

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

20 August 2026

Site Location Plan



Aerial Photograph Plan

↑
North



Scottow Context Photograph

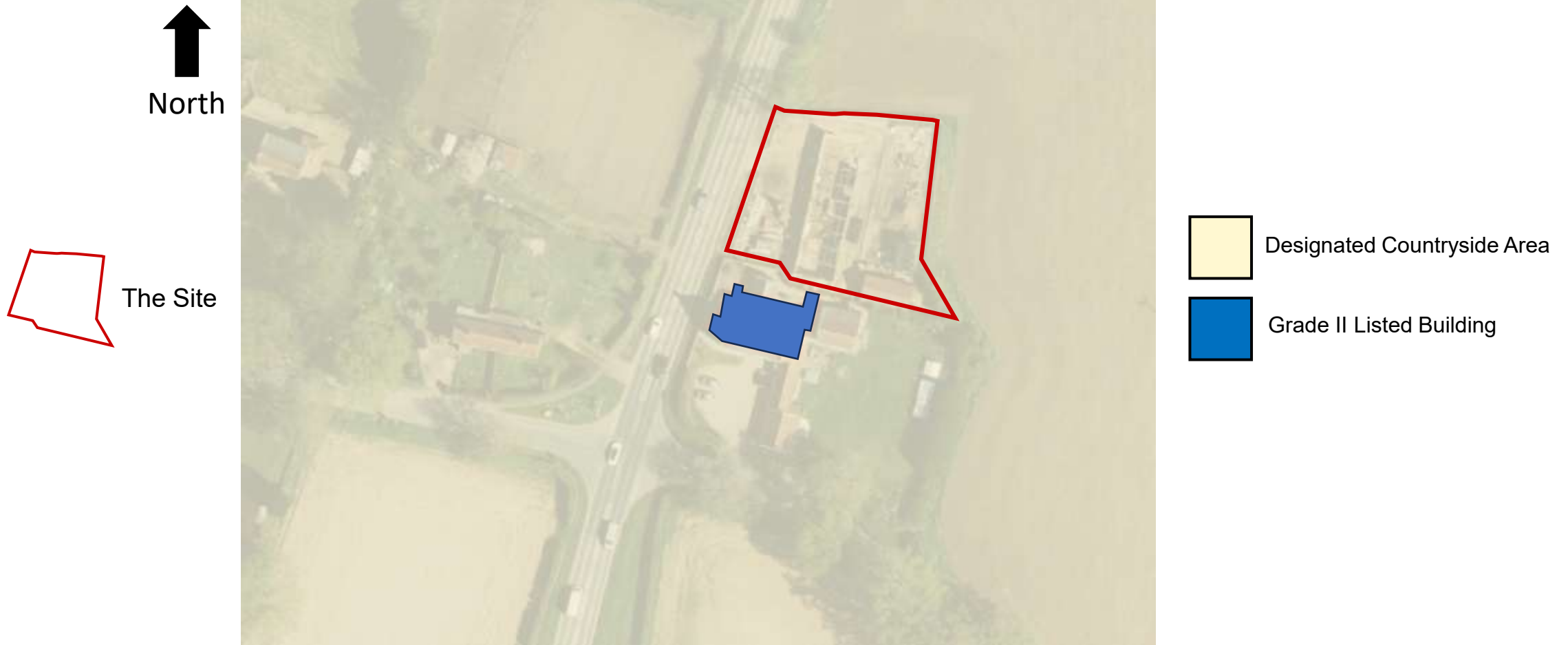


The Site

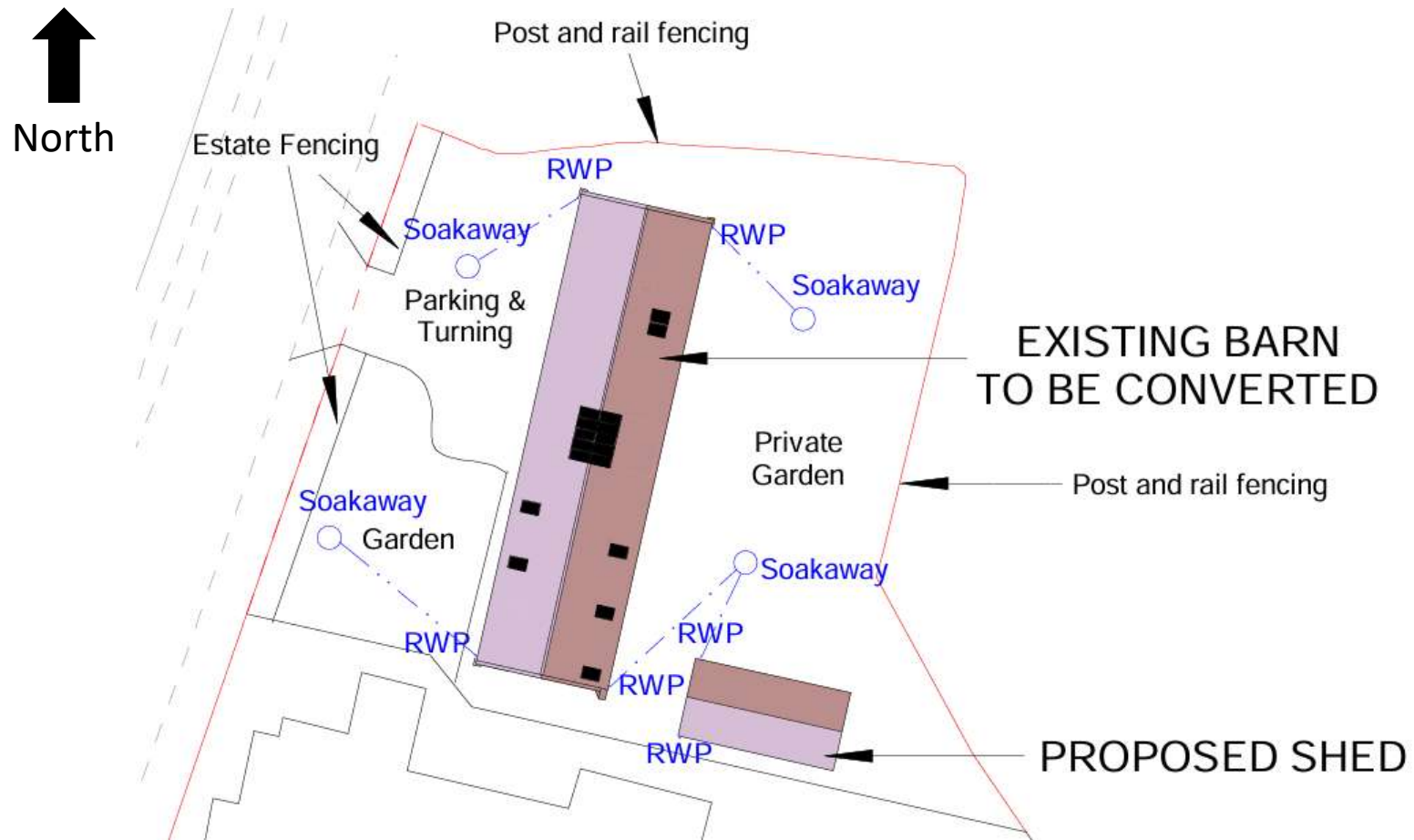


- North Walsham Road
- The Fairstead
- Tunstead Road

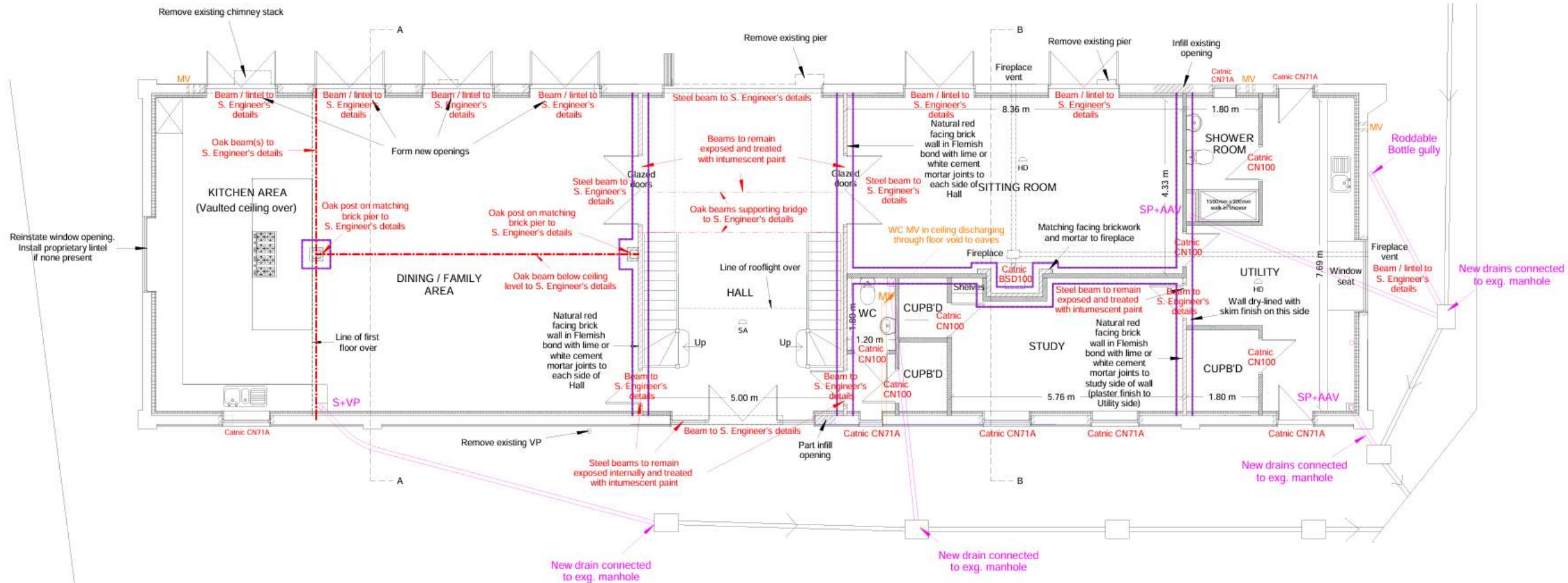
Constraints Context Photograph



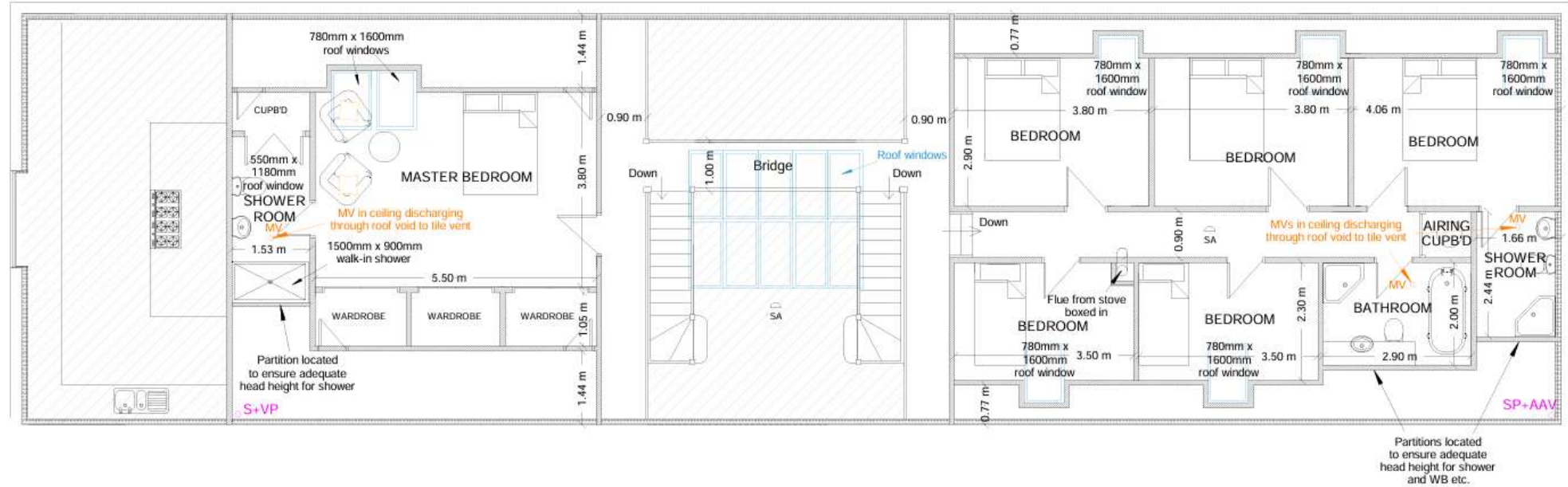
Proposed Site Layout



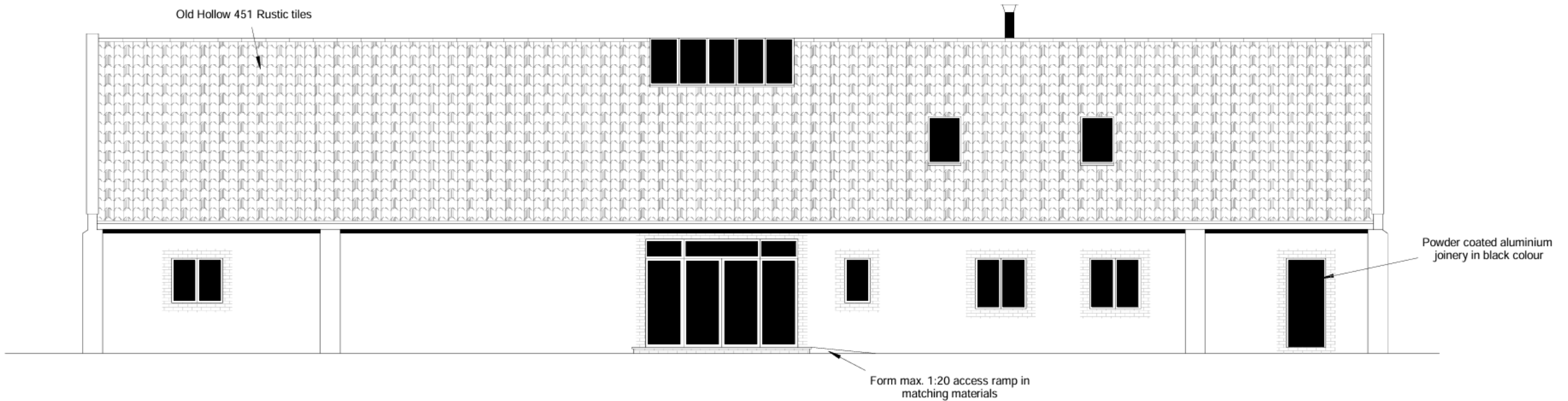
Proposed Ground Floor Plan



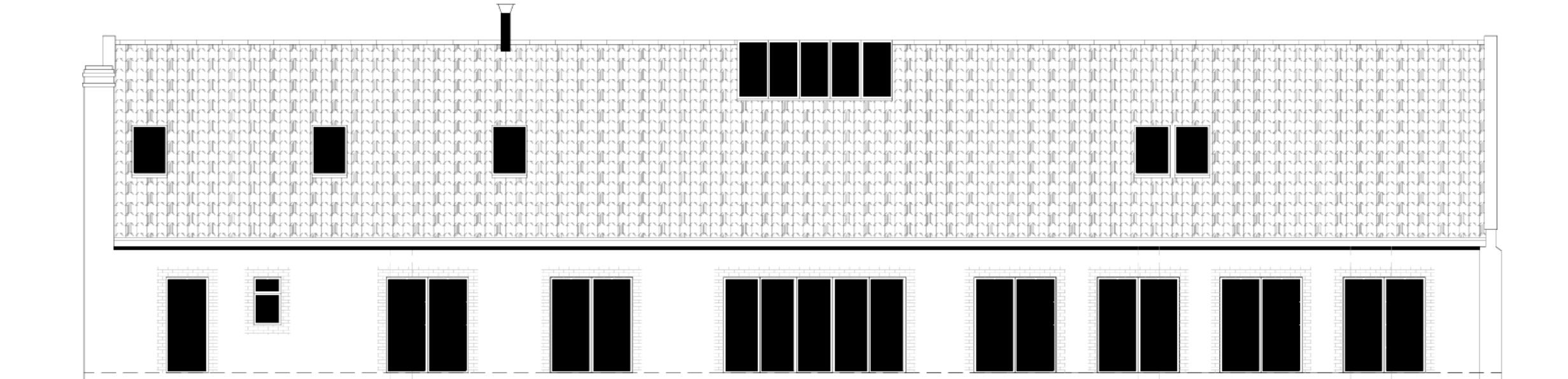
Proposed First Floor Plan



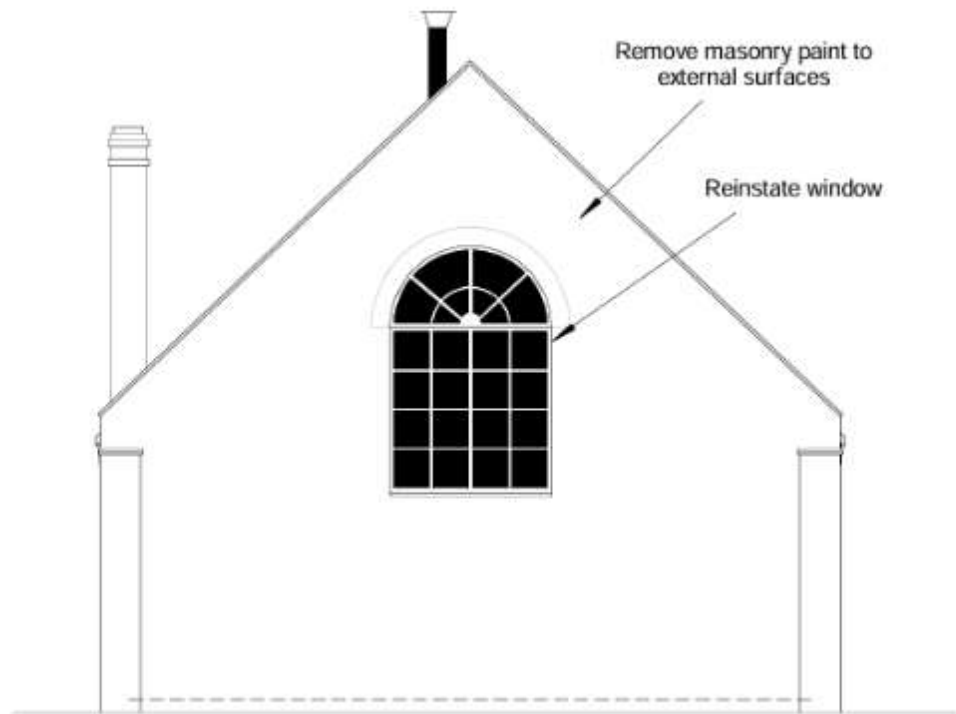
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevations

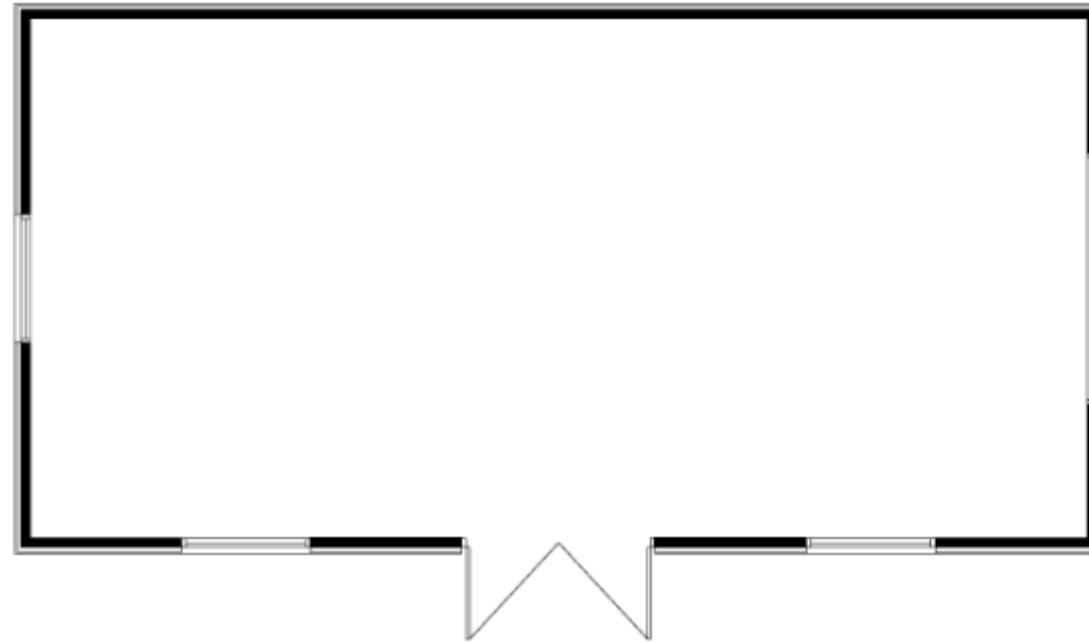


North Facing



South Facing

Proposed Shed Floor Plan

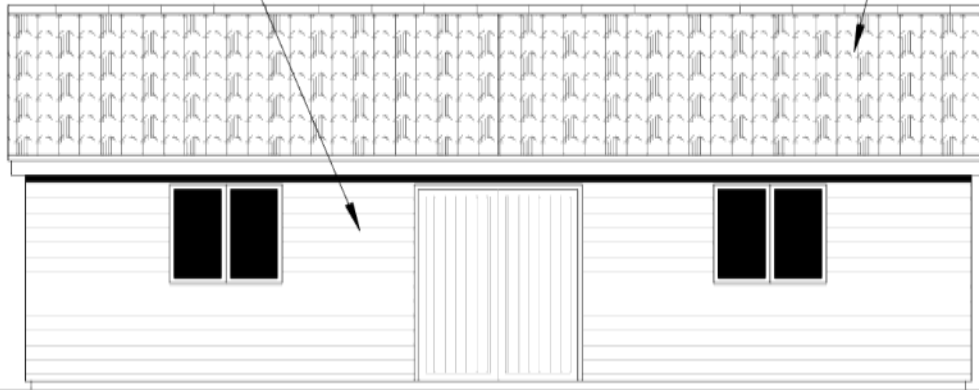


Proposed Shed Elevations

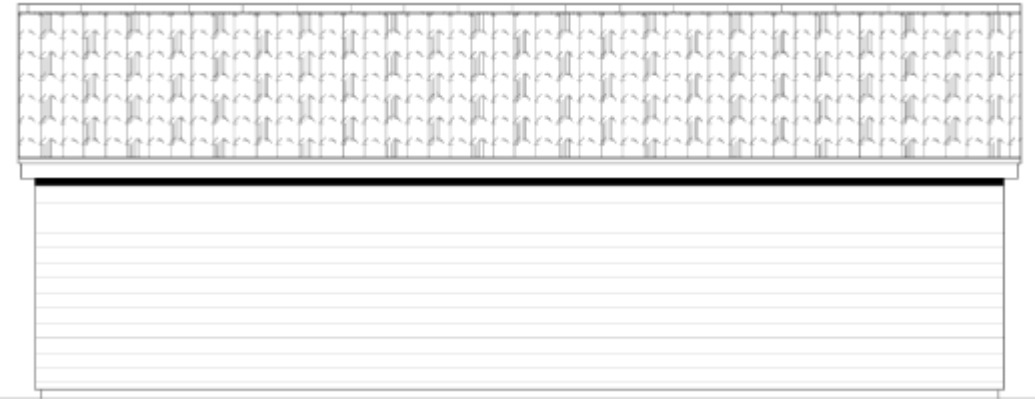
Hardieplank fibre cement
cladding in black colour

North Facing

Matching red
clay pantiles



South Facing

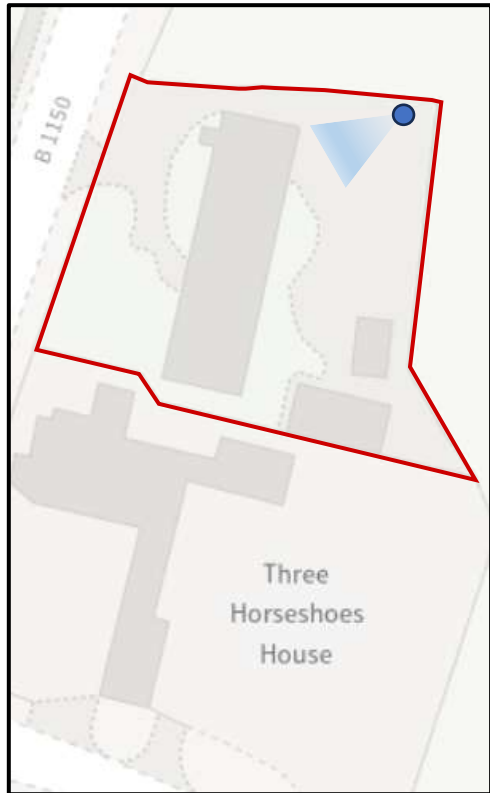


East Facing

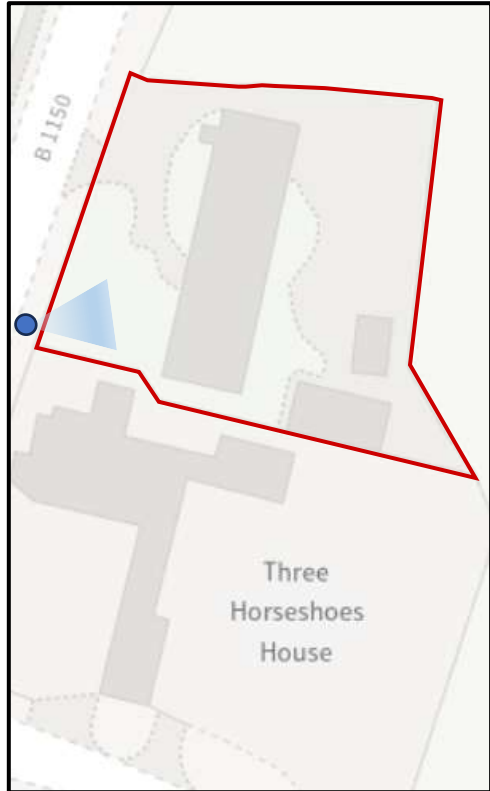


West Facing

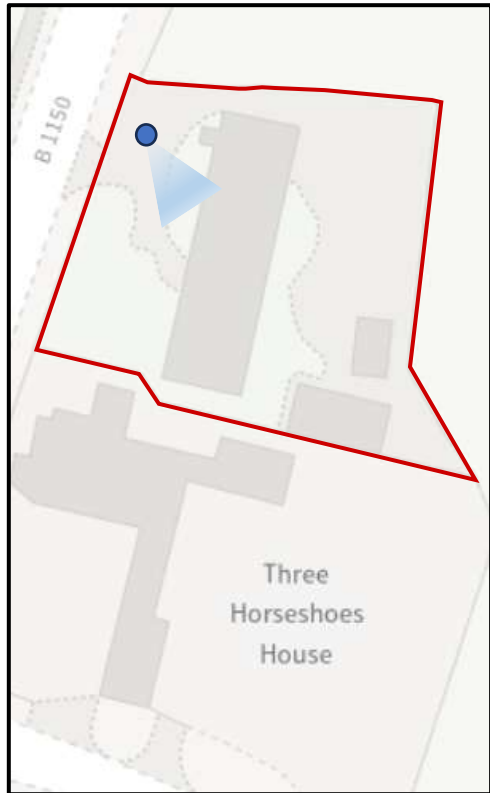
Site Photographs (Elevations)



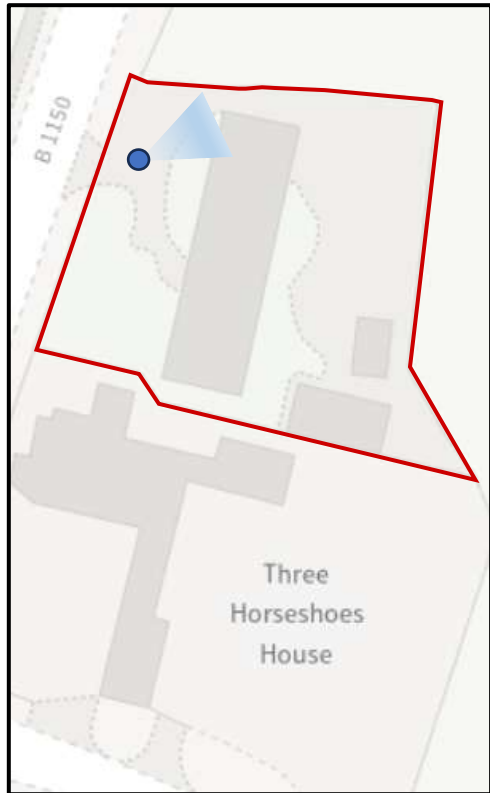
Site Photographs (Elevations)



Site Photographs (Elevations)



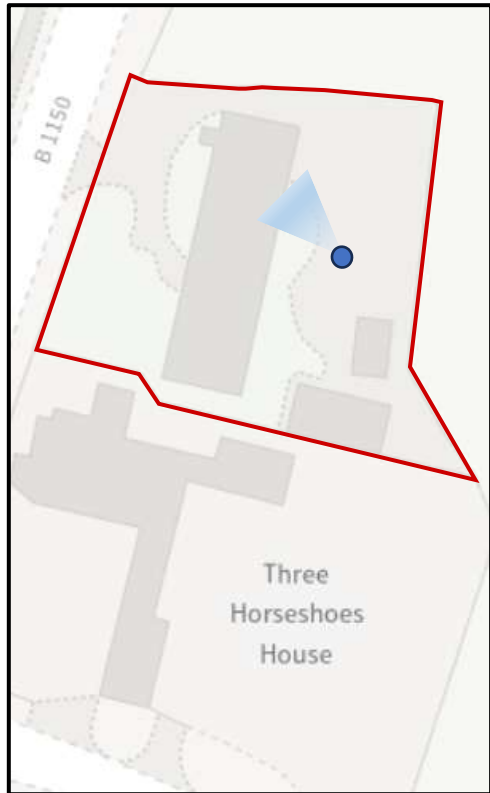
Site Photographs (Elevations)



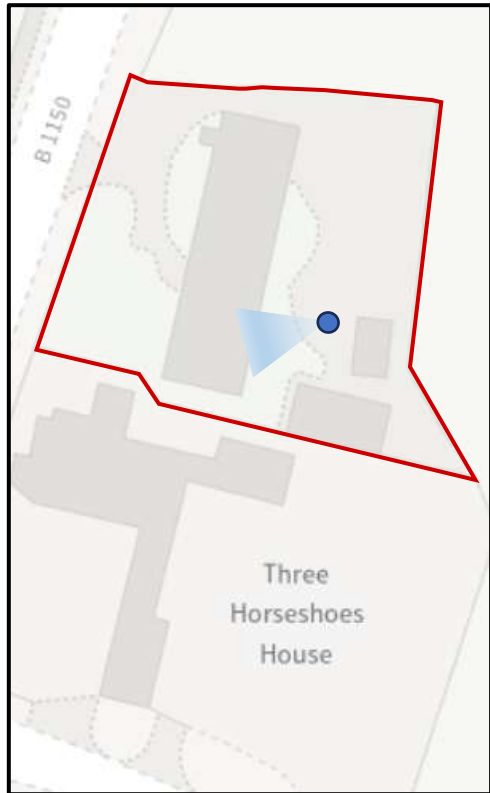
Site Photographs (Elevations)



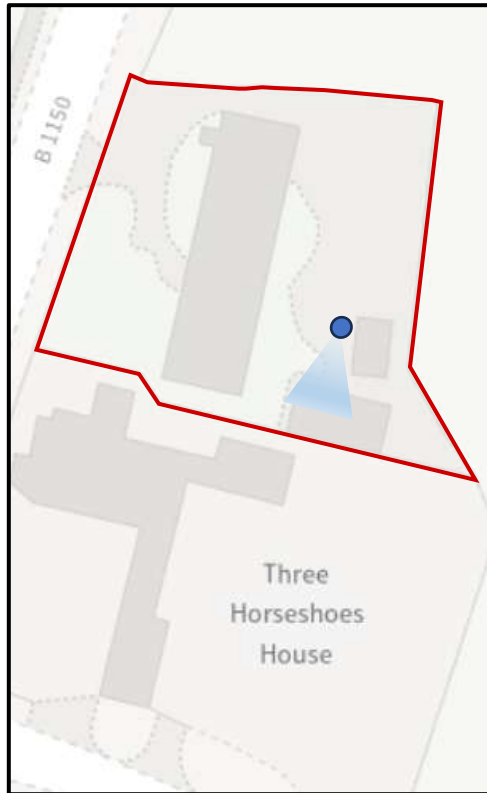
Site Photographs (Elevations)



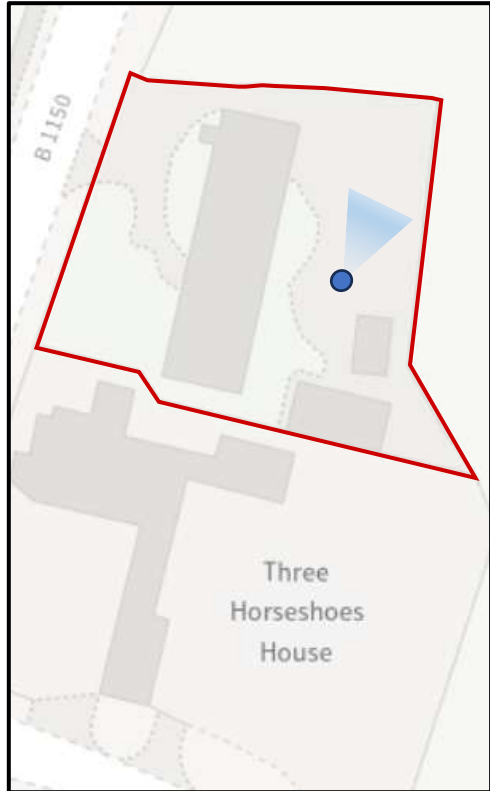
Site Photographs (Elevations)



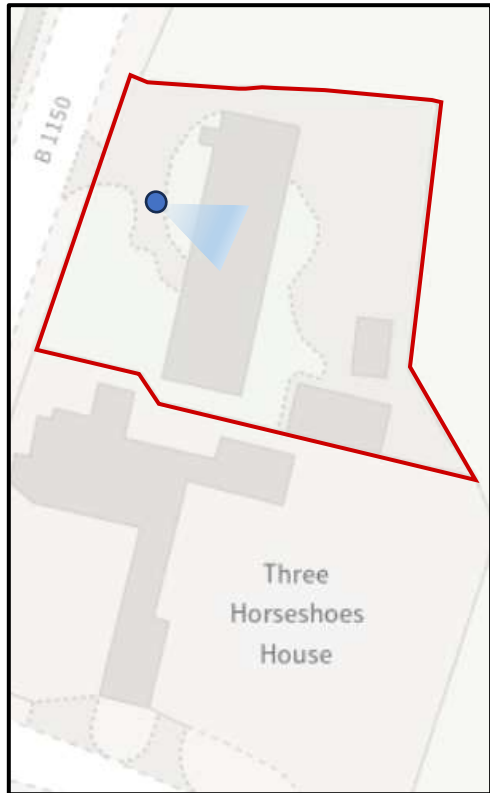
Site Photographs (Elevations)



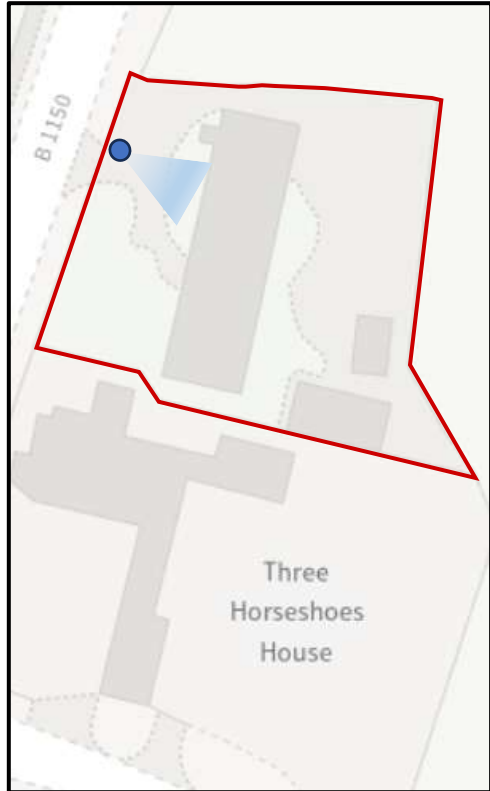
Site Photographs (Landscape)



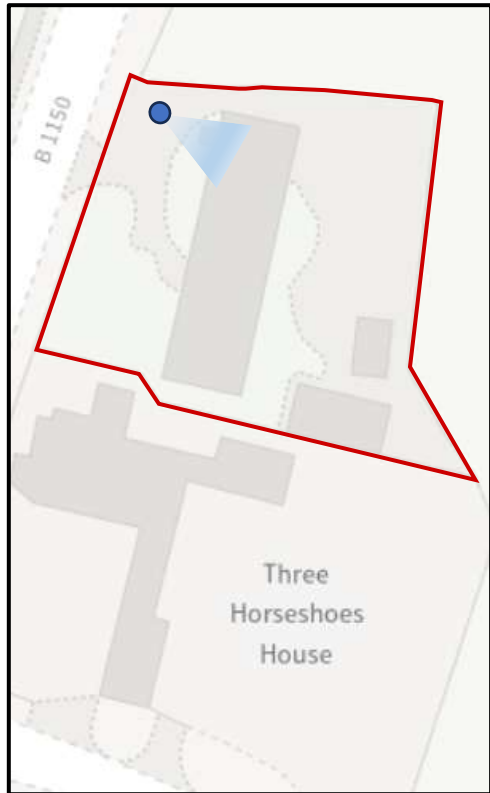
Site Photographs (Elevations)



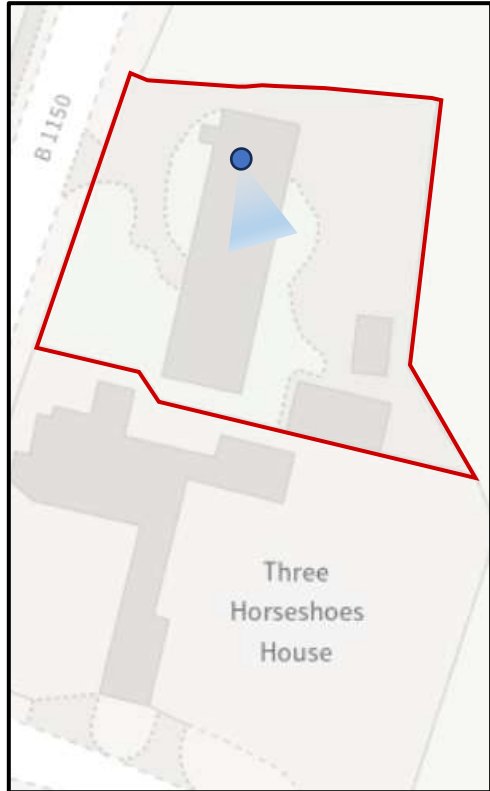
Site Photographs (Elevations)



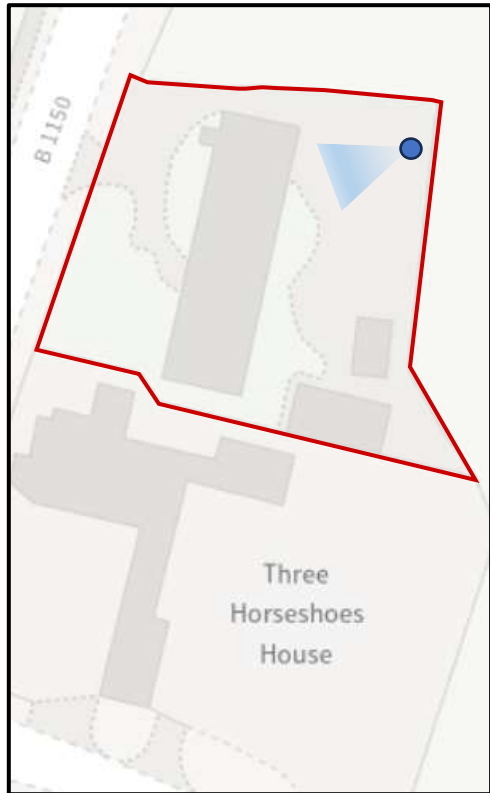
Site Photographs (Elevations)



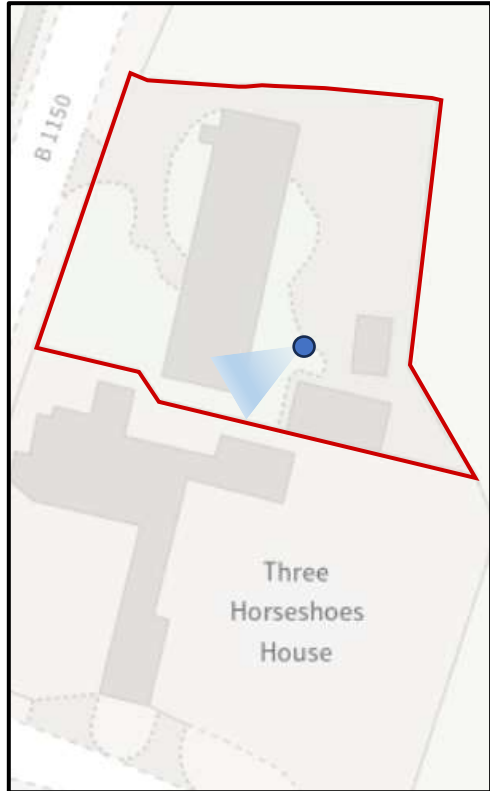
Site Photographs (Internal)



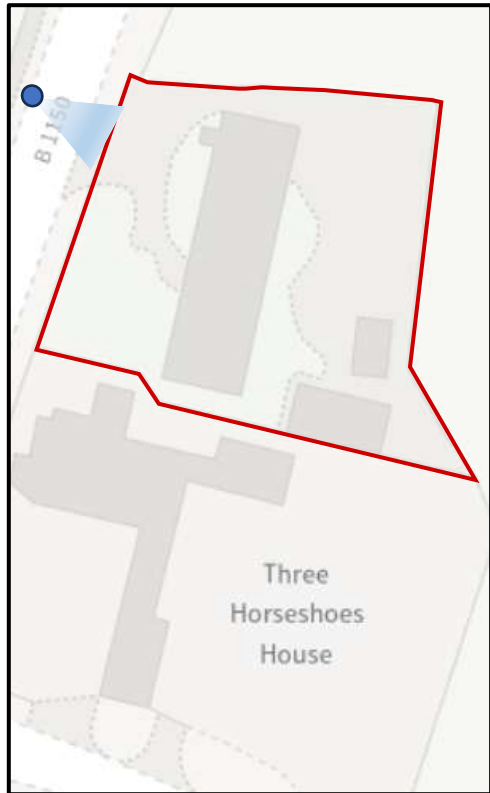
Site Photographs (Elevations)



Site Photographs (Elevations)

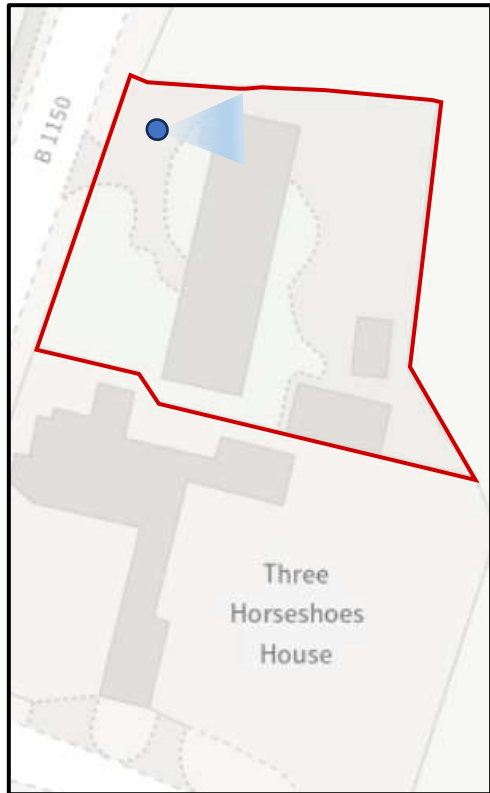


Site Photographs (Elevations)

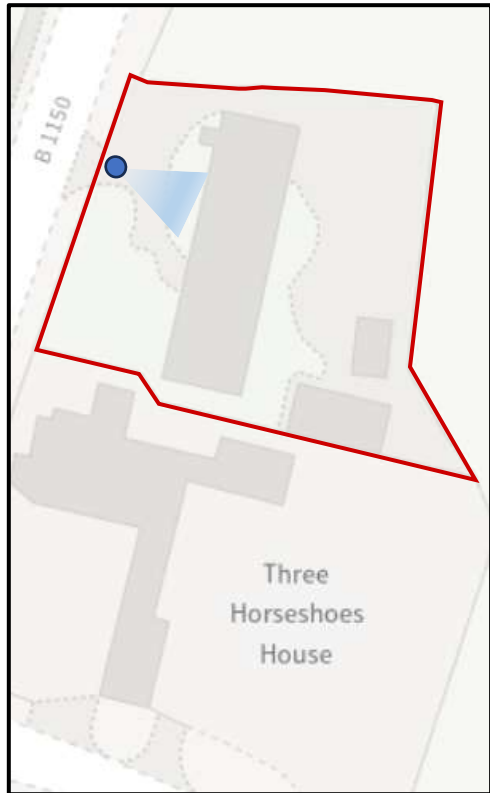


09/12/2025

Site Photographs (Elevations)



Site Photographs (Elevations)

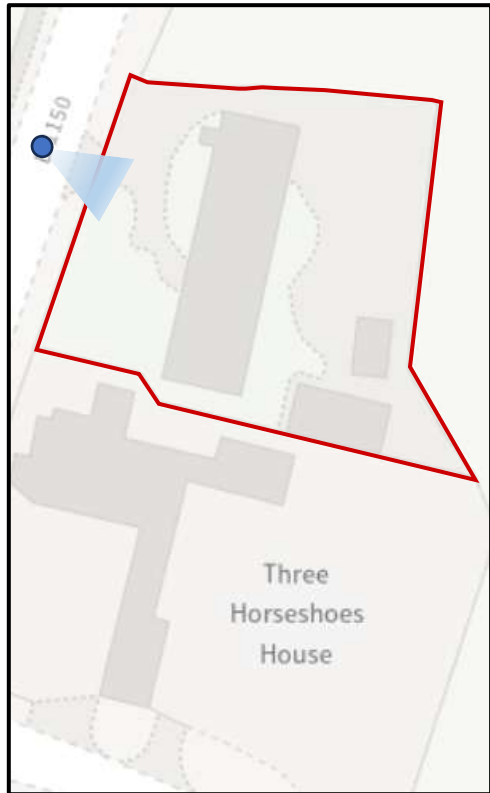


11/12/2025

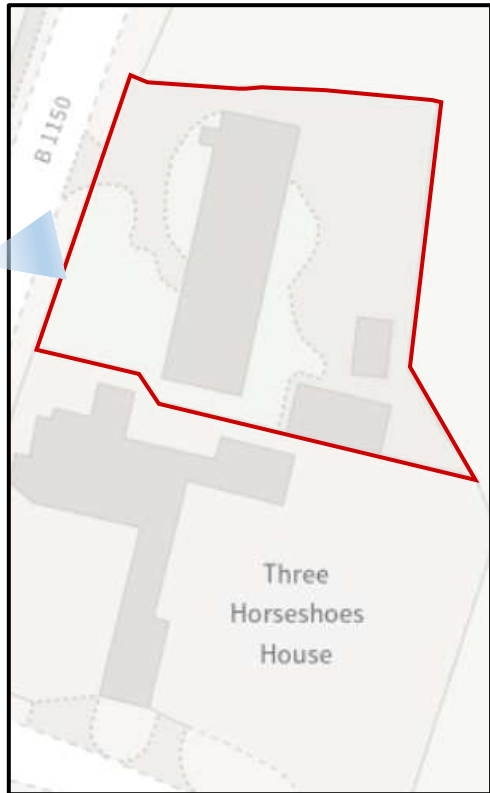
Site Photographs (Internal)



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 SS2 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 loss of the building 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. Whilst the applicant has indicated that a significant quantity of bricks and other features of interest from the existing demolished building will be re-used, a replacement would appear more as a modern pastiche. 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.