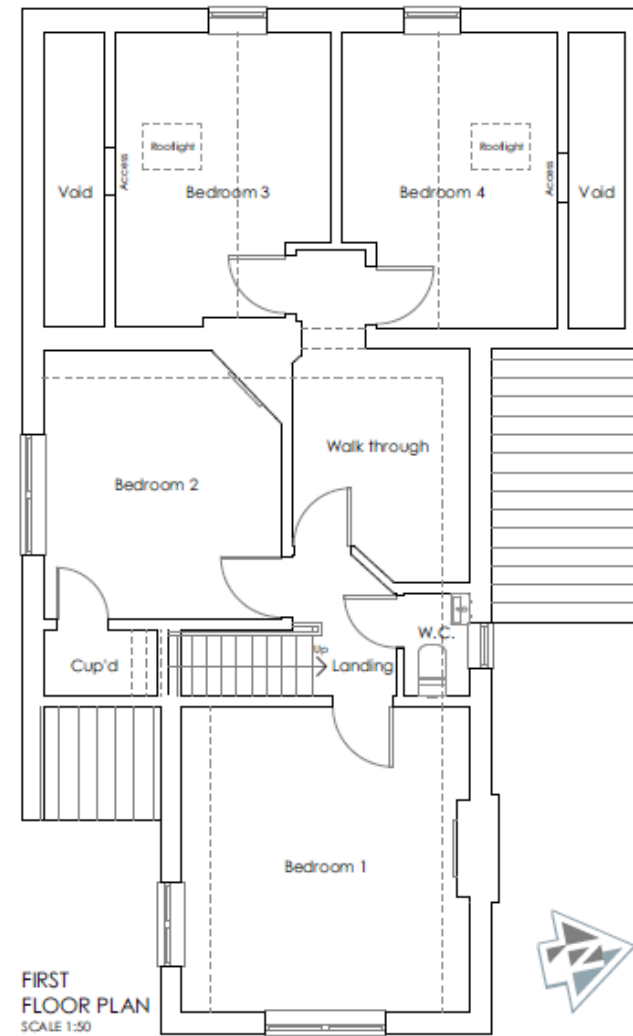
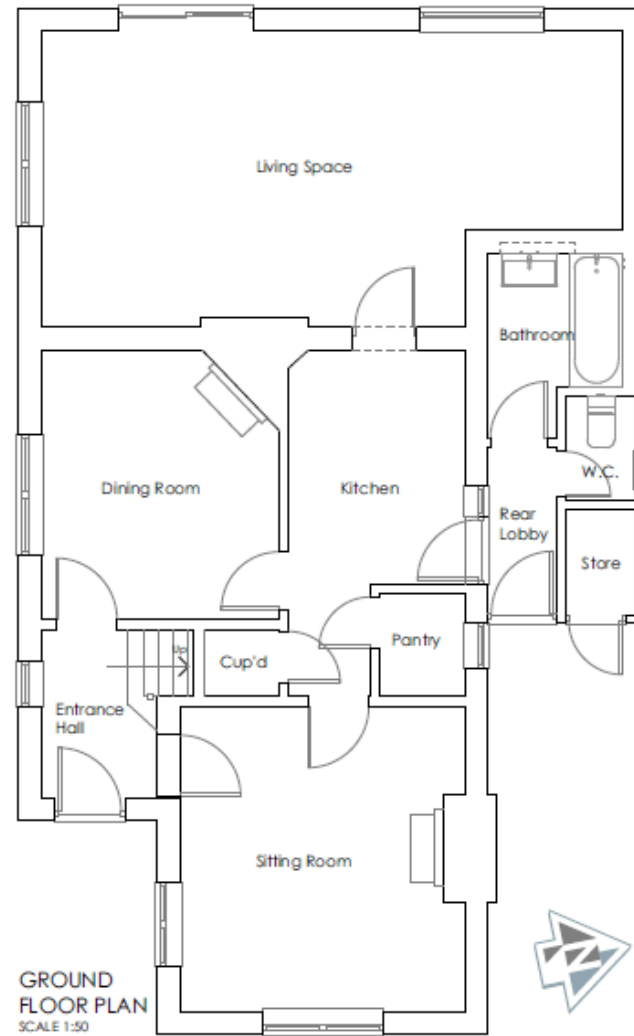


SIDE ELEVATION - SOUTH
SCALE 1:100

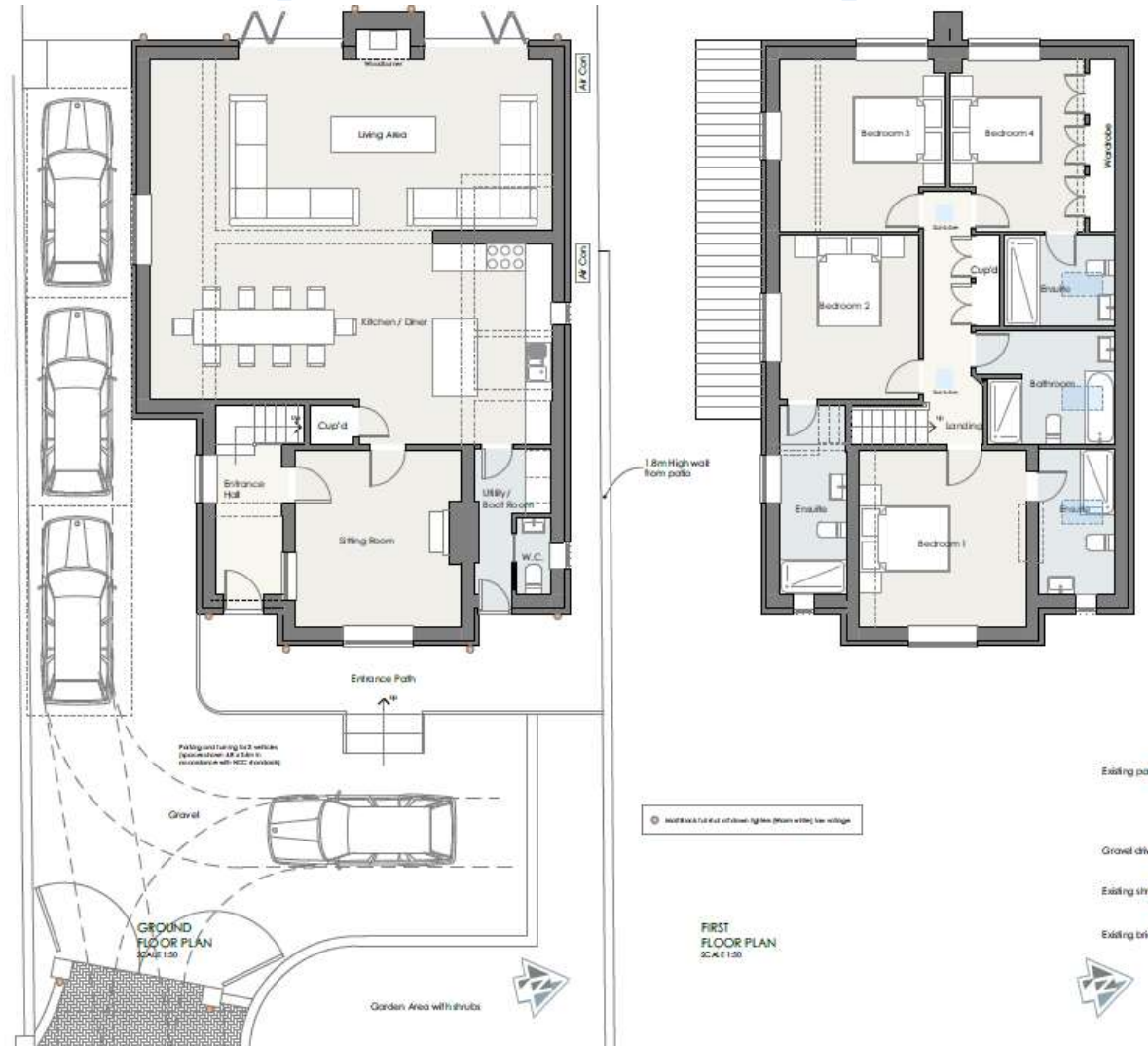


SIDE ELEVATION - NORTH
SCALE 1:100

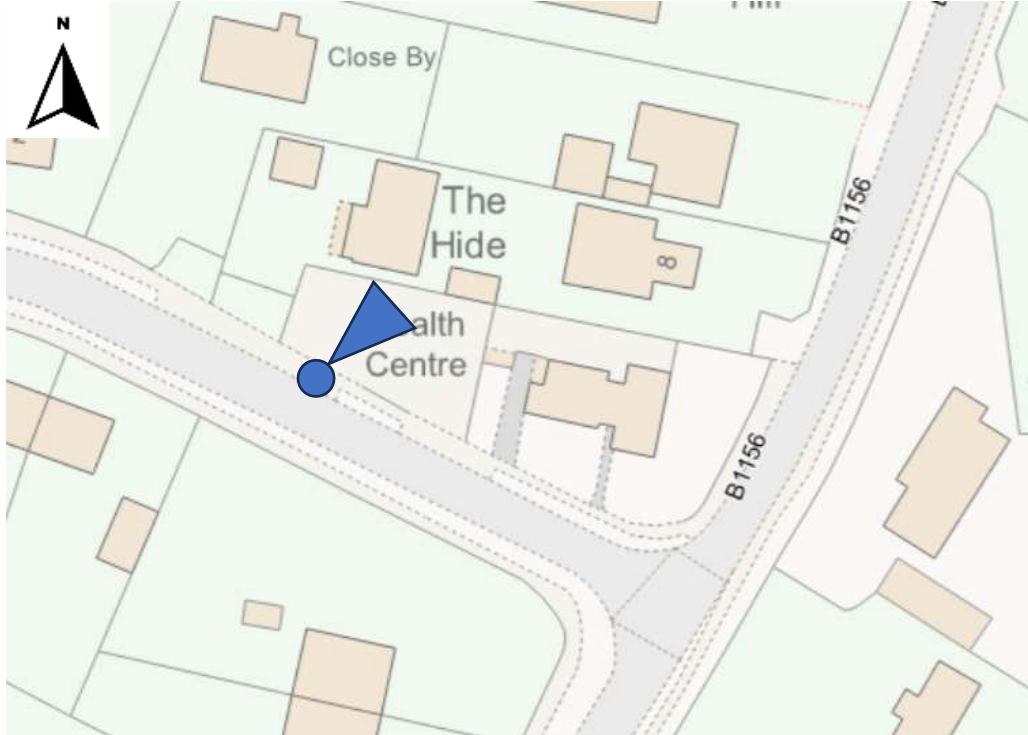
Previously existing floorplans



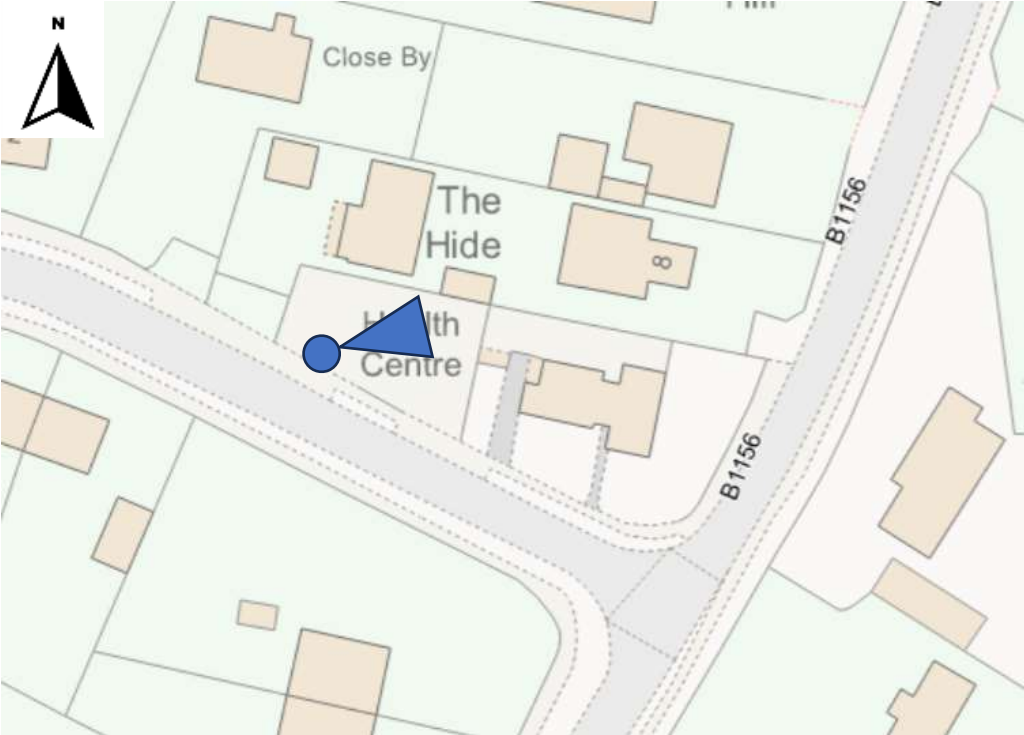
Proposed floorplans



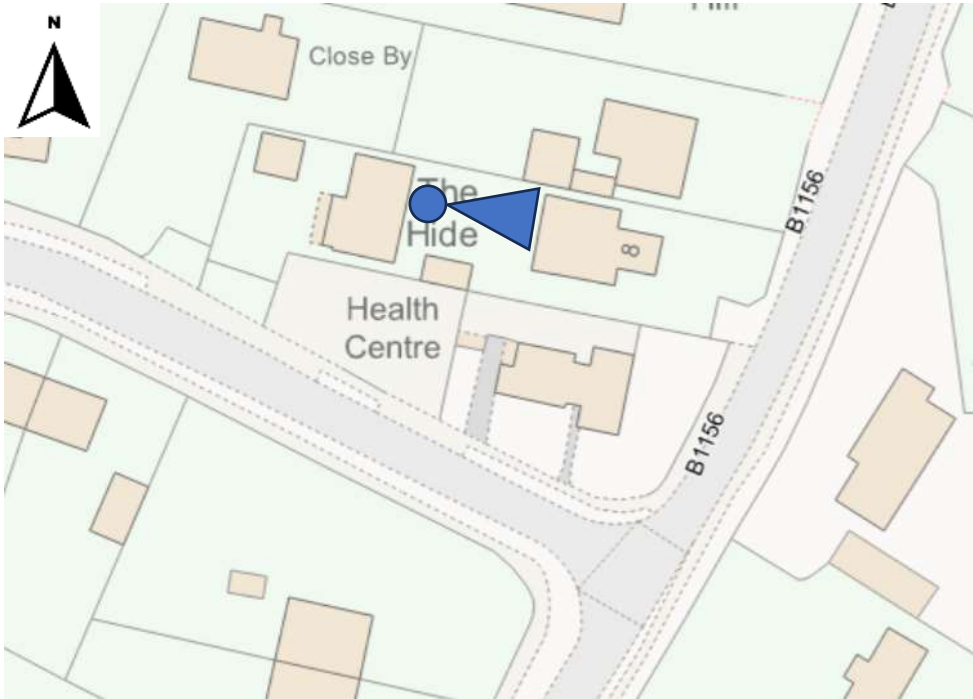
View from Queen's Road (looking north)



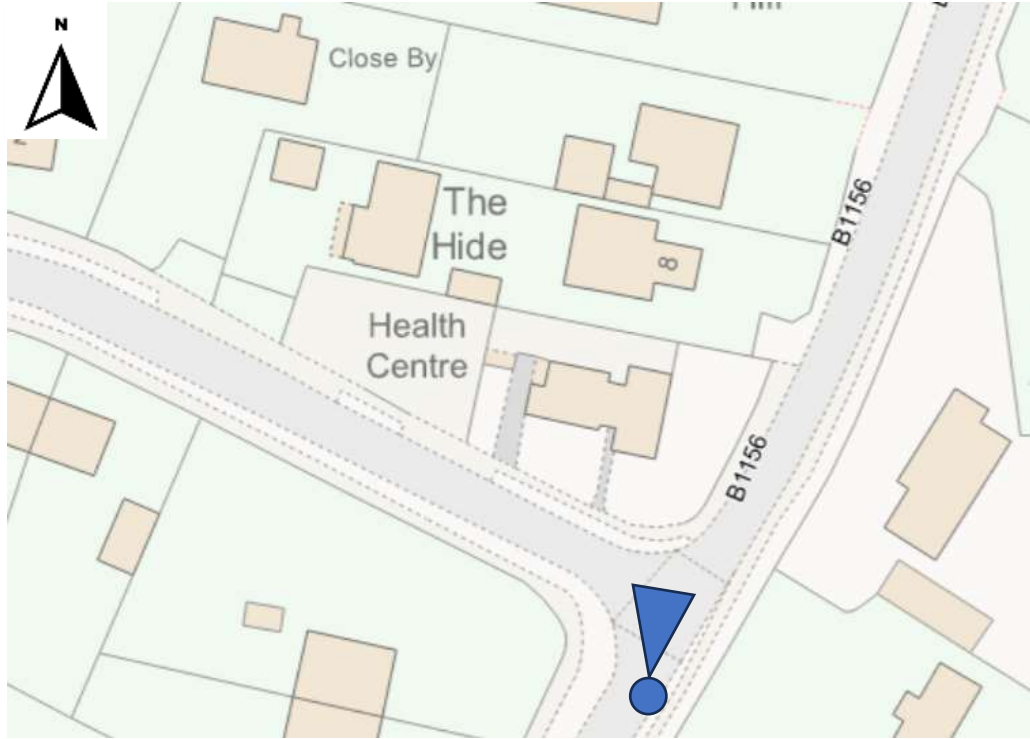
View from Queen's Road (looking north-west)



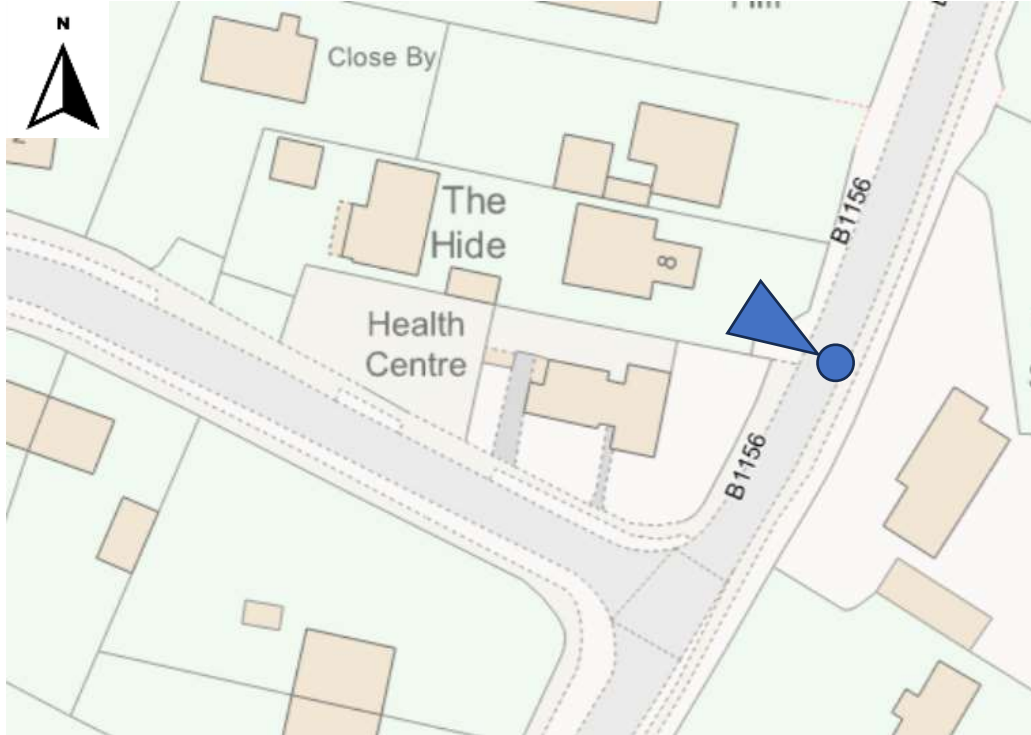
Rear (east-facing) elevation



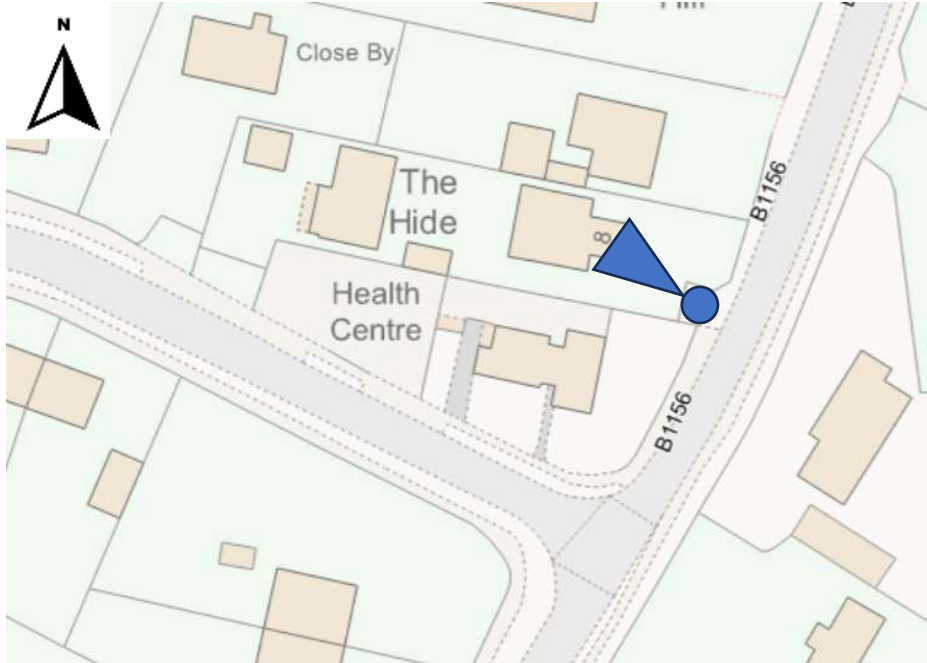
View looking North along Langham Road



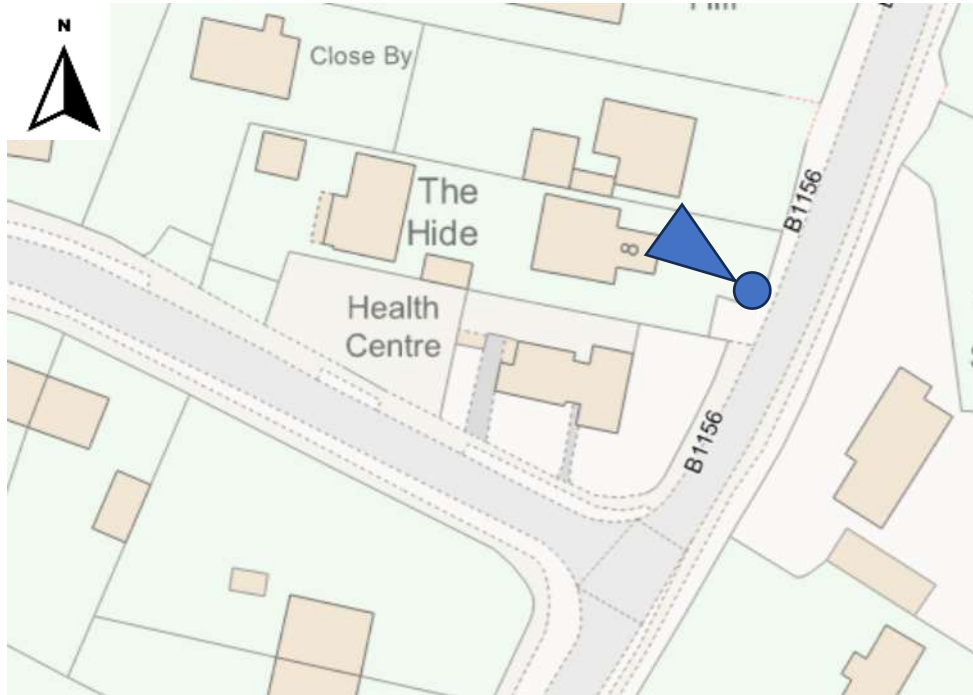
Front of site (from Langham Road)



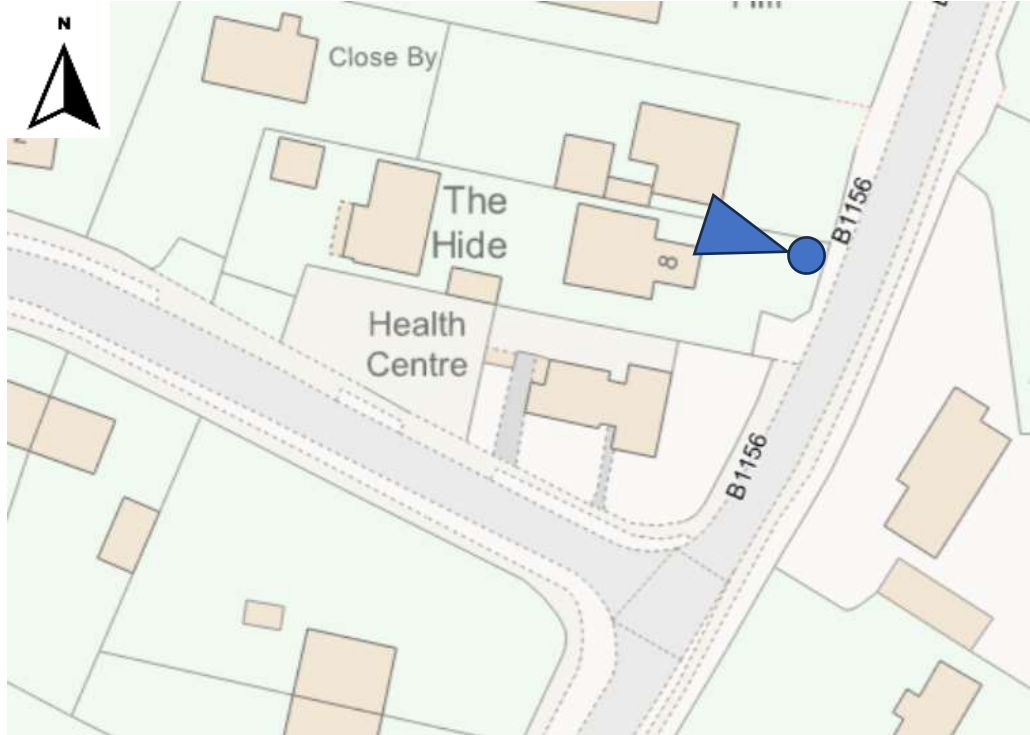
Front (west-facing) elevation



Front of development (neighbouring window)



Neighbouring first floor side window



Neighbouring property



Neighbouring property – ground floor windows



Neighbouring property – ground floor windows



Neighbouring property – first floor window



Neighbouring property – first floor window



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