

APPLICATION REFERENCE: PF/25/1571



NORTH
NORFOLK
DISTRICT
COUNCIL

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)

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19th February 2026

LOCATION PLAN

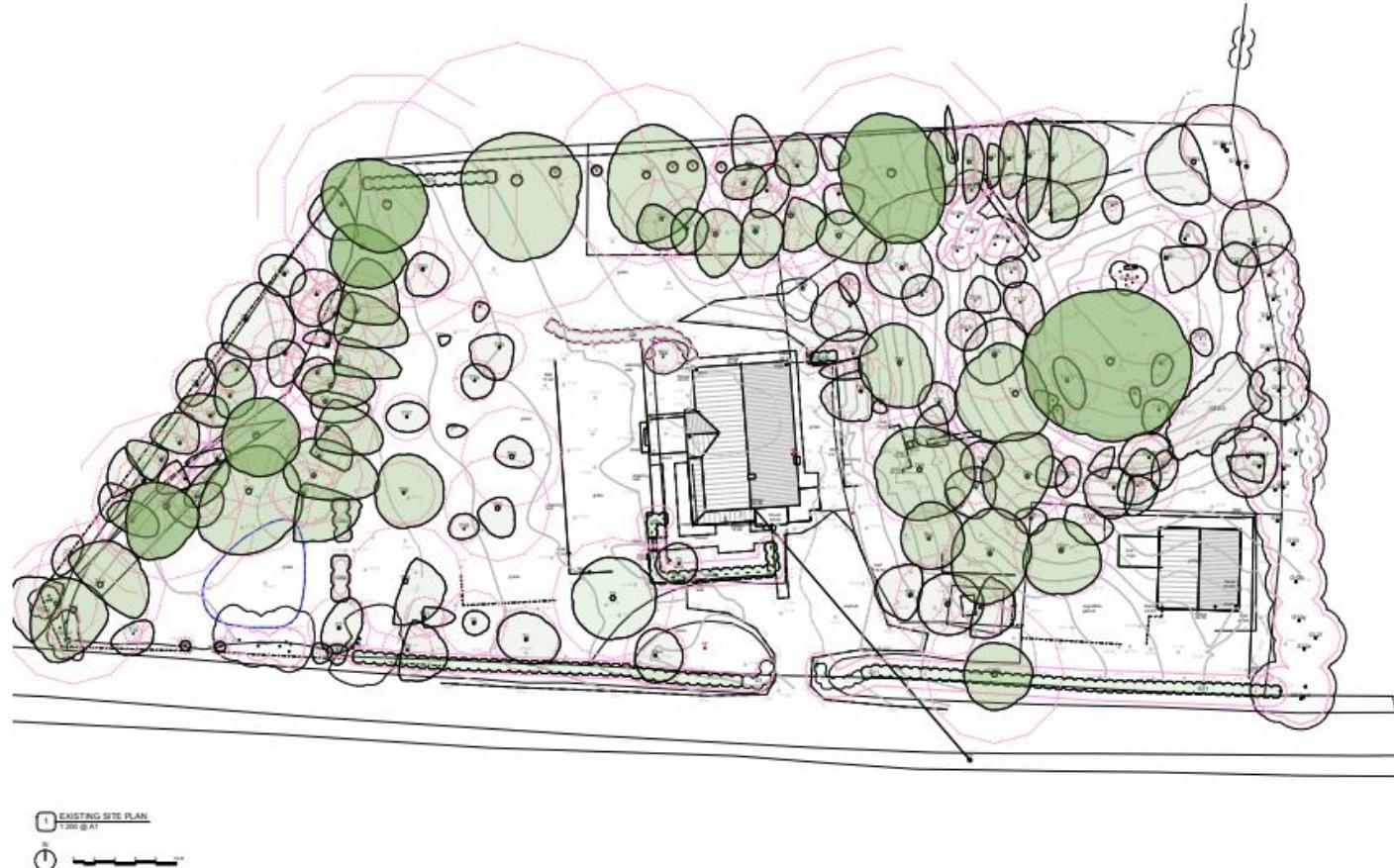


1 LOCATION PLAN
1:1250 @ A3



0 20 40 60 M

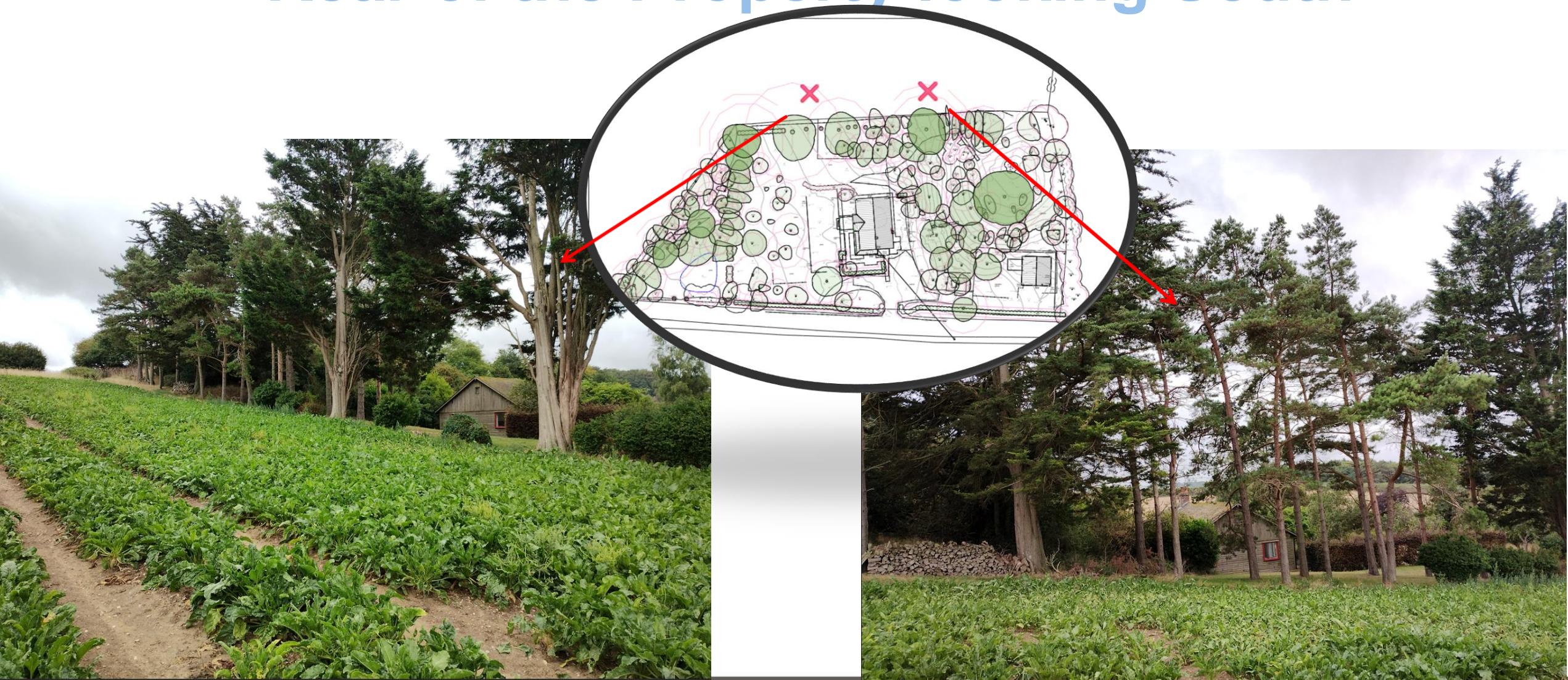
Existing Site Plan



Rear of the Property



Rear of the Property looking South



Side Elevation looking East



Front Elevation looking North



Highway Access



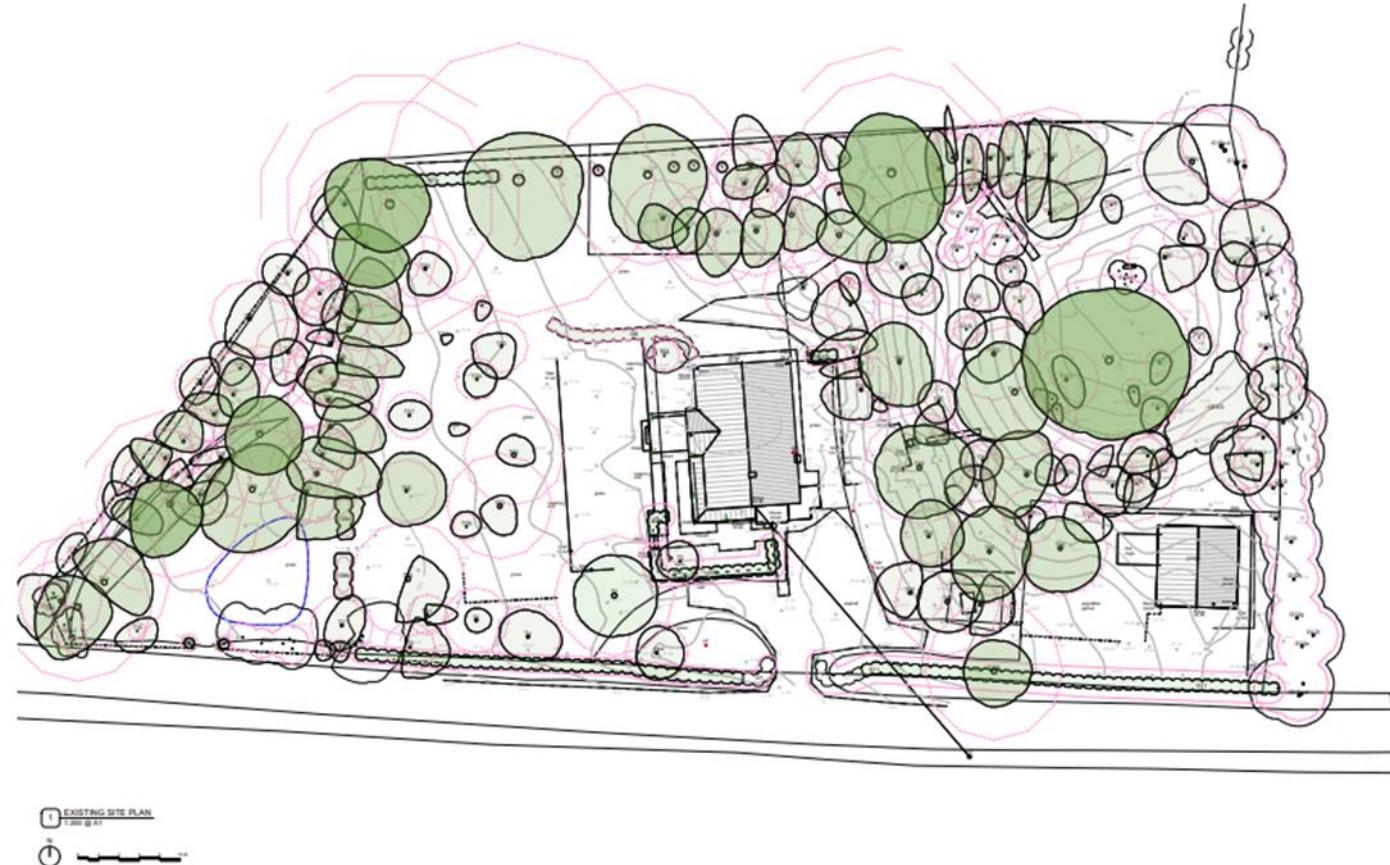
Looking East onto the Site



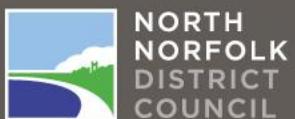
Looking North out of the Site



Existing Floorplans



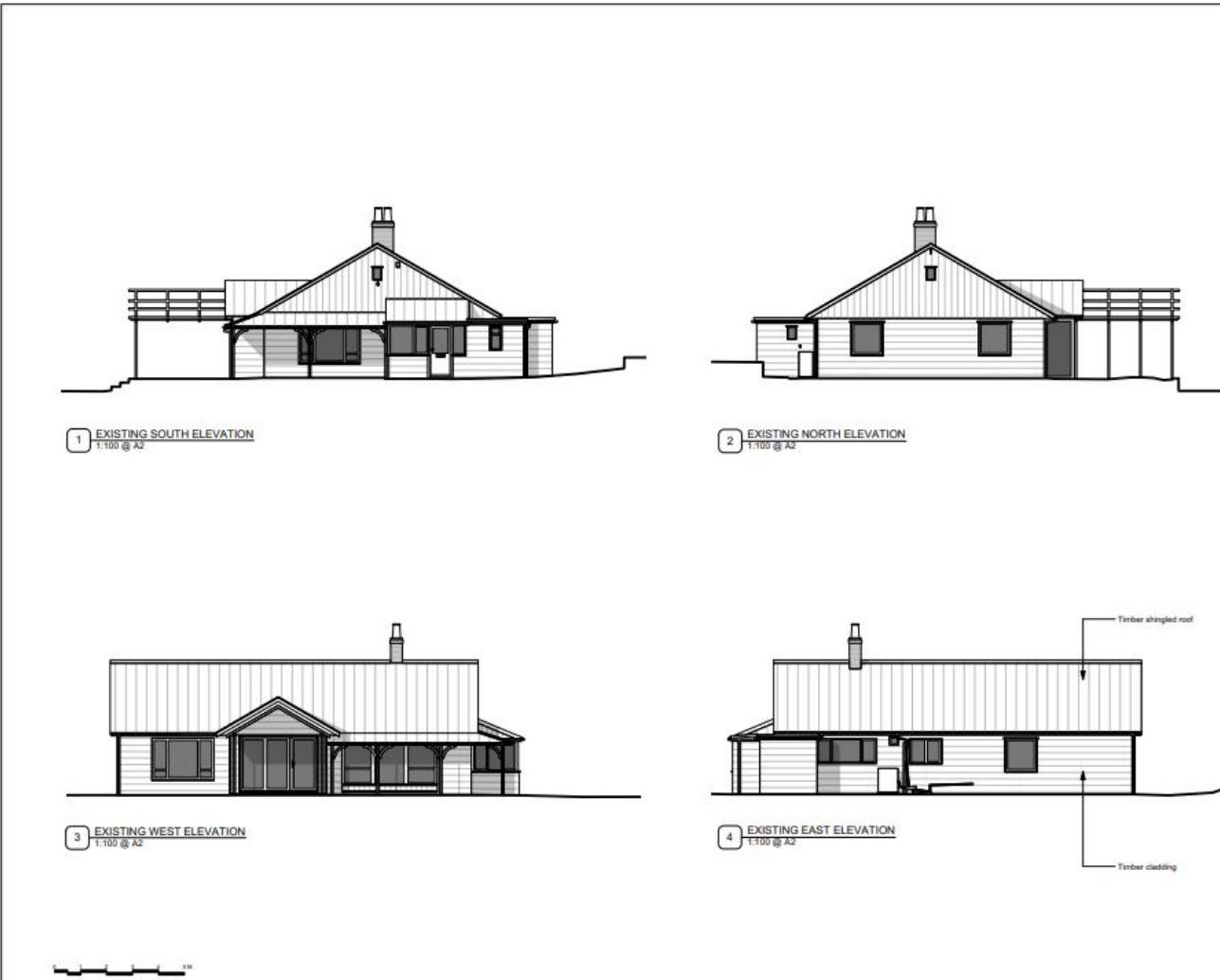
Proposed Floorplans



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Existing Elevations



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