

APPLICATION REFERENCE: PF/25/2736

LOCATION: Land North Of Reedlands, Horsefen Road, Ludham, Norfolk

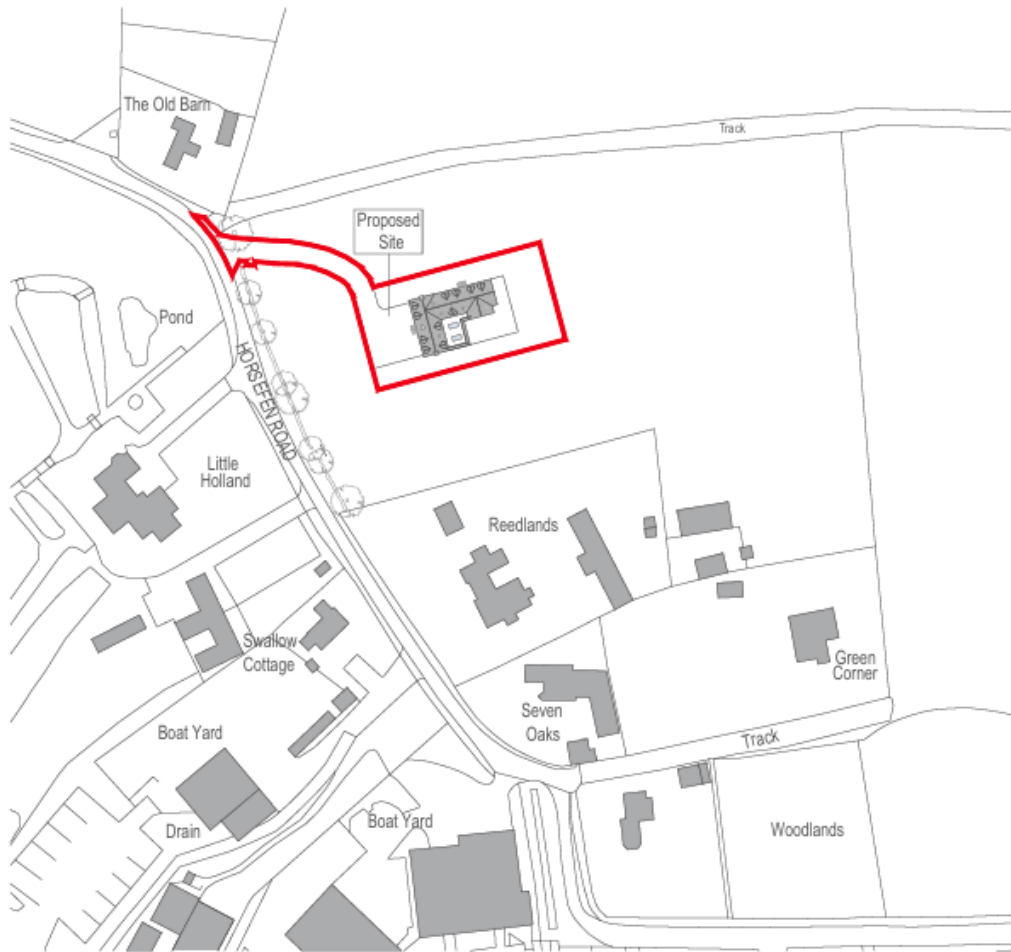
PROPOSAL: Erection of new self-build dwelling and associated access



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

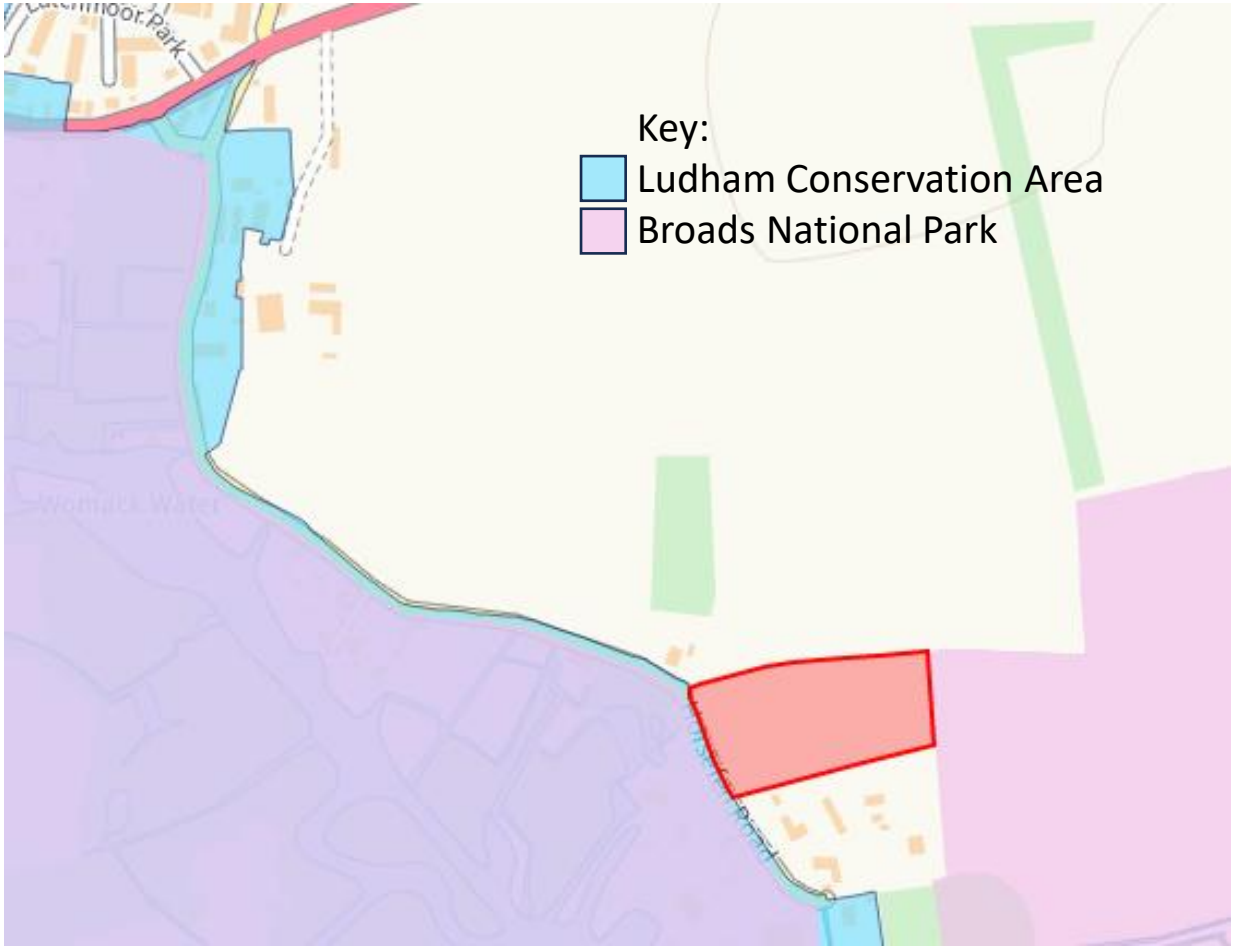
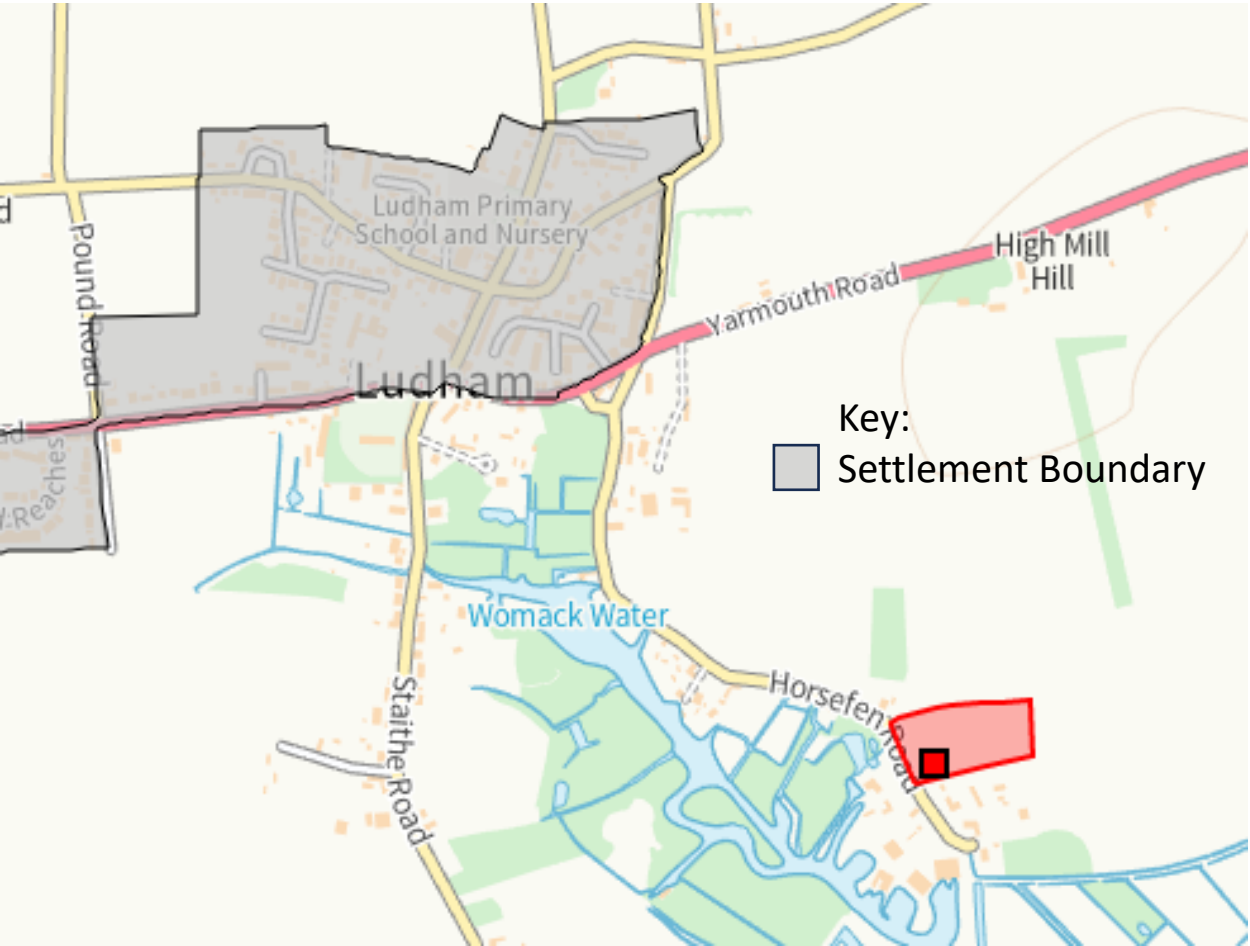
# Location and Site Plan



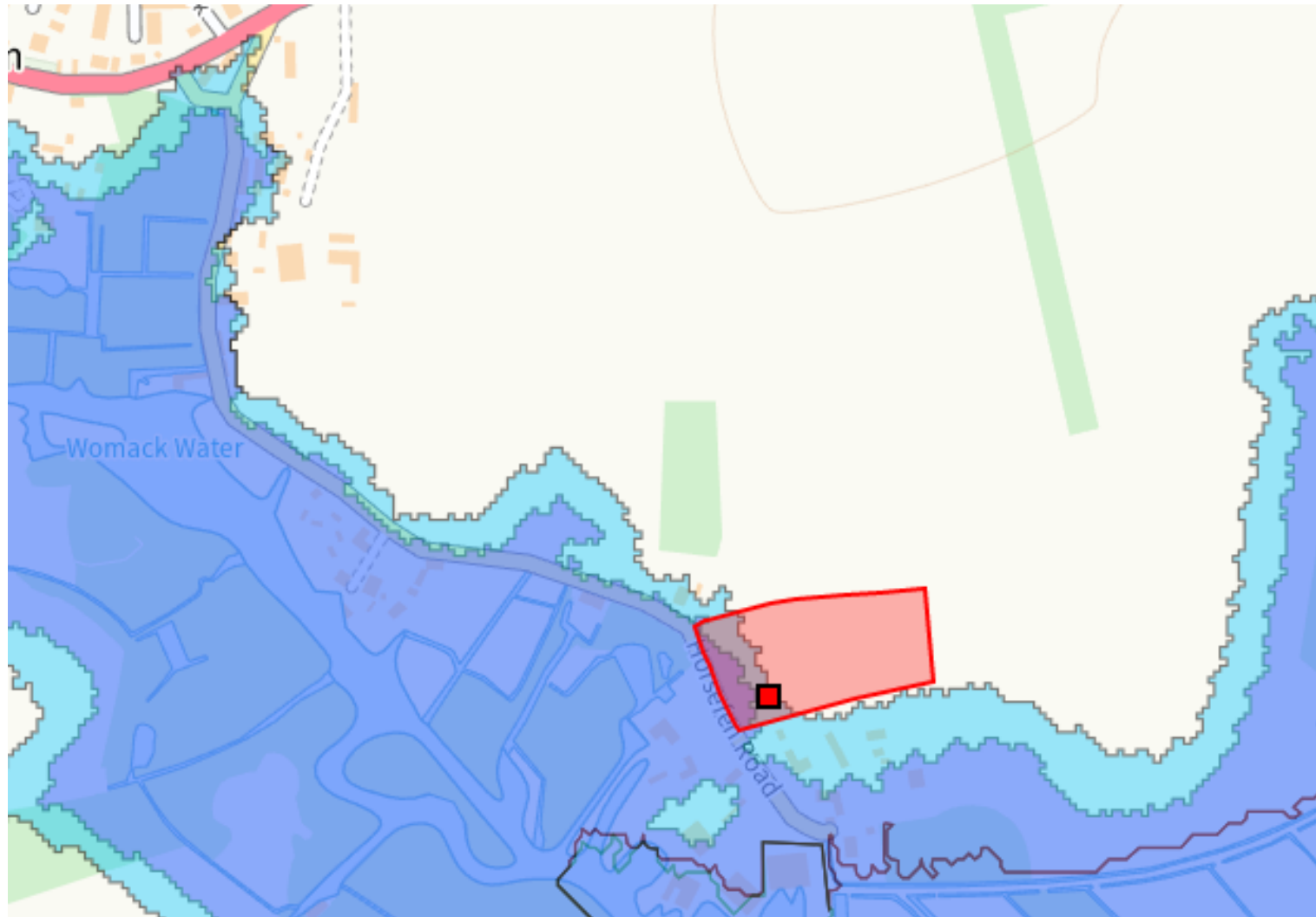
# Aerial View



# Constraints

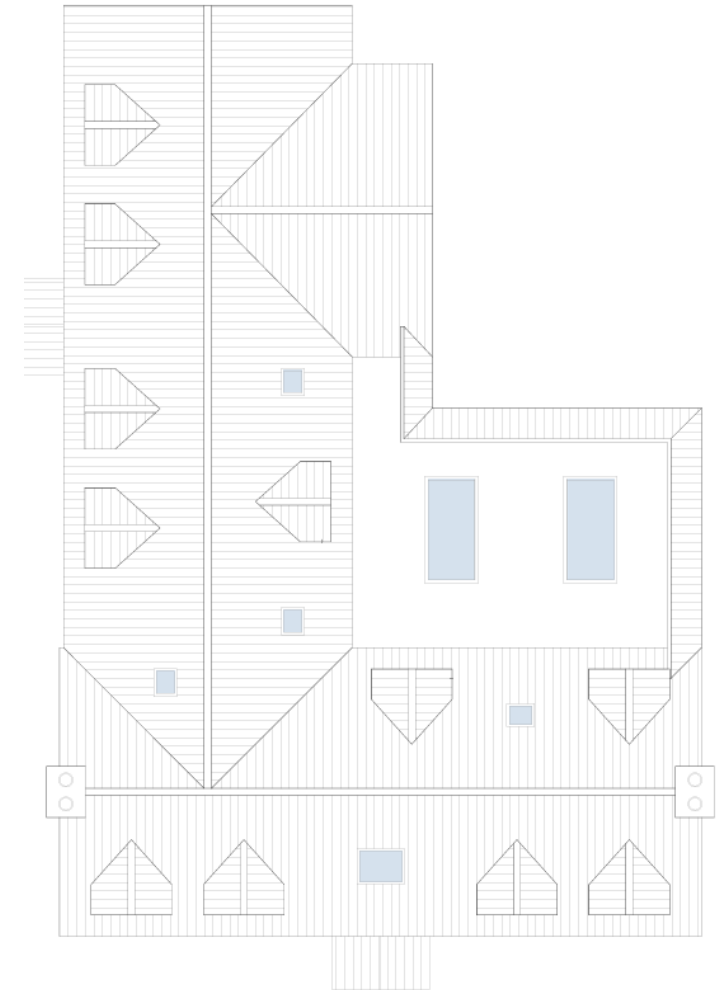
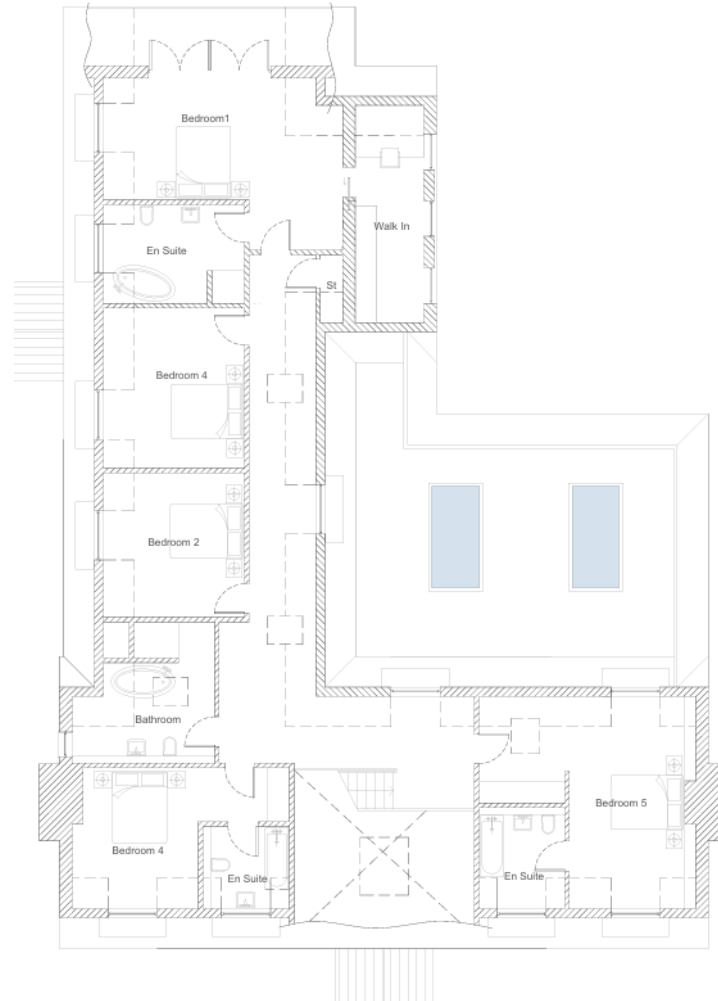
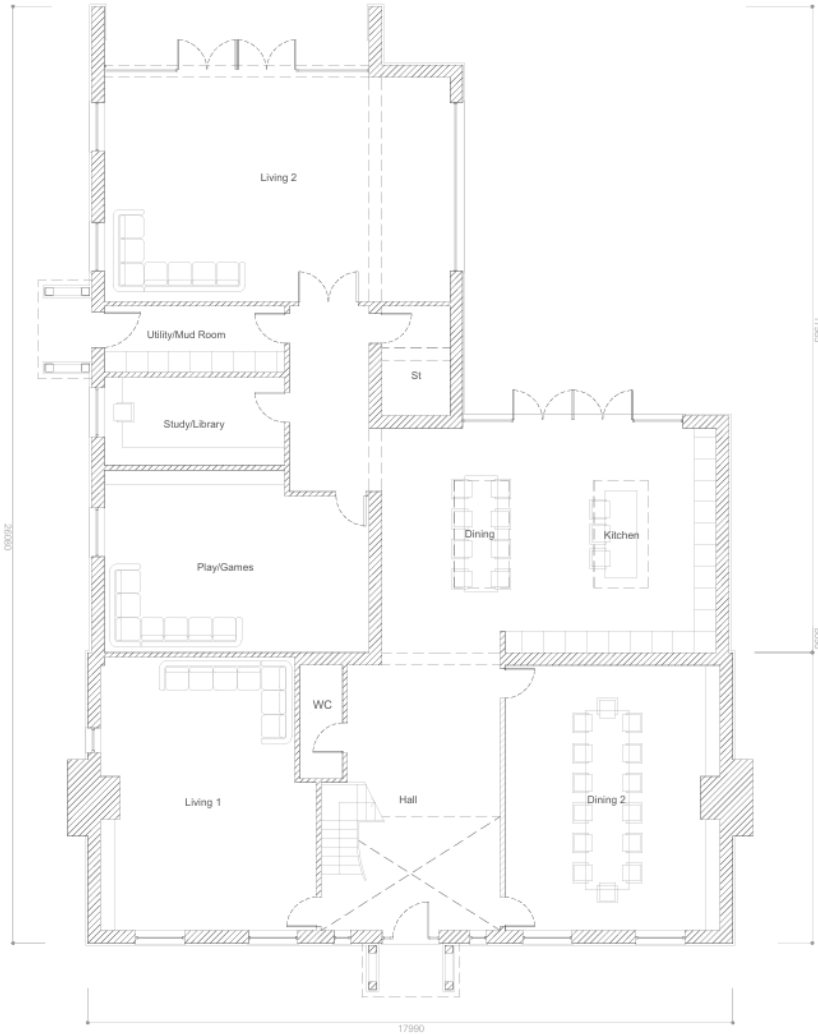


# Constraints

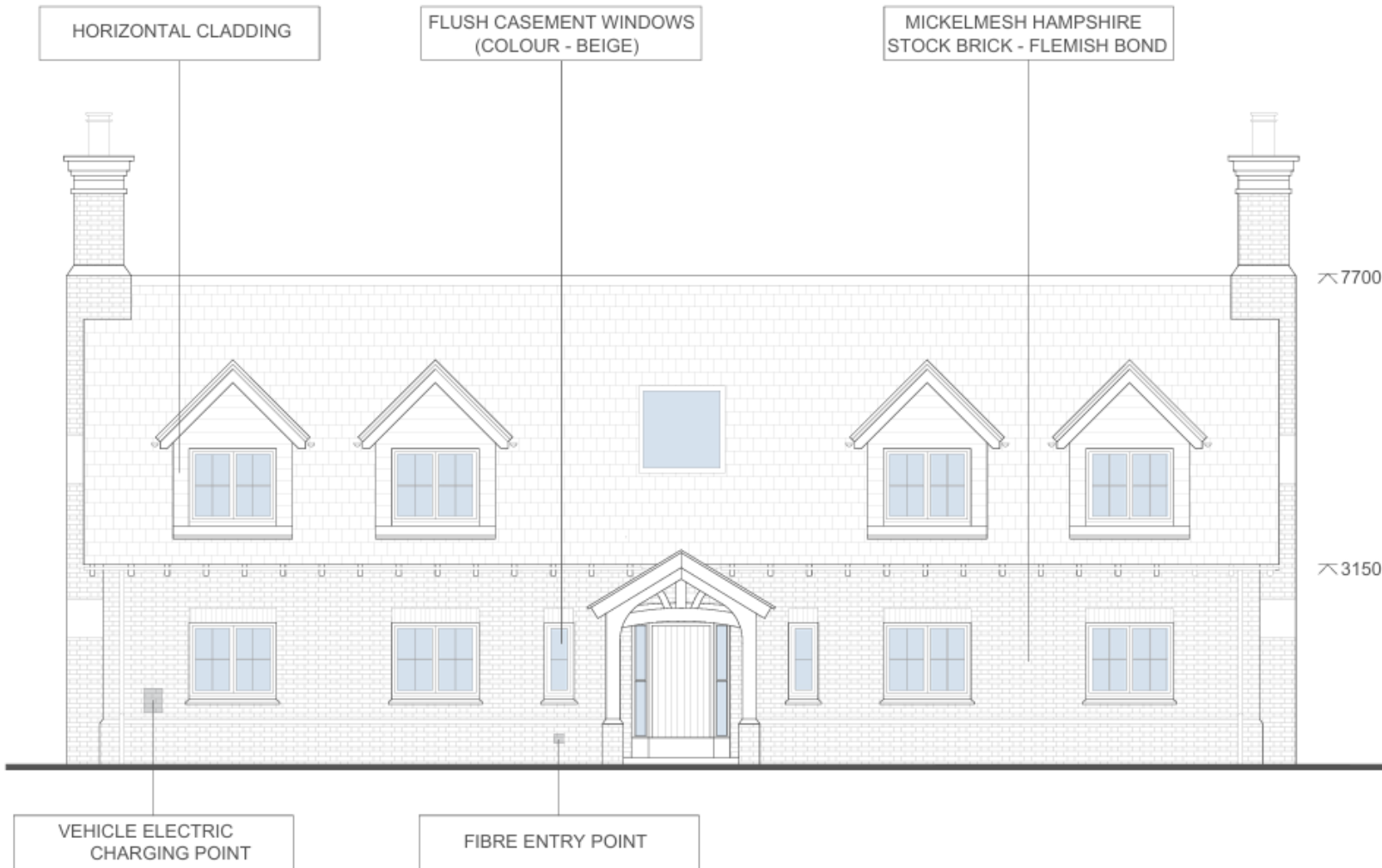


- Key:
- Flood Zone 2
  - Flood Zone 3

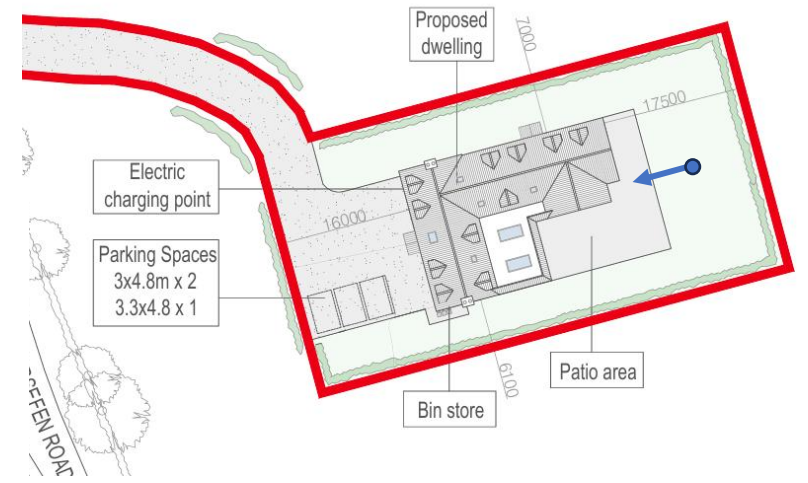
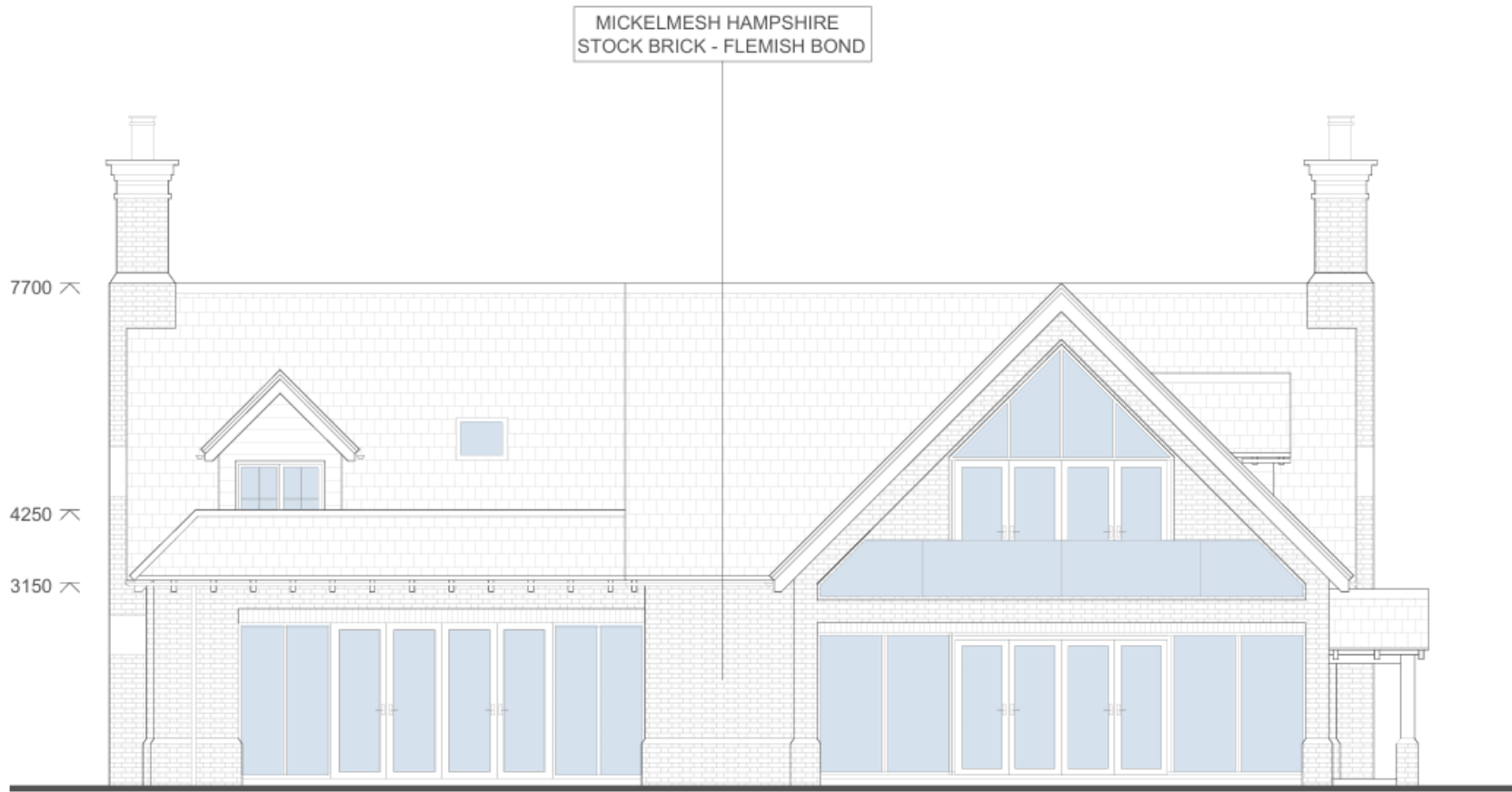
# Floor Plans and Roof Plan



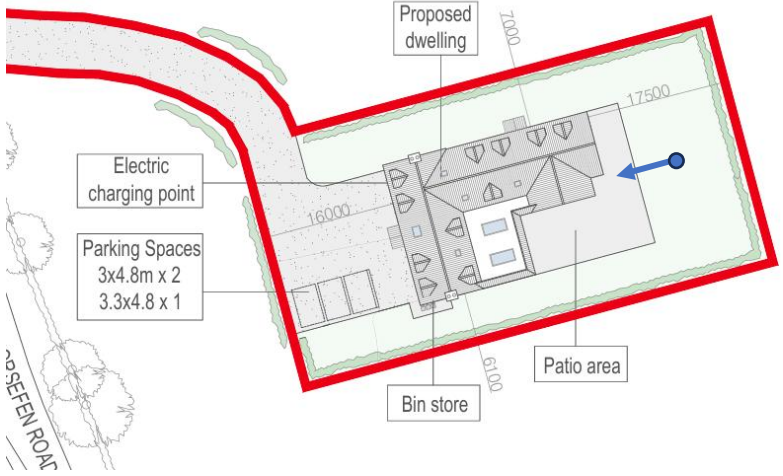
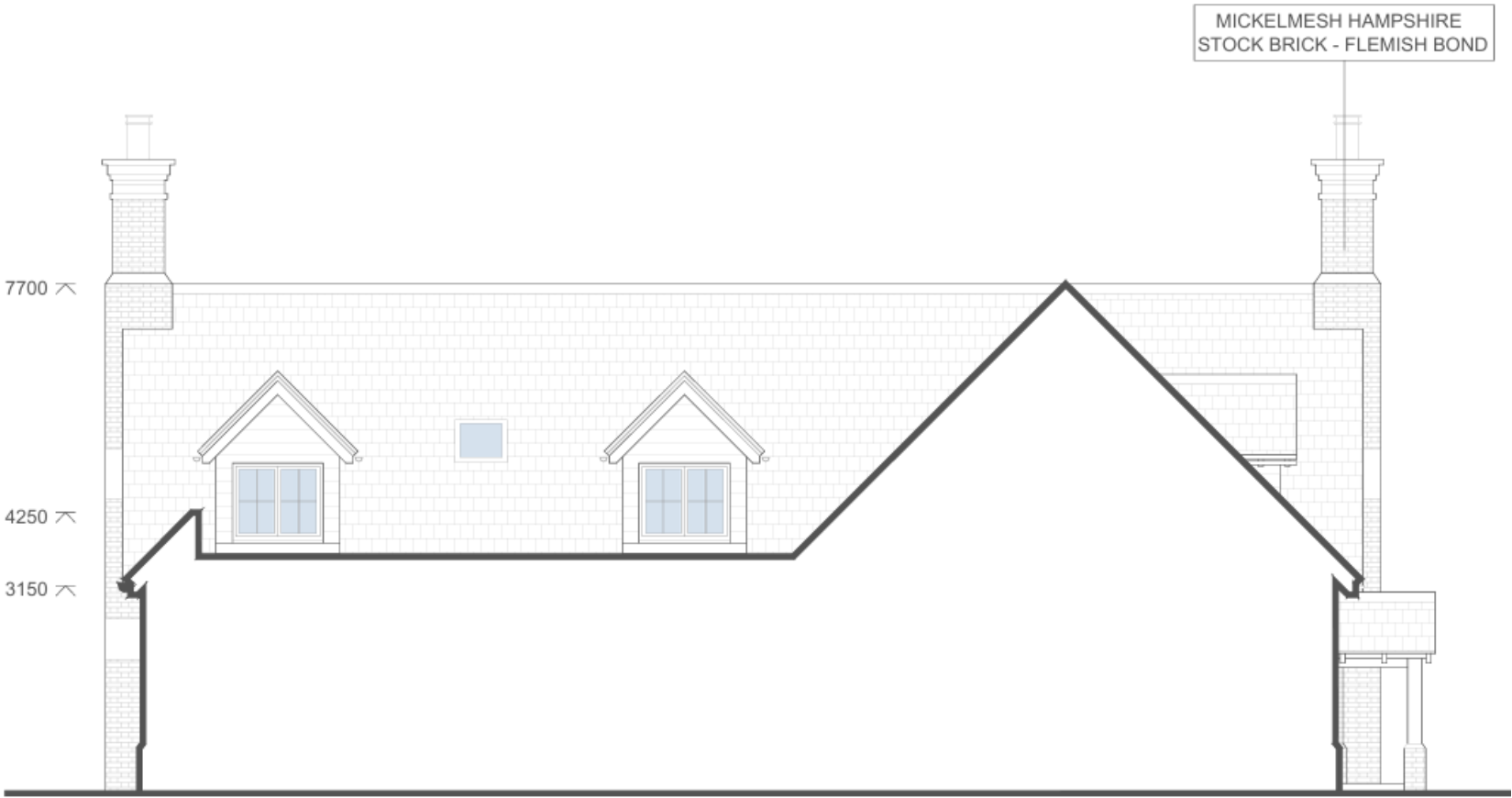
# Elevation – Front



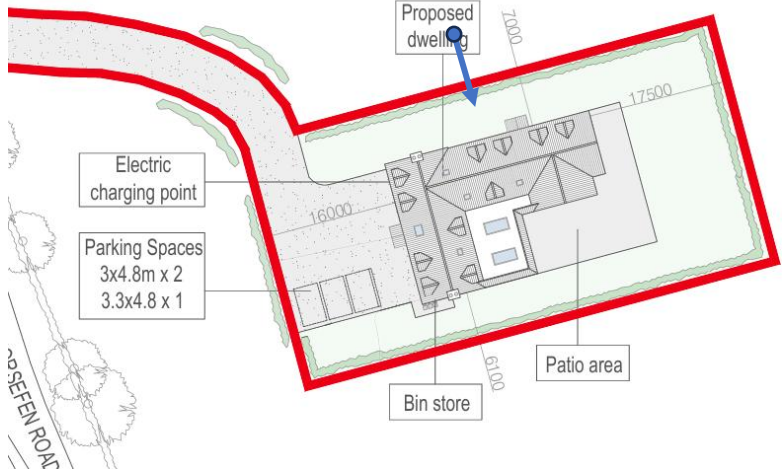
# Elevation – Rear A



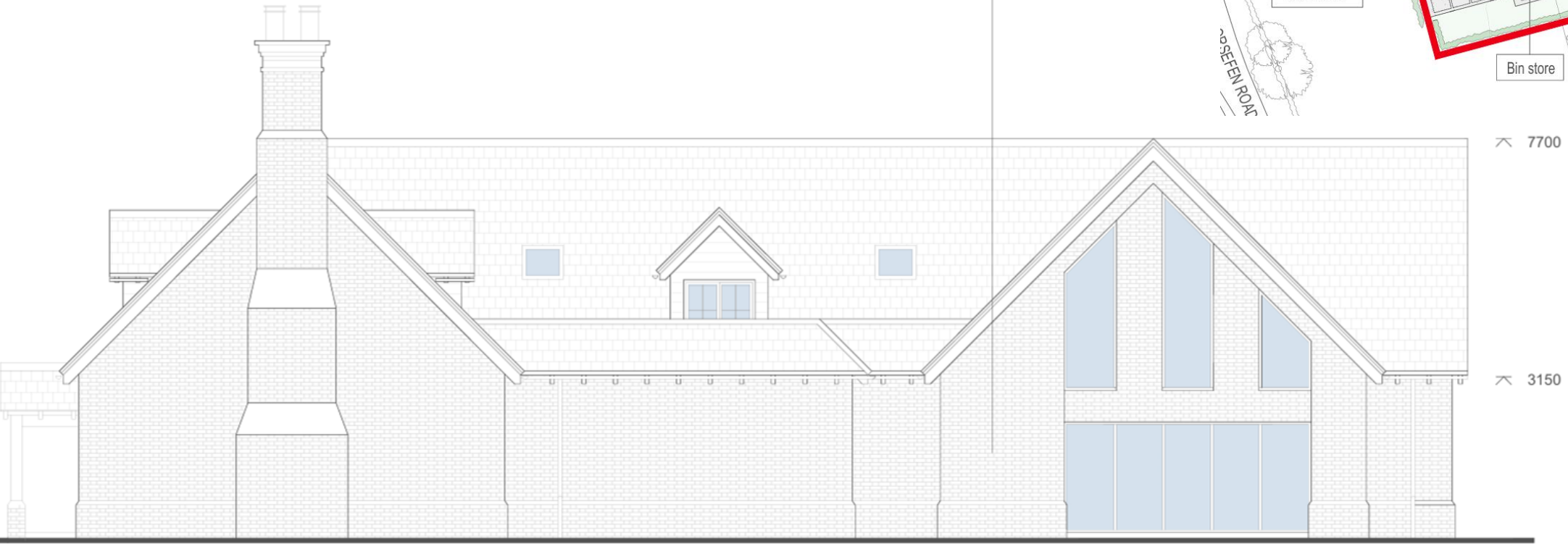
# Elevation – Rear B



# Elevation – Side (north)

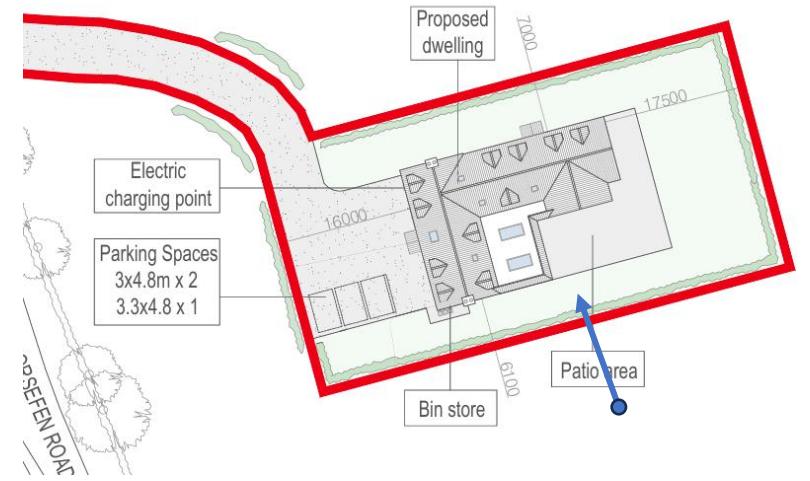


MICKELMESH HAMPSHIRE  
STOCK BRICK - FLEMISH BOND



# Elevation – Side (south) B

MICKLMESH HAMPSHIRE  
STOCK BRICK - FLEMISH BOND



7700

3150

# Elevation – Side (south) B

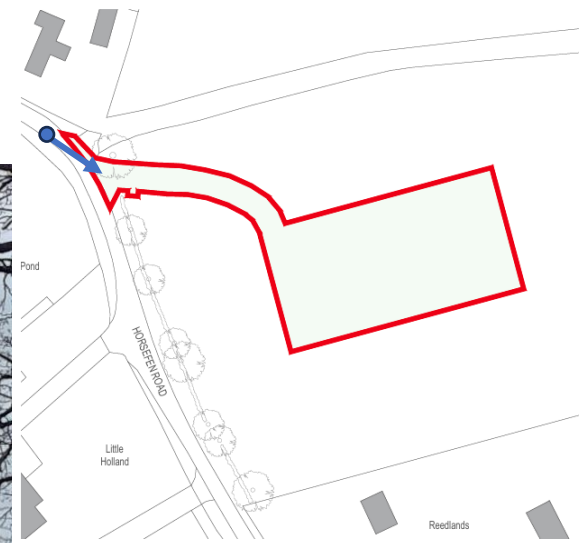
FLUSH CASEMENT WINDOWS  
(COLOUR - BEIGE)



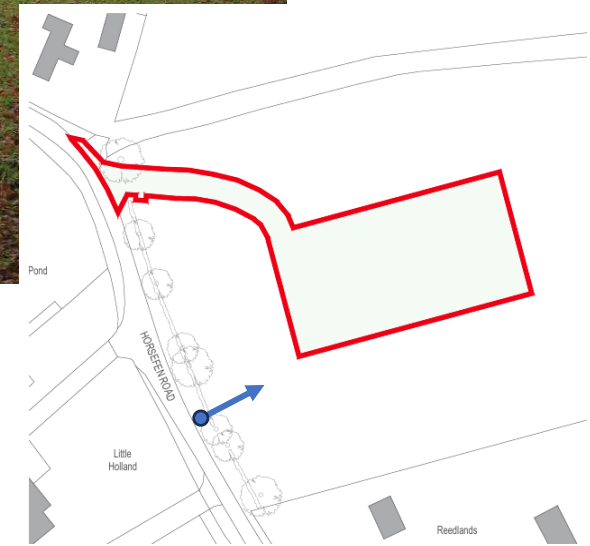
# Site Photos



# Site Photos



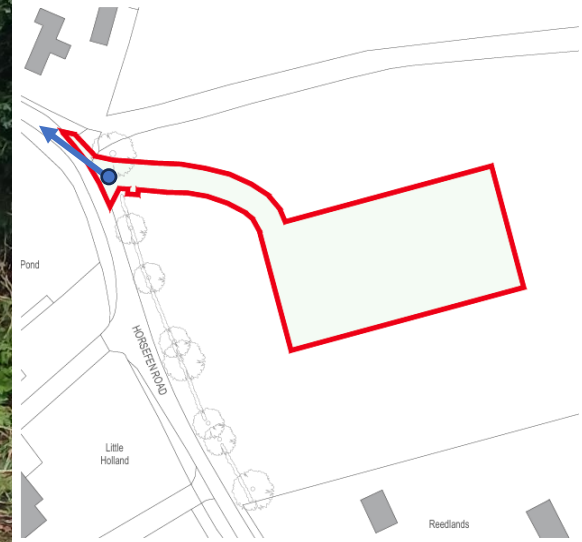
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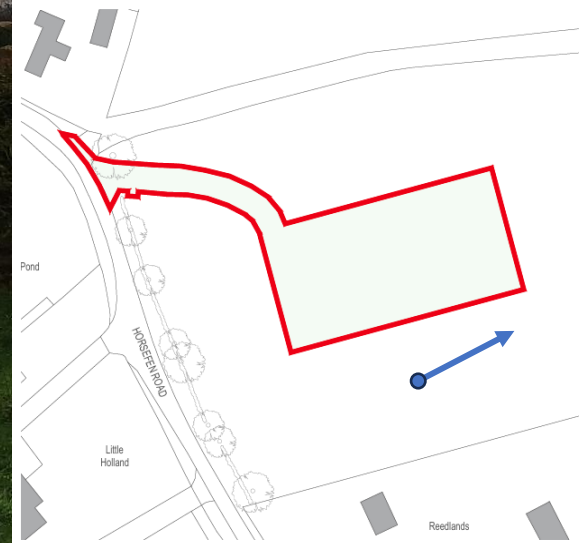
# Site Photos – Visibility Splay



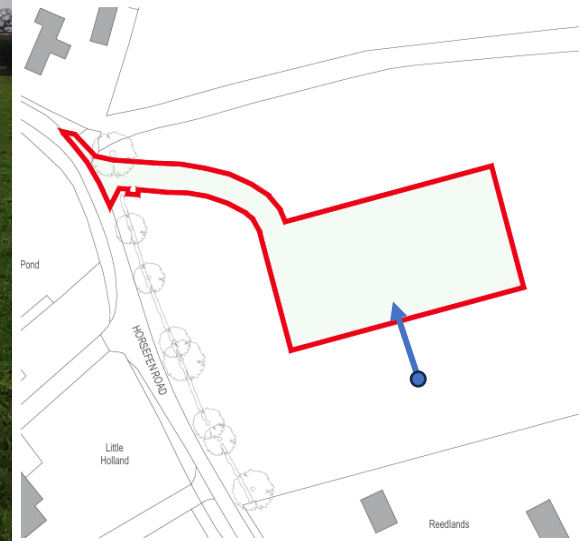
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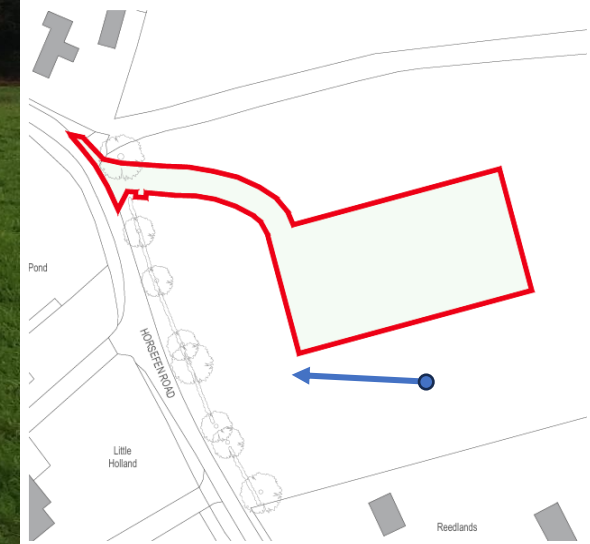
# Site Photos



# Site Photos



# Site Photos



# Key Considerations

- 1. Principle of Development**
- 2. Design and Appearance incl. Heritage and Landscape**
- 3. Amenity**
- 4. Highways Safety**
- ~~**5. Trees**~~
- 6. Flood Risk**

# Recommendation - REFUSAL

## Reasons:

1. Principle of development – unsustainable location
2. Design and appearance – not in-keeping and would harm the adjacent heritage asset and protected landscapes
- ~~3. Lack of Arboricultural information~~
4. Highways safety – Horsefen Road unsuitable to sustain increase traffic
5. Flood risk – fails the exceptions test

# Additional Photos From Applicant



1.start of site



2.



3.  
First proposal of passing space



4.  
Second proposal of passing space



6.  
Third proposal of passing space







