

APPLICATION REFERENCE: PF/25/2438

LOCATION:

Scottow Barn, North Walsham Road
Scottow, Norwich, NR10 5BZ

PROPOSAL:

Construction of two-storey dwelling (retrospective)

APPLICANT:

Mrs C Rea



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

30 April 2026

Site Location Plan



Aerial Photograph Plan

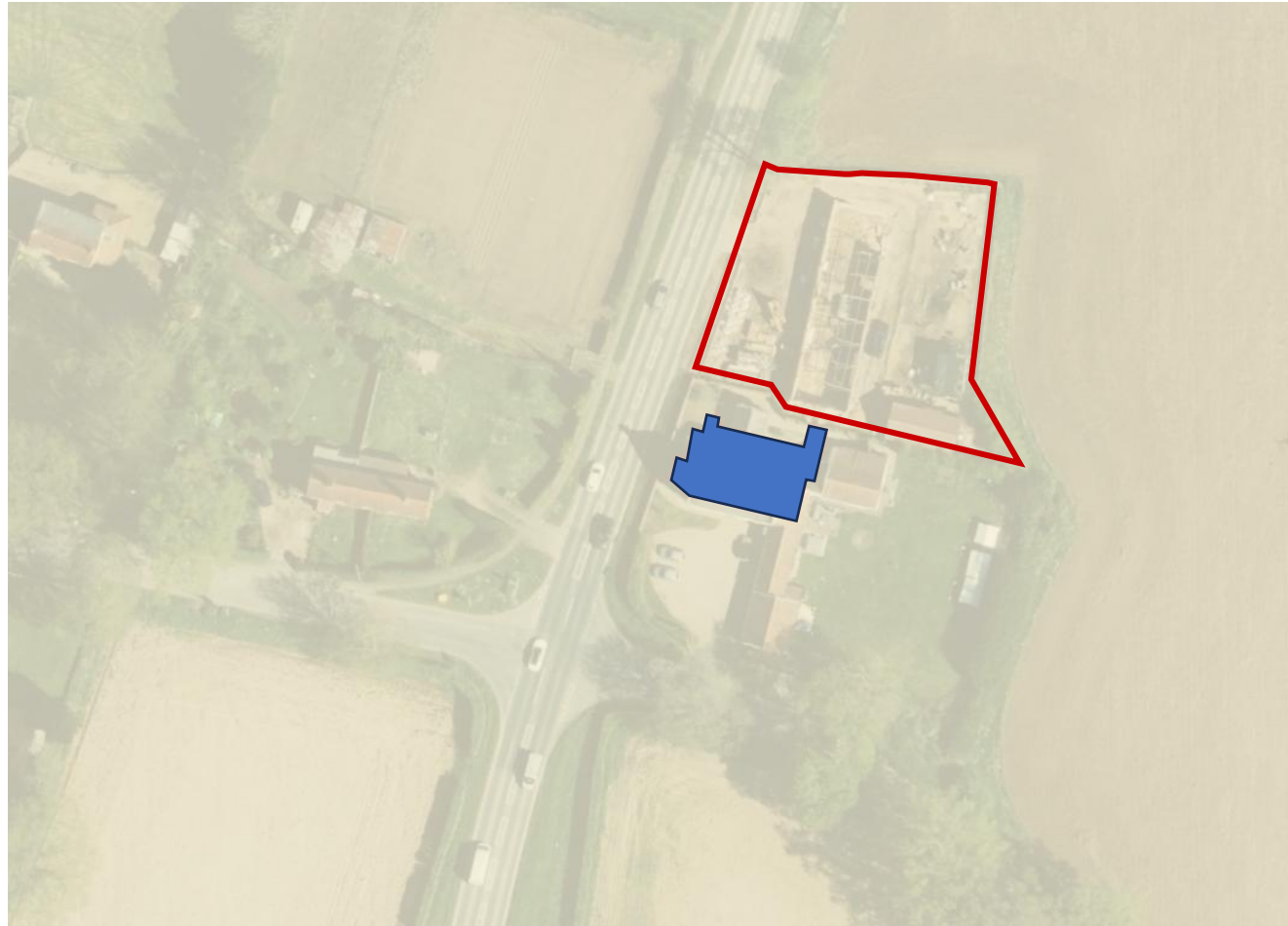




Scottow Context Photograph



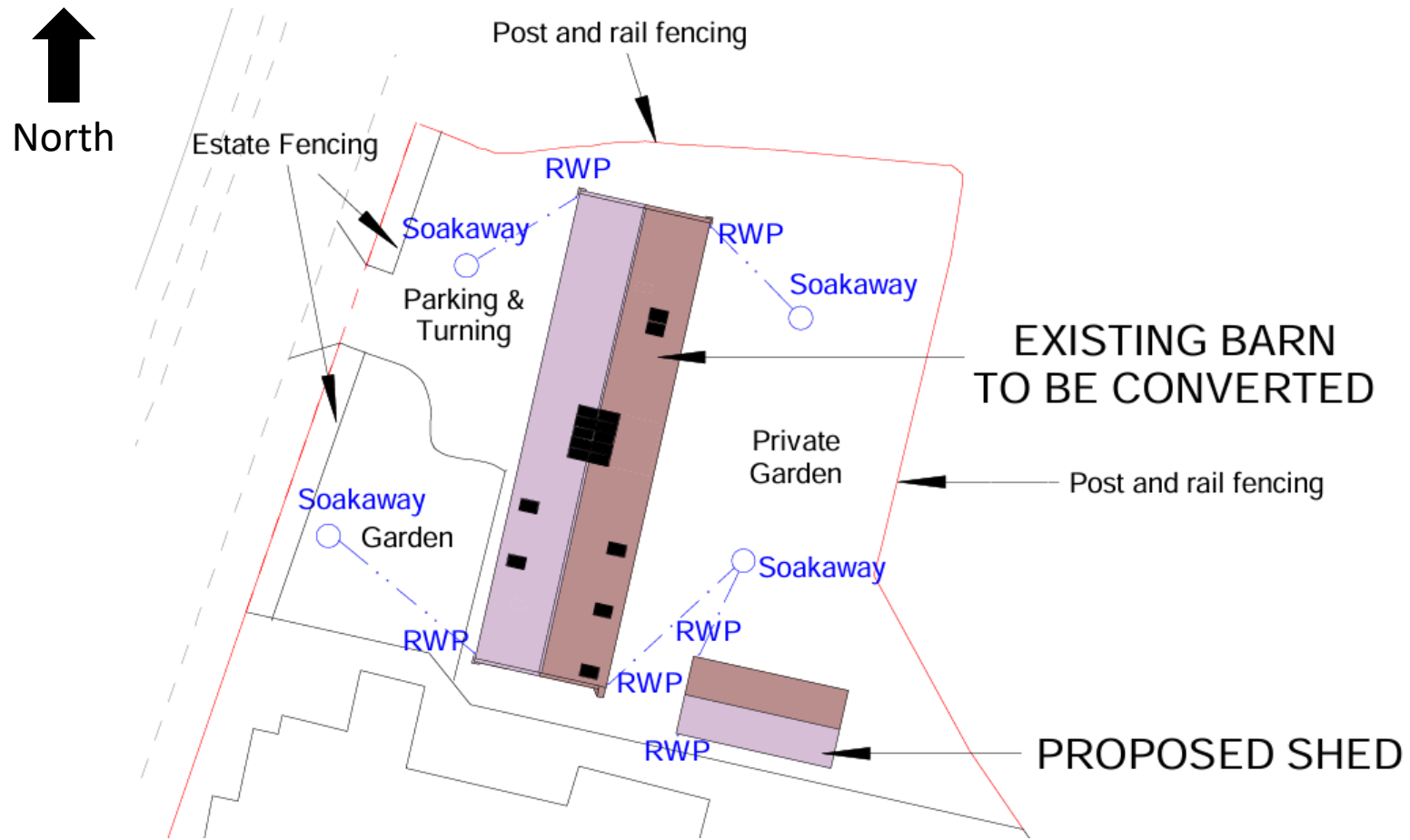
-  North Walsham Road
-  The Fairstead
-  Tunstead Road

Constraints Context Photograph

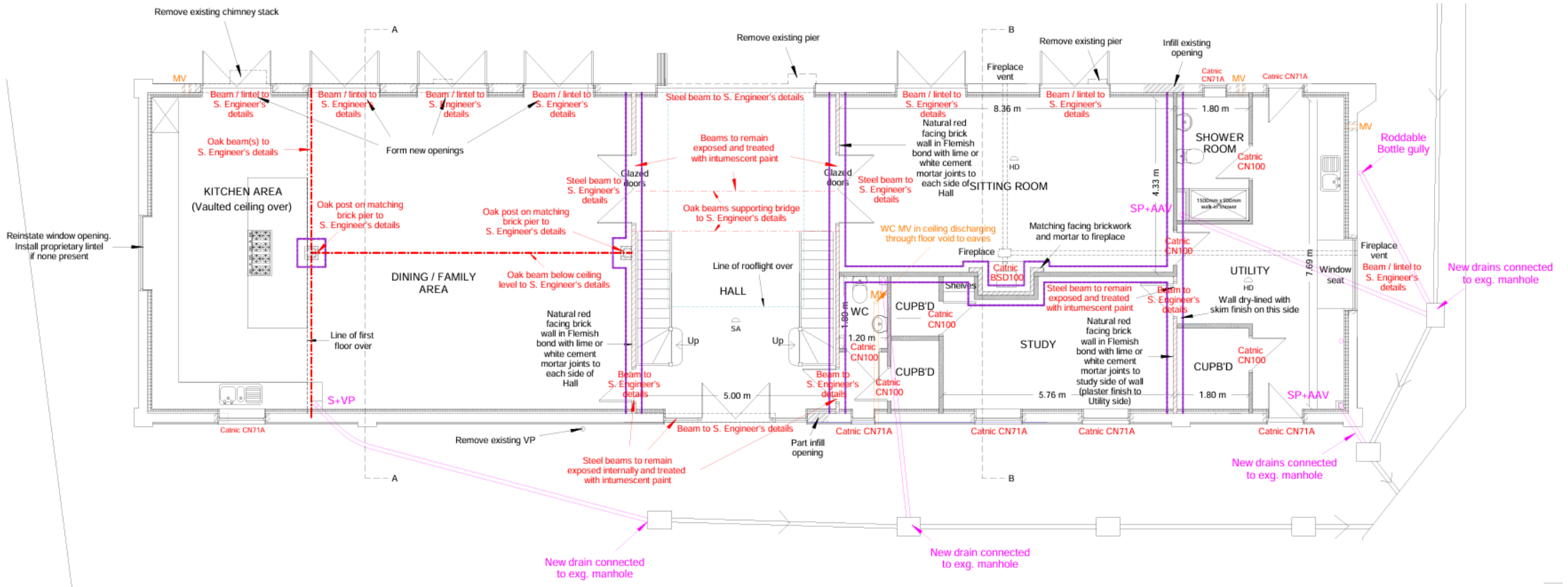


-  Designated Countryside Area
-  Grade II Listed Building

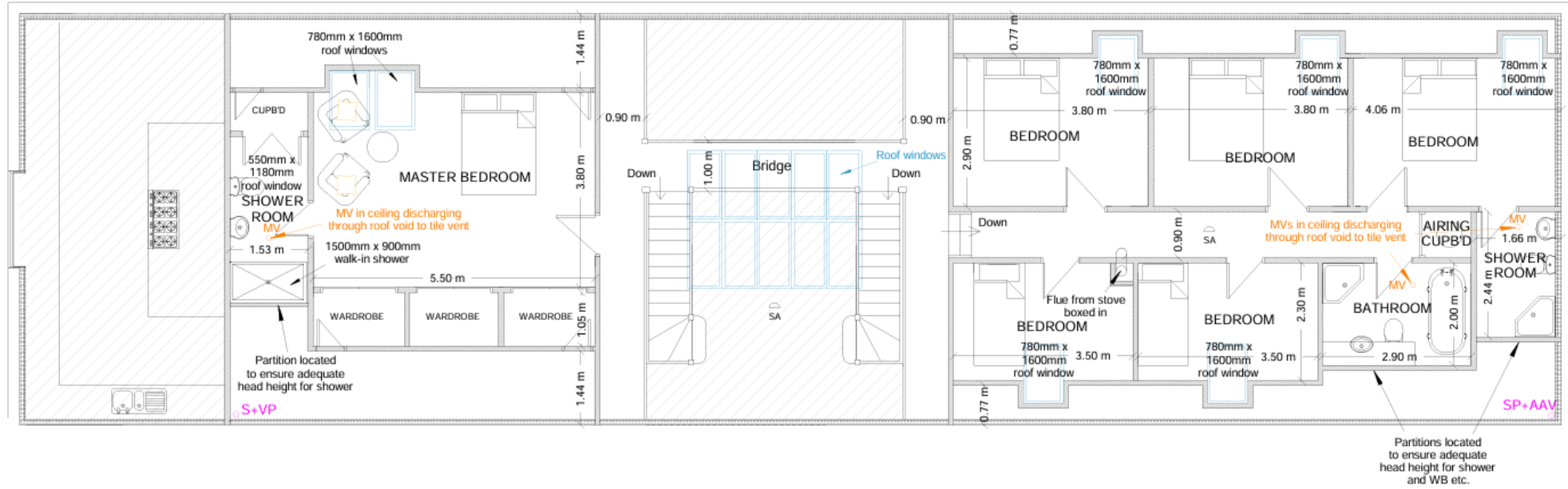
Proposed Site Layout



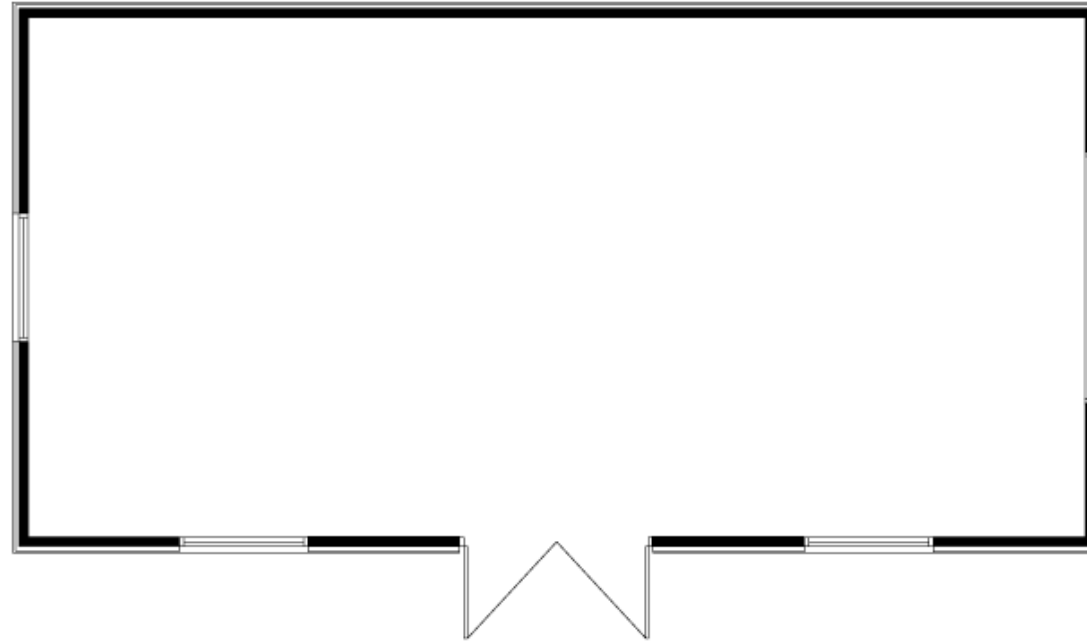
Proposed Ground Floor Plan



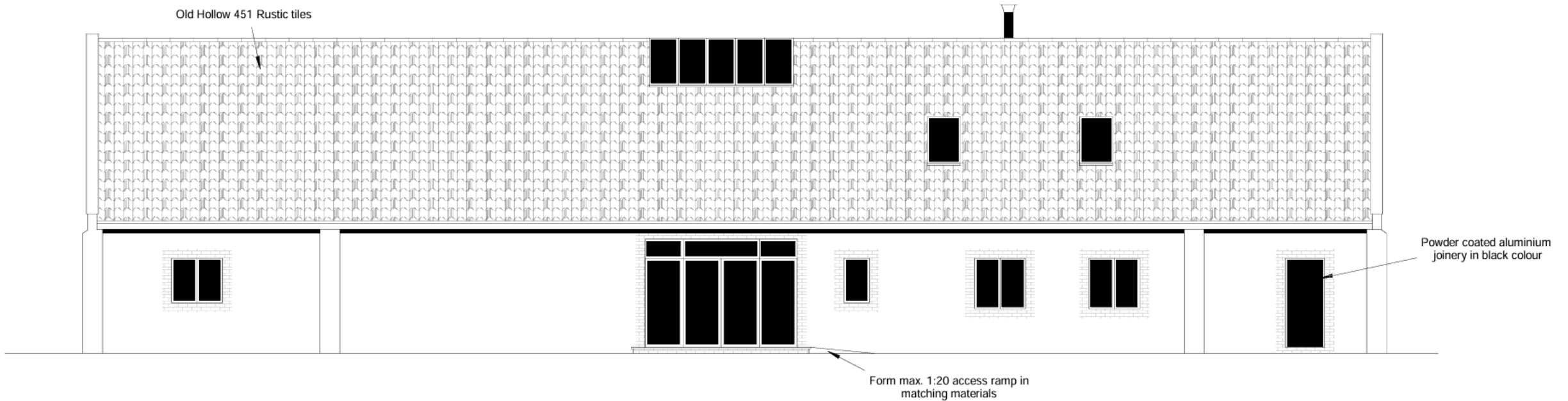
Proposed First Floor Plan



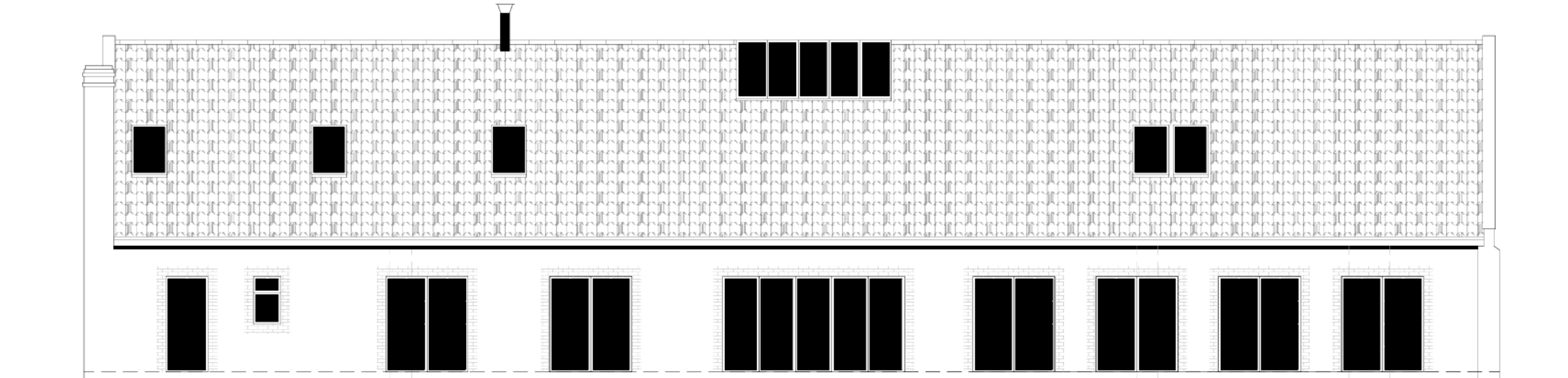
Proposed Shed Floor Plan



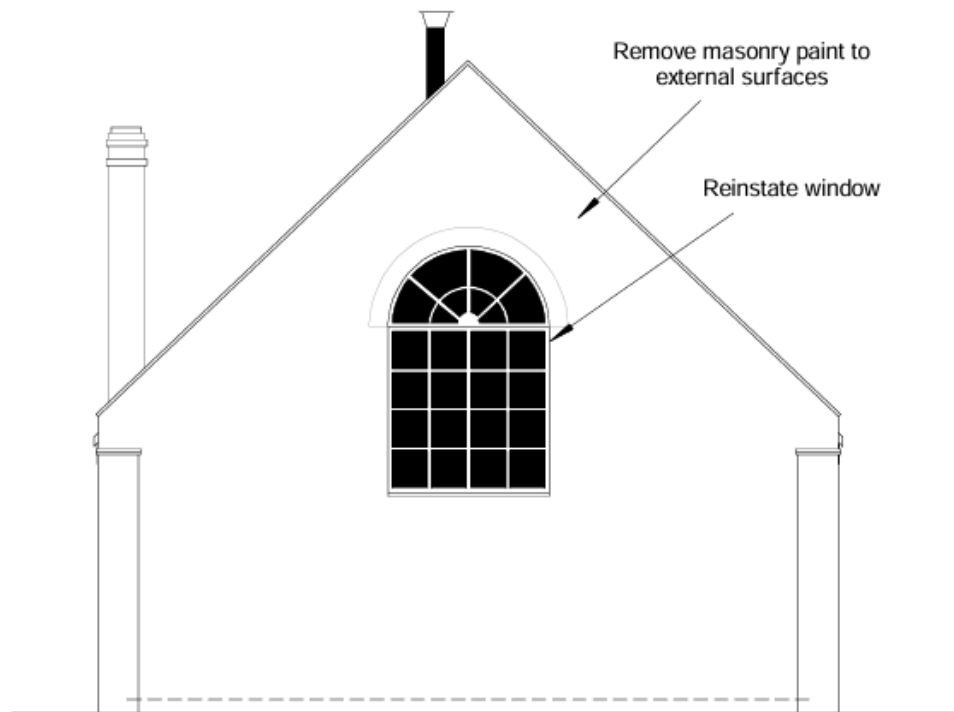
Proposed Front Elevation



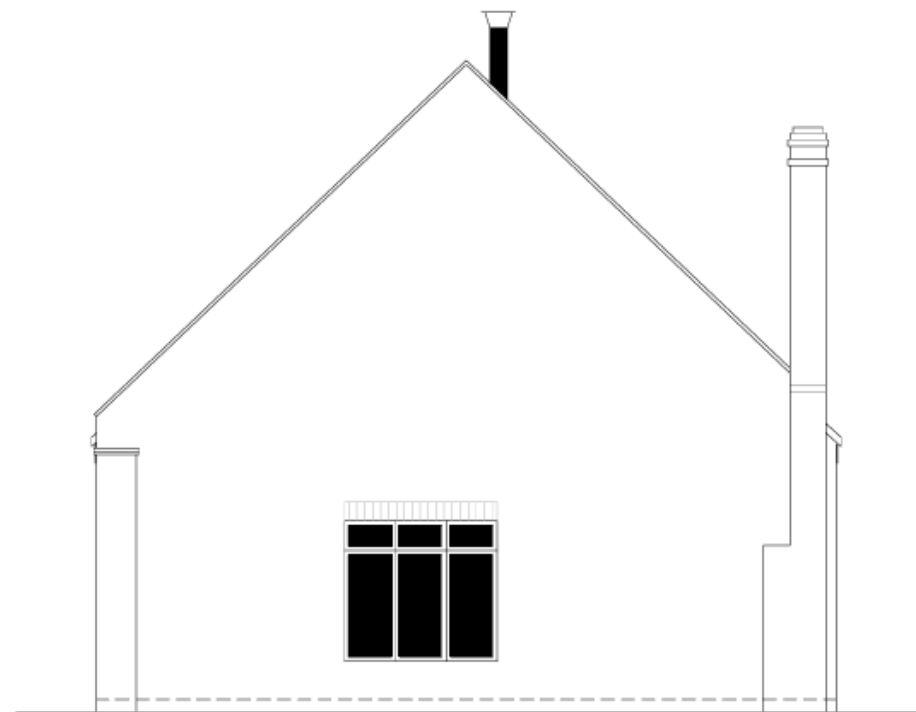
Proposed Rear Elevation



Proposed Side Elevations



North Facing



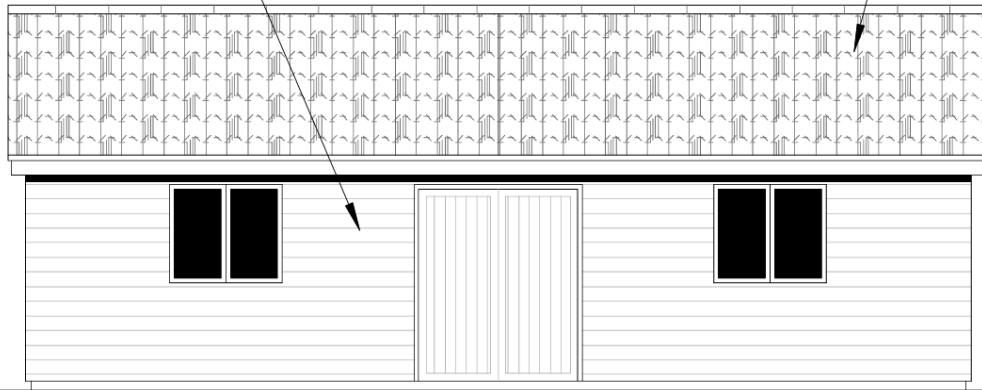
South Facing

Proposed Shed Elevations

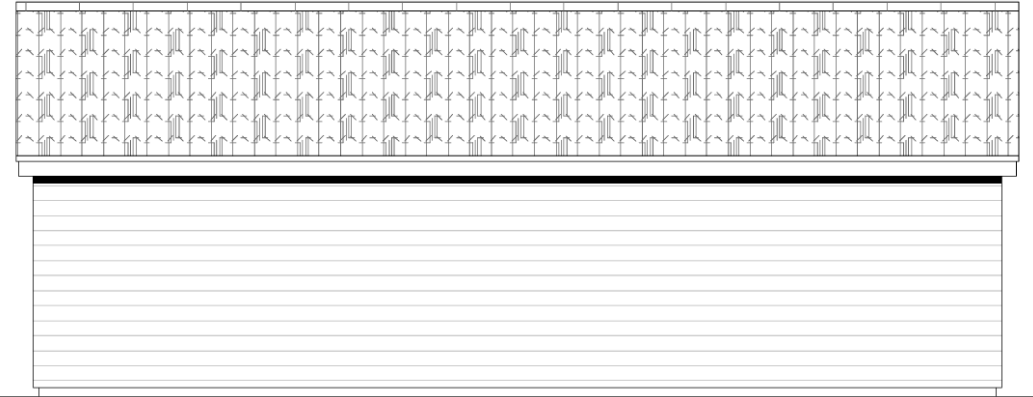
Hardieplank fibre cement cladding in black colour

North Facing

Matching red clay pantiles



South Facing



East Facing



West Facing

Site Photographs (Elevations)



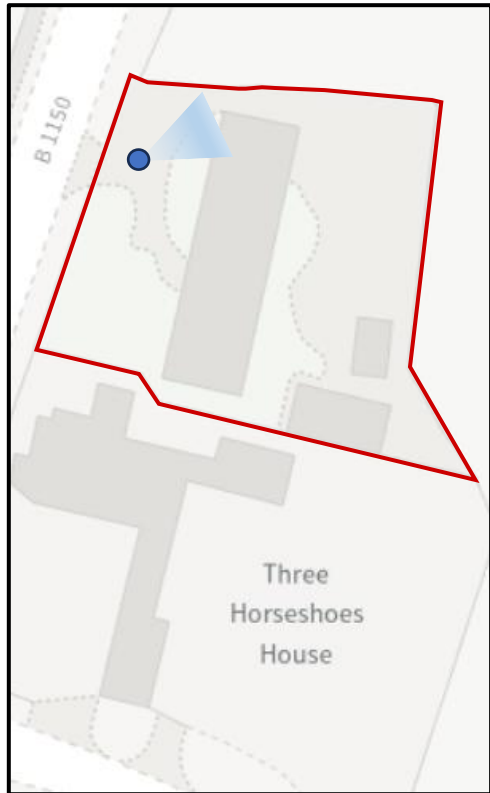
Site Photographs (Elevations)



Site Photographs (Elevations)



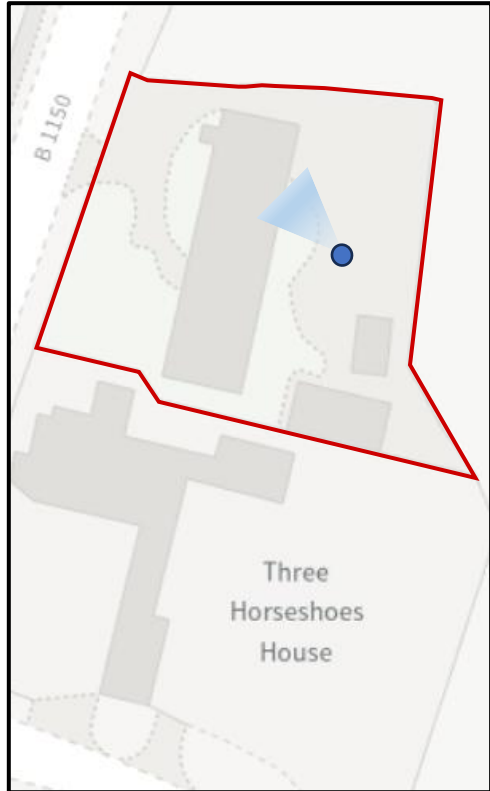
Site Photographs (Elevations)



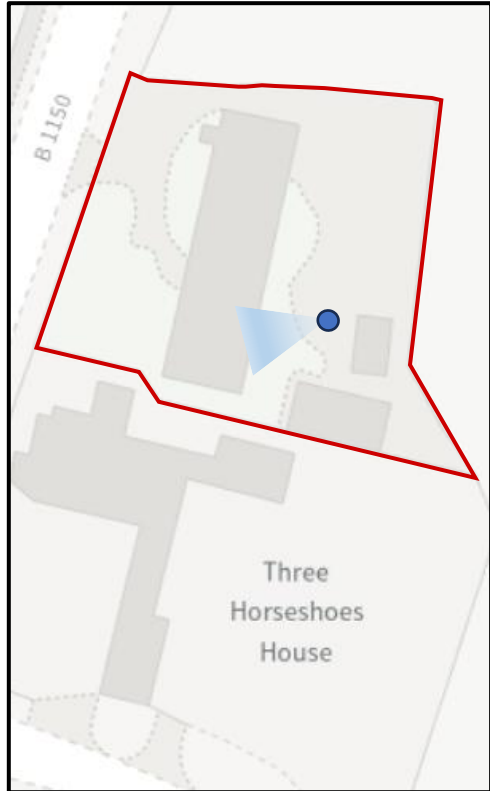
Site Photographs (Elevations)



Site Photographs (Elevations)



Site Photographs (Elevations)



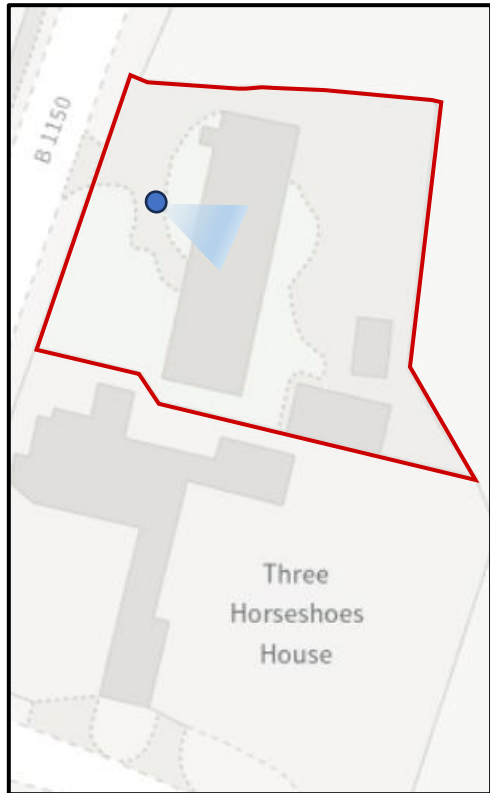
Site Photographs (Elevations)



Site Photographs (Landscape)



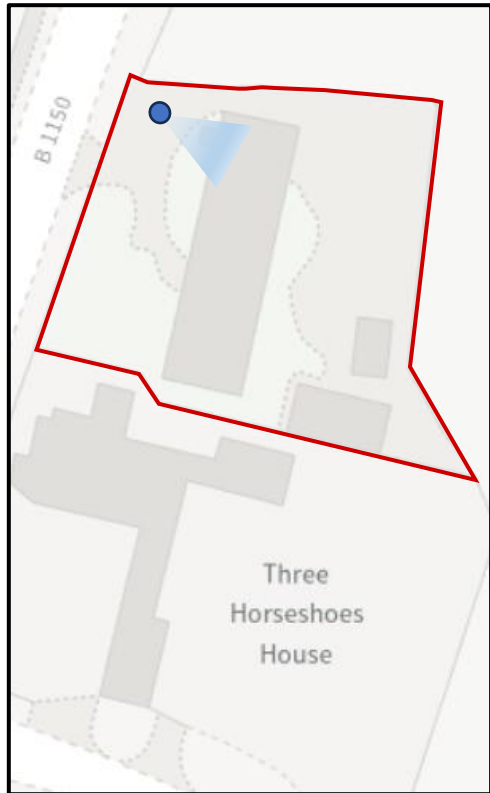
Site Photographs (Elevations)



Site Photographs (Elevations)



Site Photographs (Elevations)



Site Photographs (Internal)



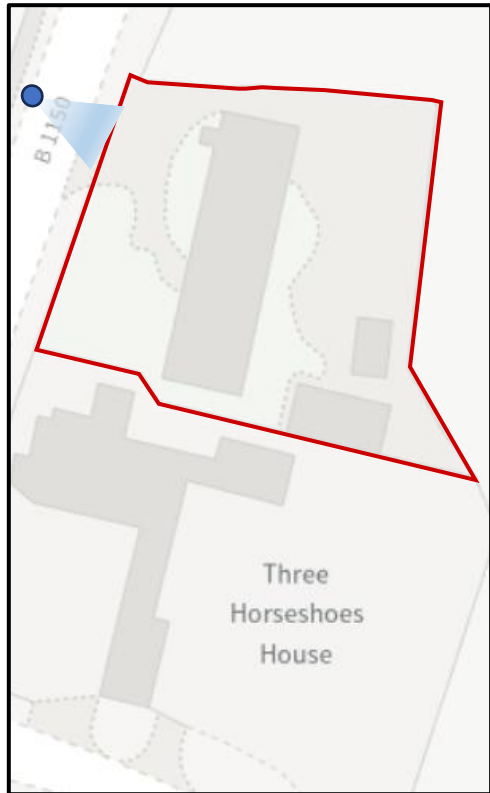
Site Photographs (Elevations)



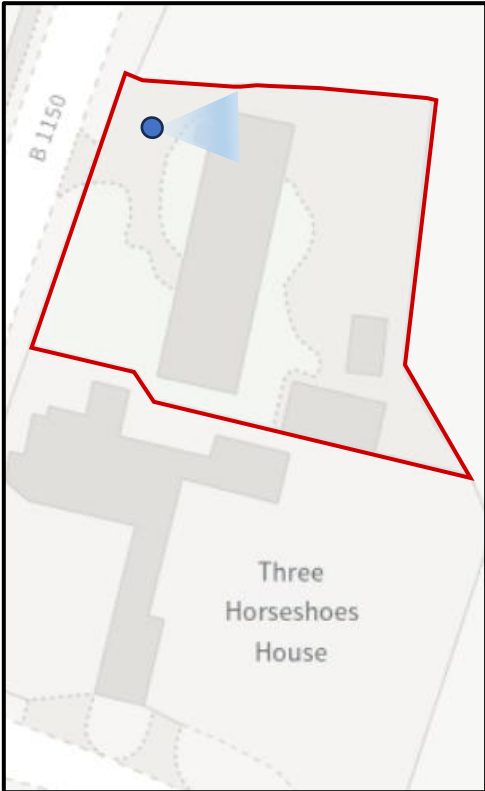
Site Photographs (Elevations)



Site Photographs (Elevations)



Site Photographs (Elevations)



11/12/2025

Site Photographs (Elevations)

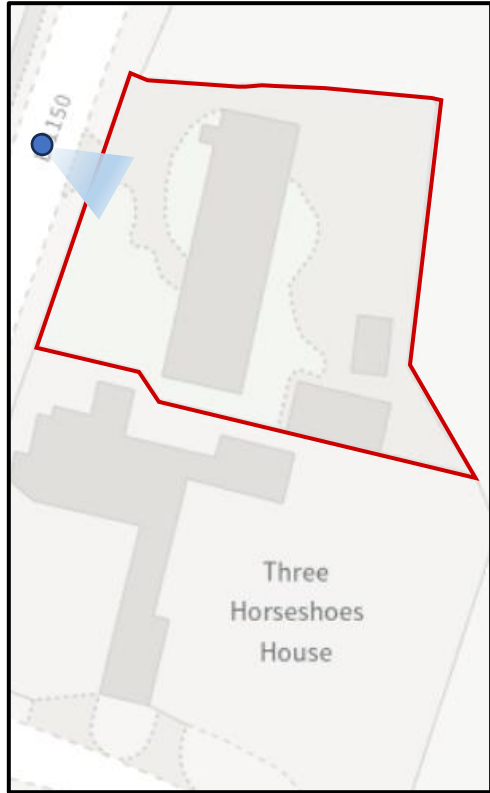


11/12/2025

Site Photographs (Internal)



Site Photographs (Elevations)



Site Photographs (Elevations)



KEY ISSUES

- Principle
- Design and appearance
- Heritage
- Ecology
- Highways
- Amenity
- Landscaping

RECOMMENDATION

It is recommended that the application be **REFUSED** on the following grounds:

1. The site lies within the designated Countryside policy area. The acceptable forms of development listed under Policy SS 2 do not include new market dwellings, owing to limited opportunities for future occupiers to access services and facilities by safe modes of sustainable transport, making this location unsuitable for a new dwelling. The proposal is therefore contrary to Policy SS1 and Policy SS2 of the North Norfolk Local Plan. It is considered that there are no material planning considerations submitted by the applicant which would outweigh the conflict with these policies.
2. The application has failed to demonstrate that the proposed development would not result in adverse effects, either alone or in combination, on the integrity of European sites arising as a result of the development including in relation to nutrient enrichment. Approval of the application would conflict with the legal requirements placed on the Local Planning Authority as competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended). In the absence of evidence to rule out likely significant effects and in the absence of suitable mitigation measures to address likely significant effects, the proposal is contrary to the requirements of Policy ENV4 and Policy CC13 of the North Norfolk Local Plan and paragraphs 187, 193 and 195 of the NPPF.
3. The loss of the building (with its absence of sufficient justification) has resulted in less than substantial harm to the designated heritage asset (listed building). This harm has not been outweighed by any identified public benefits or other material considerations. It has not been sufficiently demonstrated that the building works were proceeding sensitively on site, and that the building fell down despite all due prudence being employed. Furthermore, the proposal has not included sufficient information with regard to the reuse of the existing materials. On this basis, the loss of historic fabric detracts from the special character of the historic environment and the proposal conflicts with Policy ENV7 and ENV8 of the North Norfolk Local Plan and paragraphs 207, 212, 213 and 217 of the NPPF.

Final wording of reasons to be delegated to the Assistant Director - Planning.