

APPLICATION REFERENCE: PF/25/2618

LOCATION: Church Cottage, Walcott

PROPOSAL: Demolition of existing attached outbuilding and erection of single storey extension

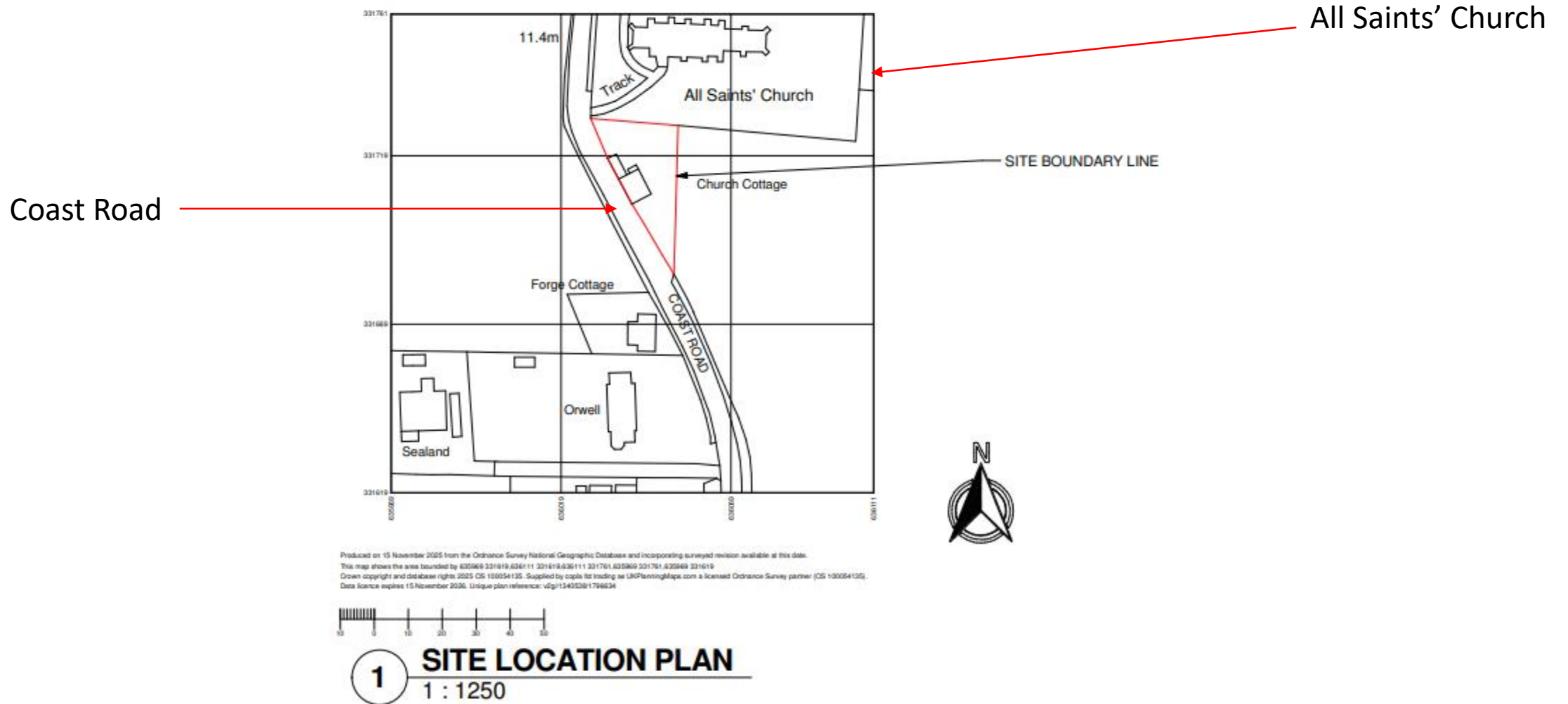


NORTH
NORFOLK
DISTRICT
COUNCIL

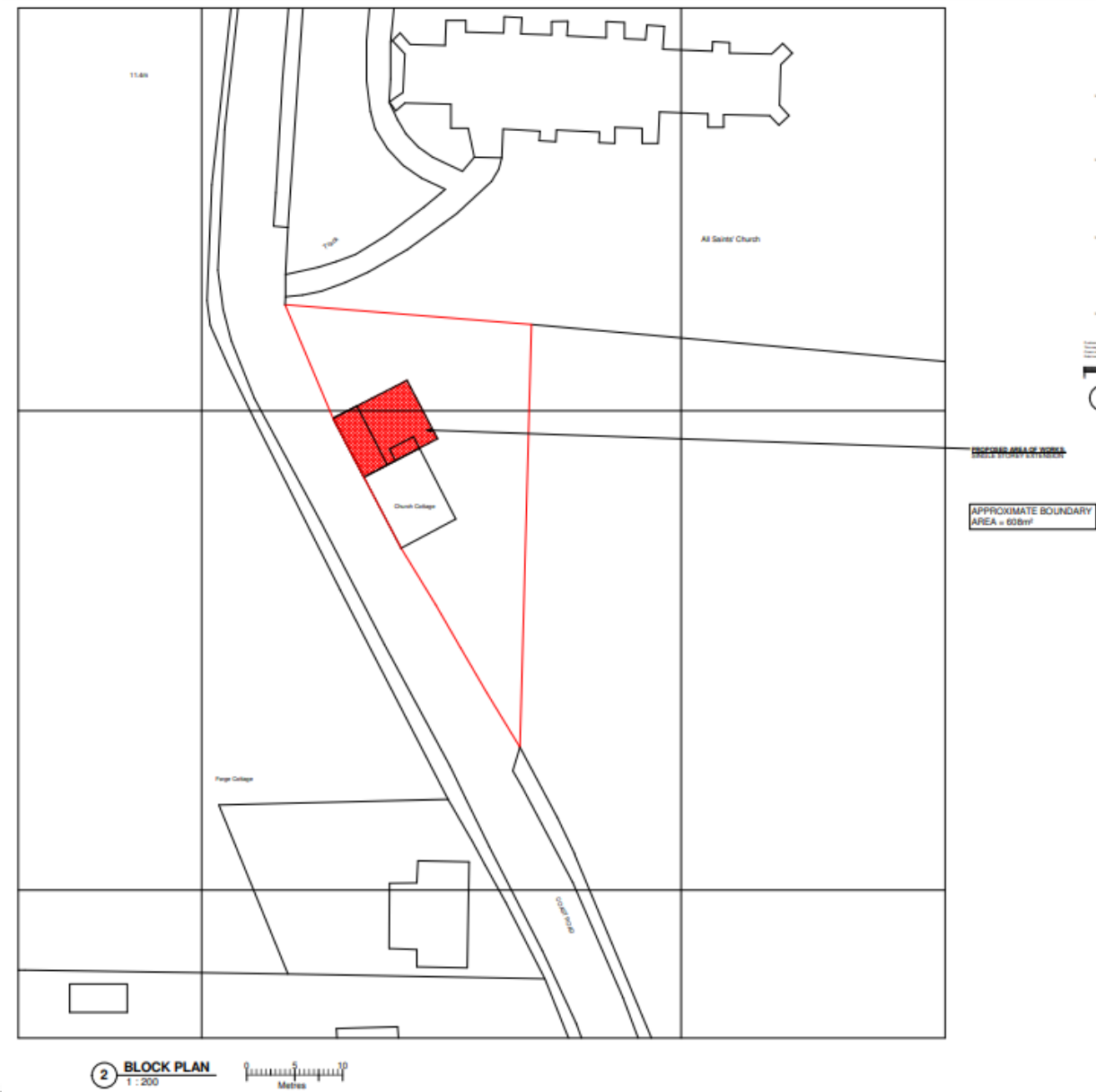
north-norfolk.gov.uk

19th February 2026

LOCATION PLAN



PROPOSED SITE PLAN



North Elevation



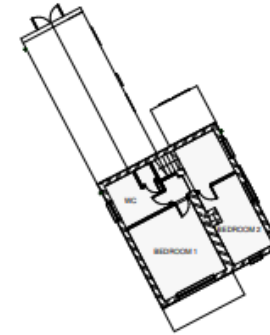
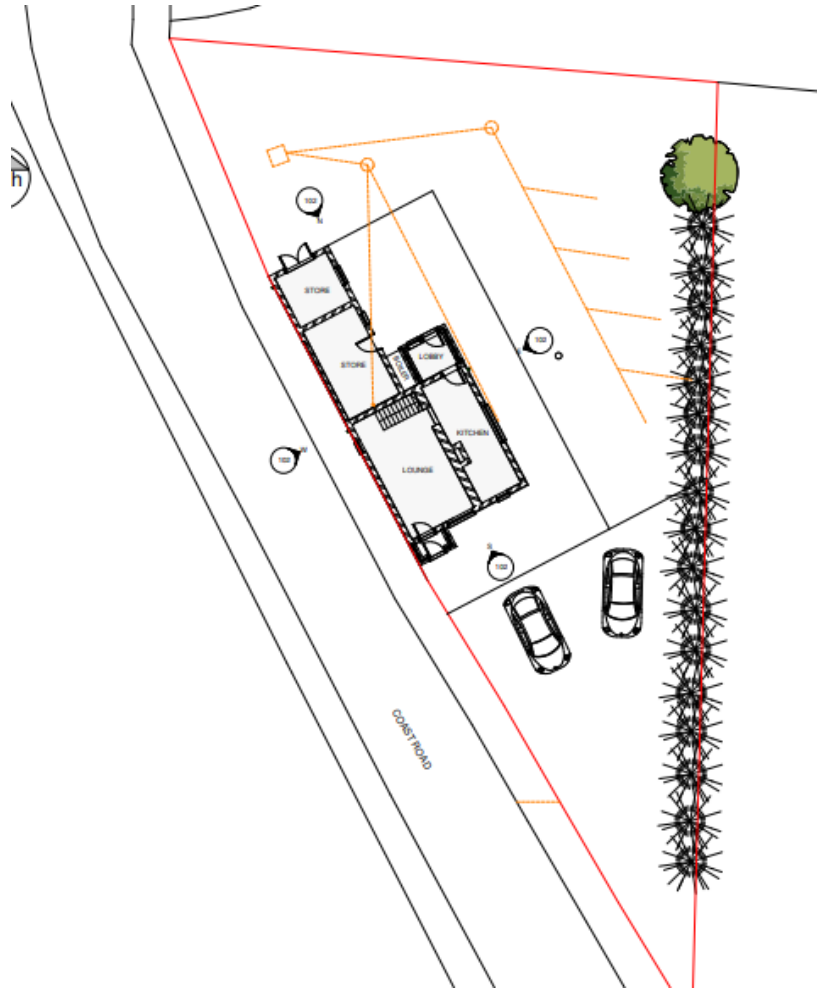
East Elevation



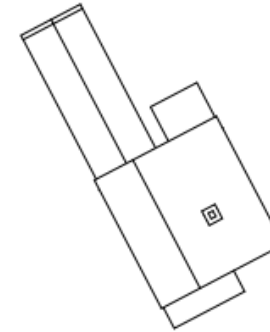
South Elevation



Existing Floorplans

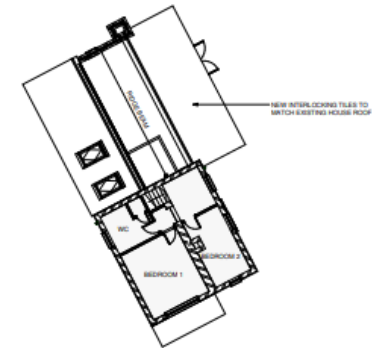
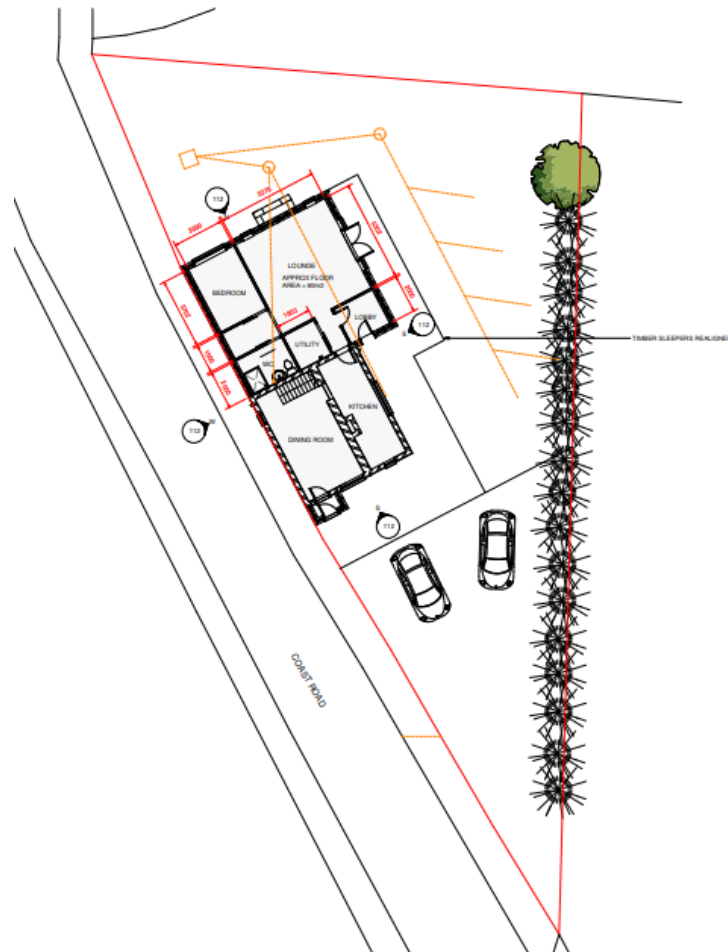


EXISTING FIRST FLOOR PLAN
1 : 100

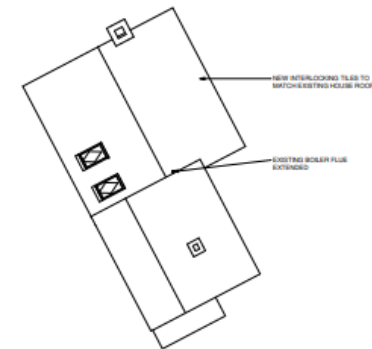


EXISTING ROOF PLAN
1 : 100

Proposed Floorplans



PROPOSED FIRST FLOOR PLAN
1:100

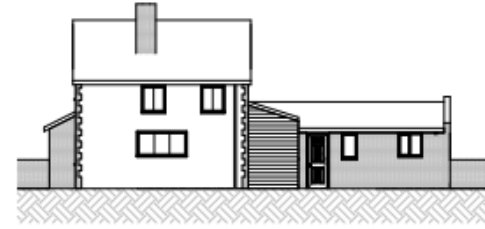


PROPOSED ROOF PLAN
1:100

Existing Elevations



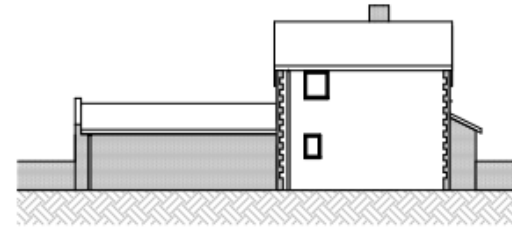
N EXISTING NORTH ELEVATION
1 : 100



E EXISTING EAST ELEVATION
1 : 100

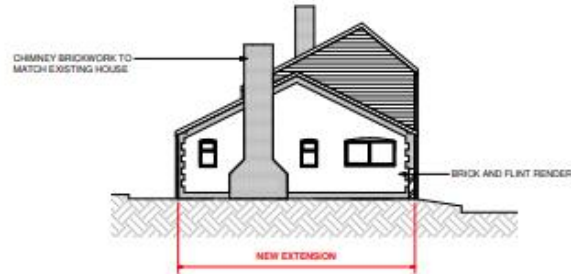


S EXISTING SOUTH ELEVATION
1 : 100

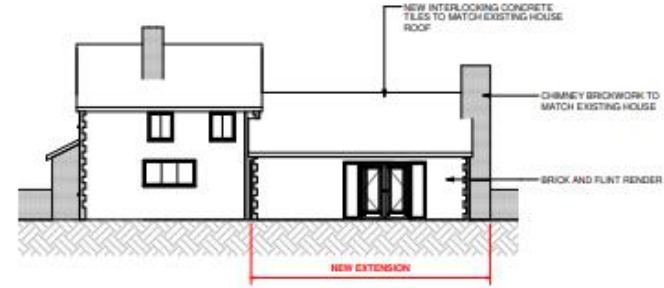


W EXISTING WEST ELEVATION
1 : 100

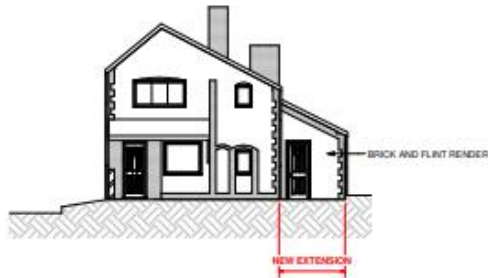
Proposed Elevations



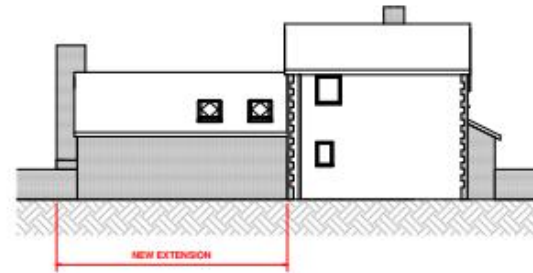
(N) PROPOSED NORTH ELEVATION
1 : 100



(E) PROPOSED EAST ELEVATION
1 : 100



(S) PROPOSED SOUTH ELEVATION
1 : 100



(W) PROPOSED WEST ELEVATION
1 : 100

KEY ISSUES

- Principle of development
- Scale and impact on surrounding countryside
- Design
- Amenity
- Parking
- Climate Change

RECOMMENDATION

Refusal:

- The proposal is considered to be contrary to Policy HOU6 by virtue of the large scale, dominant nature of the proposal, close proximity and prominence to the road and the isolated perspective of the property which add sensitivity to the site and its setting. The cumulative result in the material increase in the size of the existing dwelling and the impact on the surrounding landscape is contrary to key policy requirements.
- The proposal is also considered to the contrary to policies ENV 7 & ENV8 by virtue of impacts on the Grade I listed All Saints Church and failing to respect the existing scale, mass and architectural details of the existing property.