

APPLICATION REFERENCE: PF/25/1571

LOCATION: Thornhill Farm, Cley-next-the-Sea

PROPOSAL: Demolition of existing non-traditional construction dwelling and construction of replacement dwelling with associated landscaping and widening of access (self build)



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

19th February 2026

# LOCATION PLAN

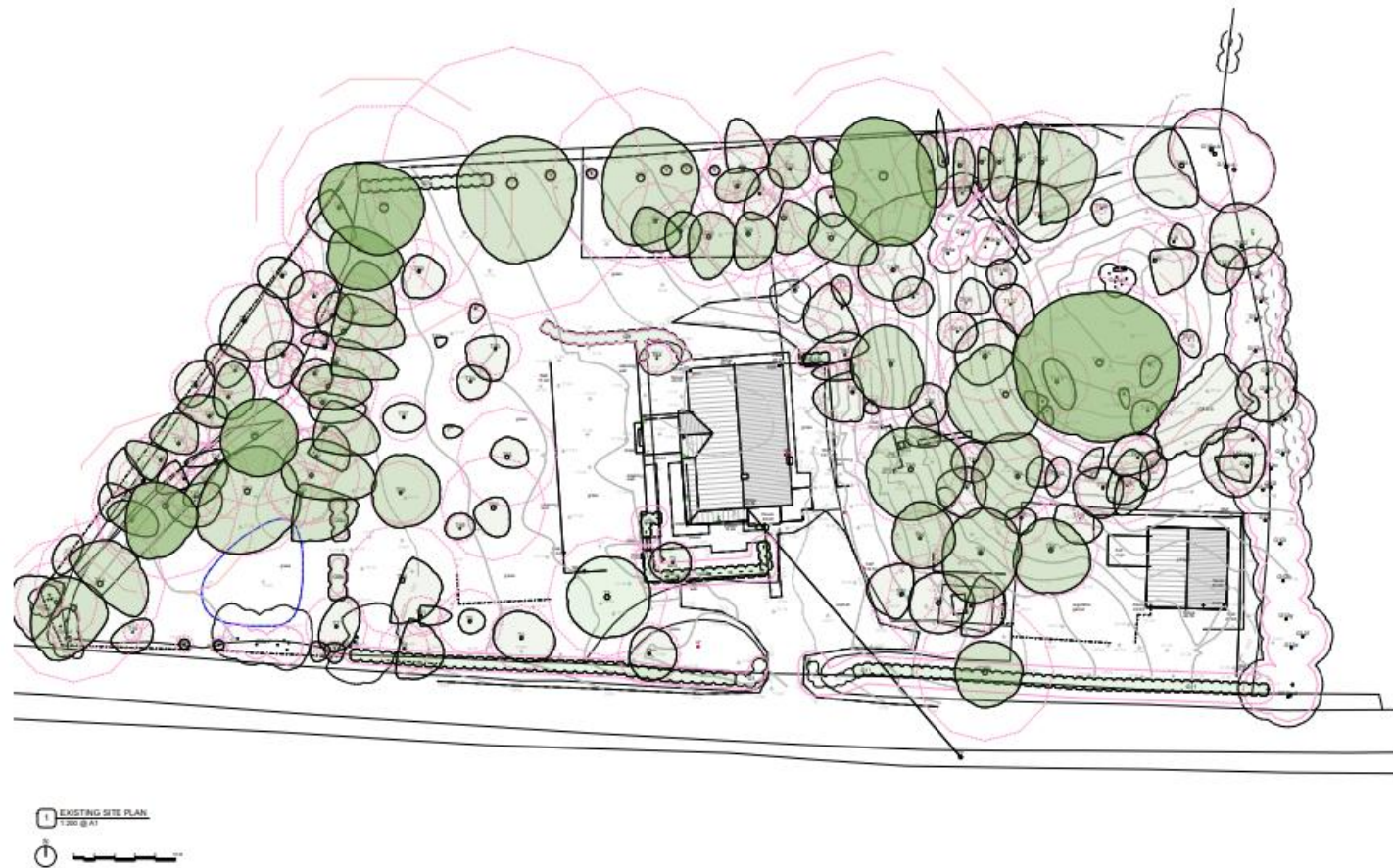


1 LOCATION PLAN  
1:1250 @ A3



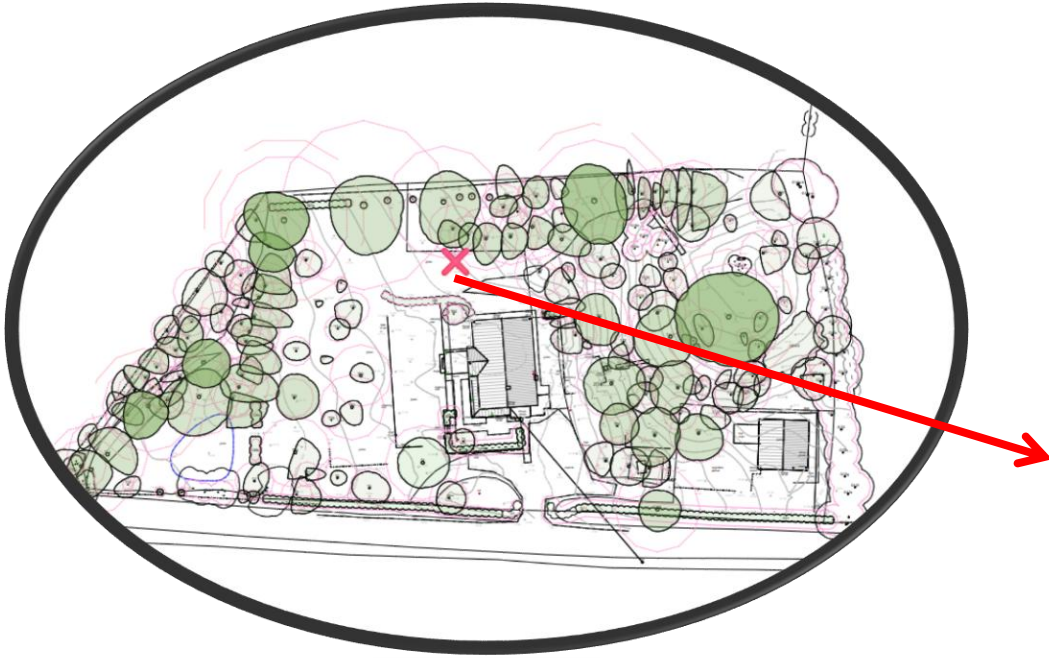
0 20 40 60 M

# Existing Site Plan





# Rear of the Property





# Rear of the Property looking South





# Side Elevation looking East





# Front Elevation looking North





# Highway Access





# Looking East onto the Site



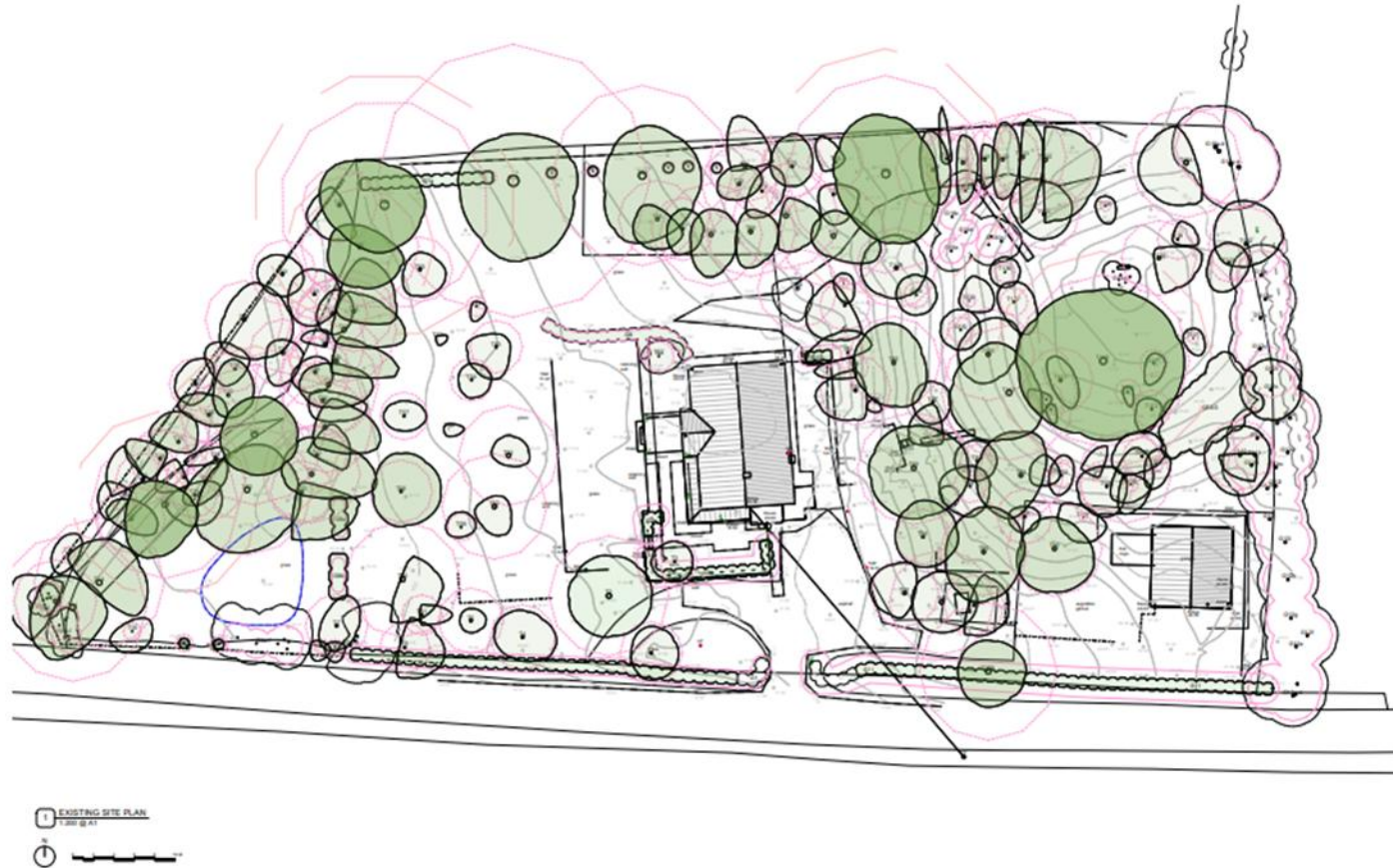


# Looking North out of the Site



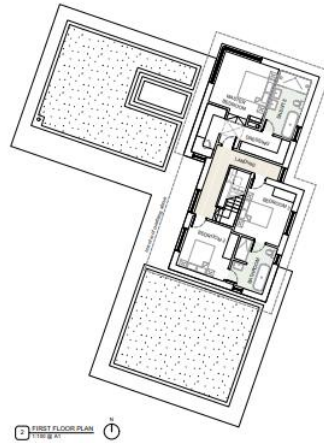
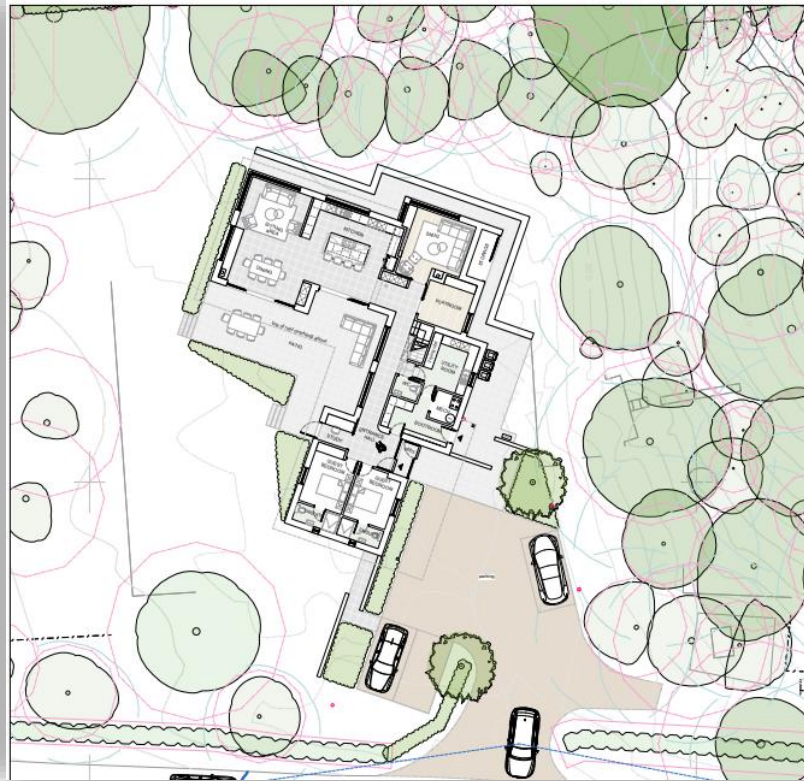


# Existing Floorplans

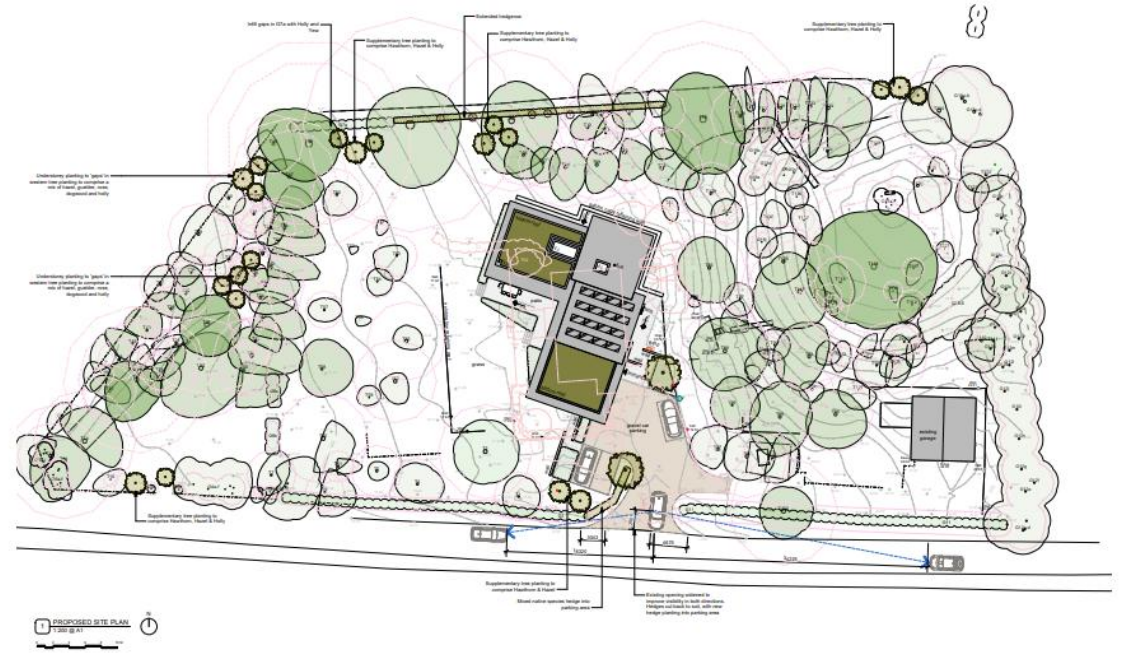




# Proposed Floorplans



FIRST FLOOR PLAN  
1:1000



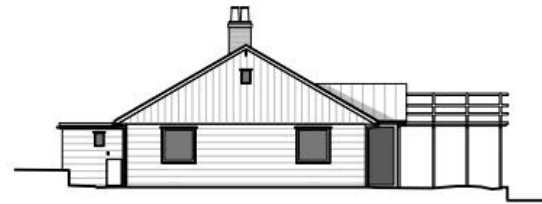
PROPOSED SITE PLAN  
1:1000



# Existing Elevations



1 EXISTING SOUTH ELEVATION  
1:100 @ A2



2 EXISTING NORTH ELEVATION  
1:100 @ A2



3 EXISTING WEST ELEVATION  
1:100 @ A2

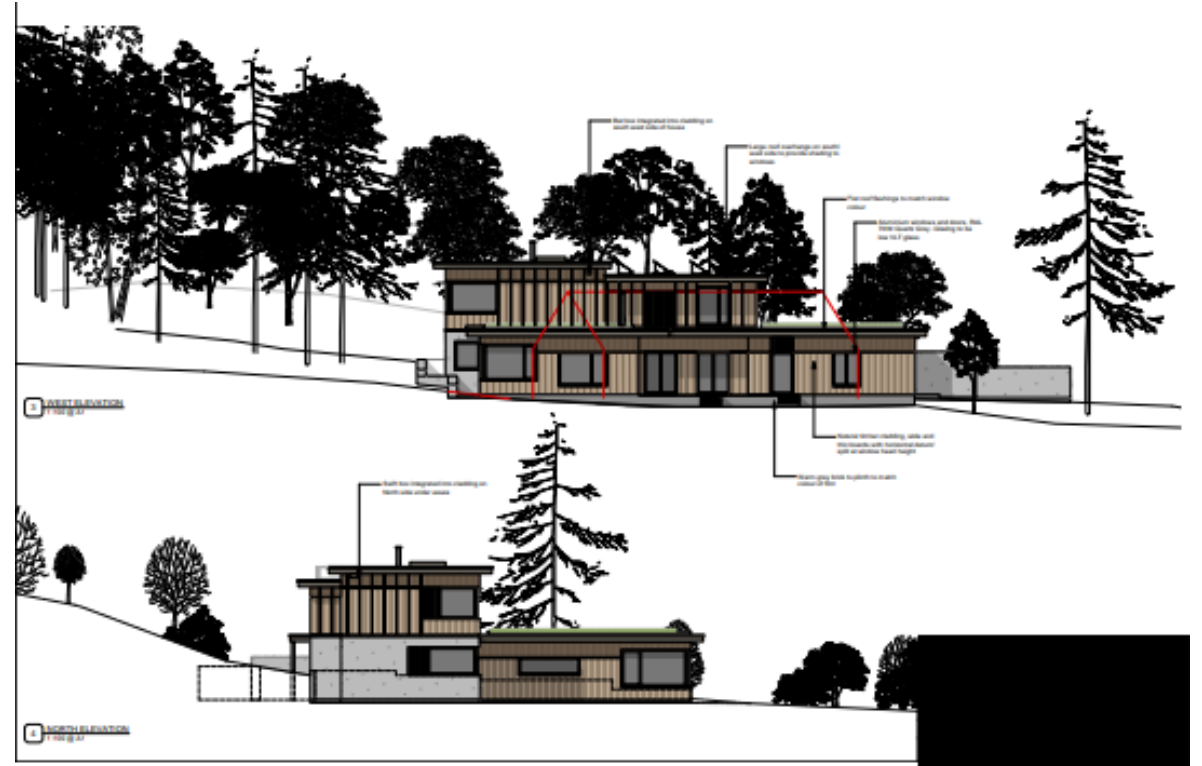


4 EXISTING EAST ELEVATION  
1:100 @ A2





# Proposed Elevations





# Proposed 3D Models





# KEY ISSUES

- Principle of development
- Design and Conservation
- Landscape and Ecology
- Environmental
- Highways



# RECOMMENDATION

**APPROVAL** subject to conditions covering the following matters and any others deemed necessary by the Head of Planning:

- Time limit
- Development in accordance with approved plans
- Materials (inc flint sample panel)
- Accordance with ecological mitigation and enhancement measures
- Hard and soft Landscaping details
- Implementation of landscape proposals
- Accordance with Arboricultural Method Statement
- Replacement of tree failures (10 years)
- External Lighting
- Specification for glass of a VLT value less than .65
- Removal of Permitted Development rights
- Access in accordance with NCC specifications
- Visibility splays
- Levels
- Water efficiency
- EV parking