



APPLICATION REFERENCE: PF/20/0180

LOCATION: Constantia Cottage Restaurant,
High Street, East Runton

PROPOSAL: Change of use from restaurant and
two residential units to seven holiday lets and
caretaker accommodation

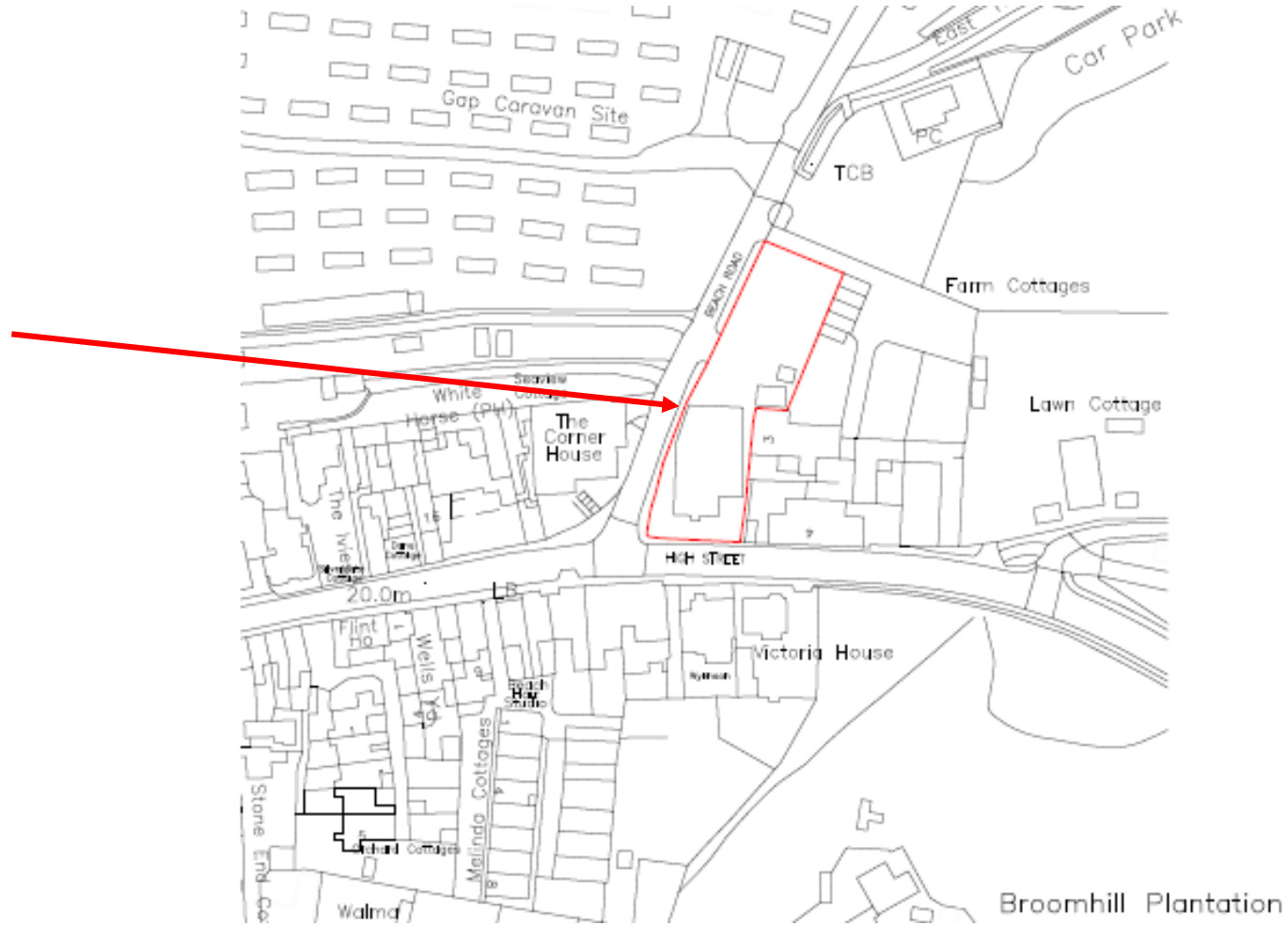


NORTH
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DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN

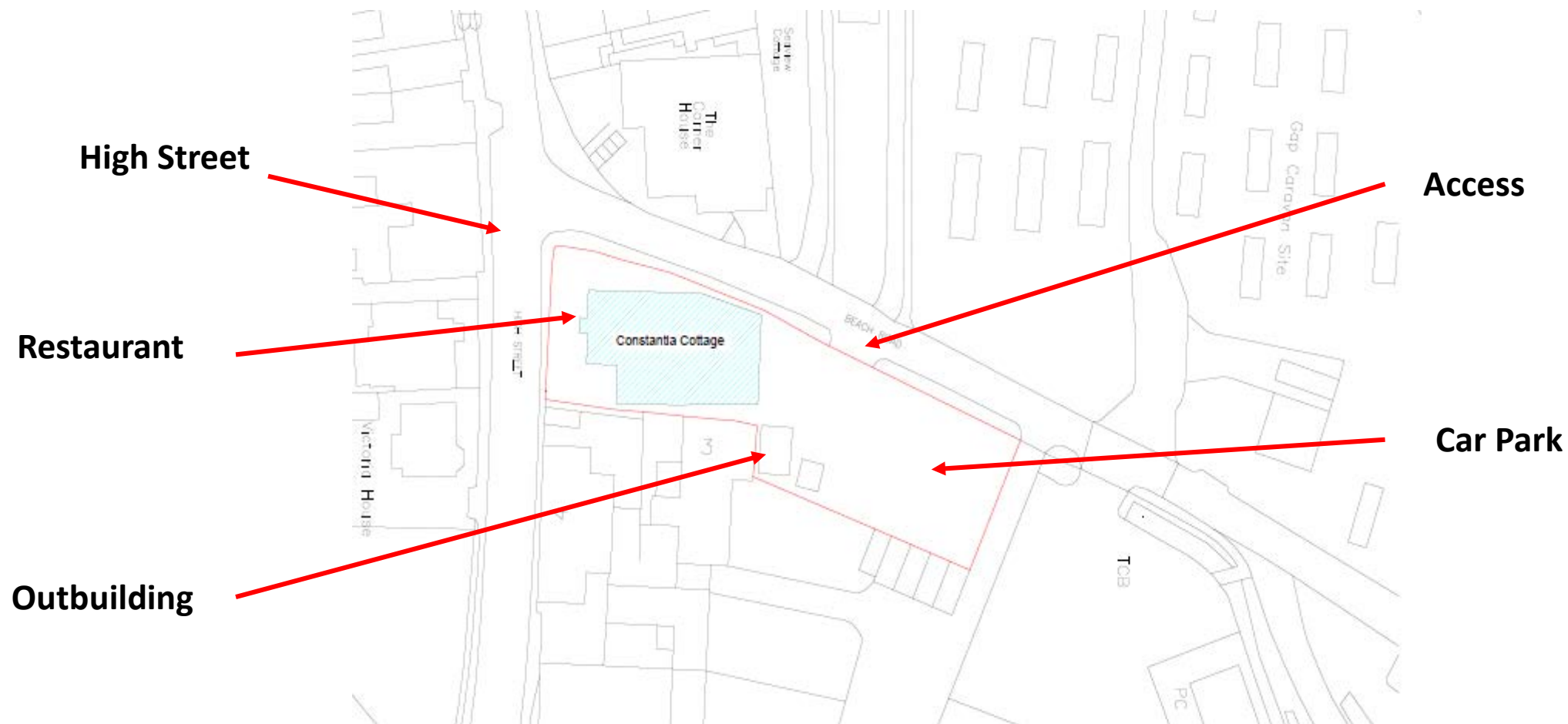
Application site



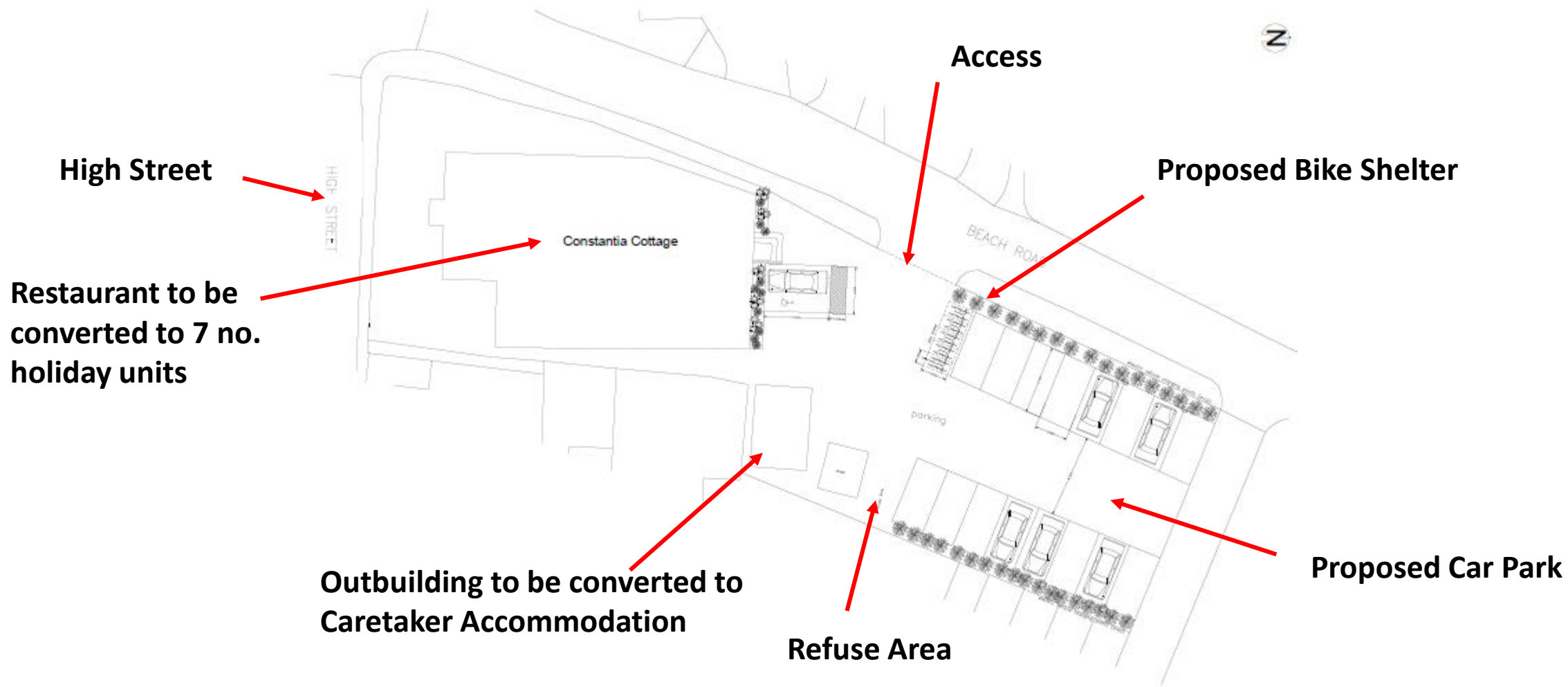
SITE LOCATION AERIAL IMAGE



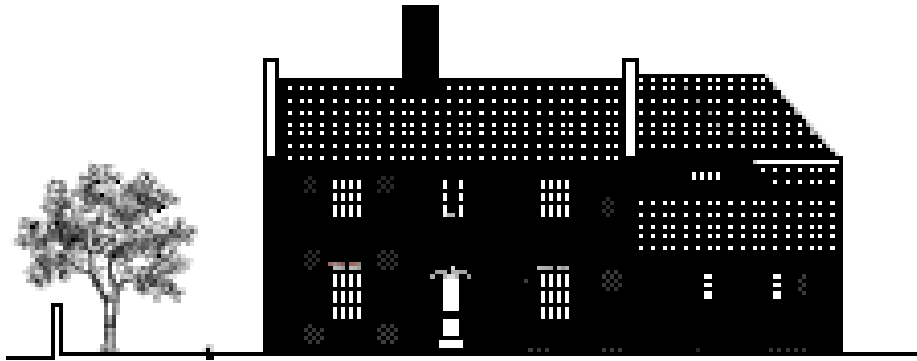
EXISTING SITE LAYOUT/BLOCK PLAN



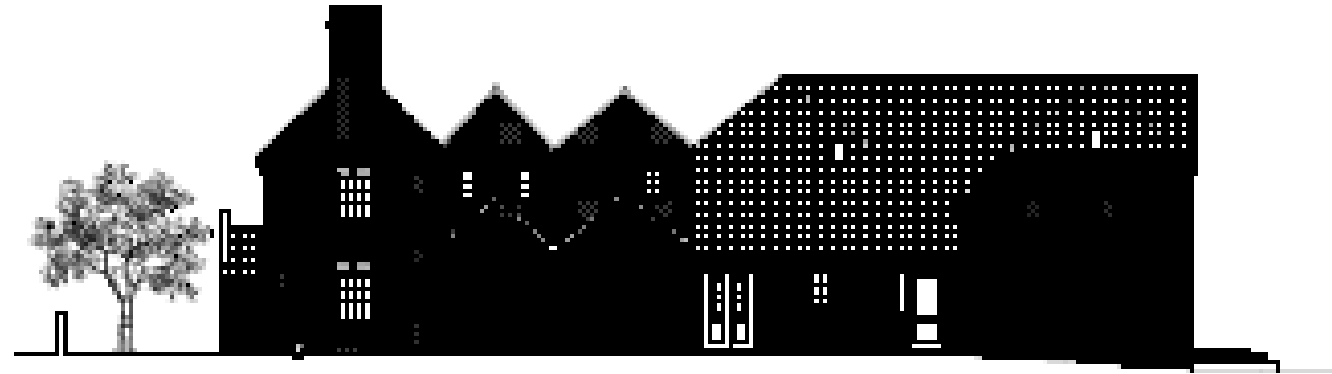
PROPOSED SITE LAYOUT/BLOCK PLAN



EXISTING ELEVATIONS



**Existing South Elevation
(view from High Street)**



Existing East Elevation

EXISTING ELEVATIONS

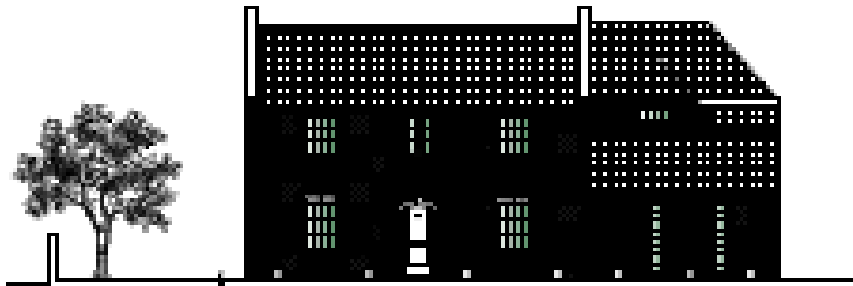


**Existing North Elevation
(view from car park)**

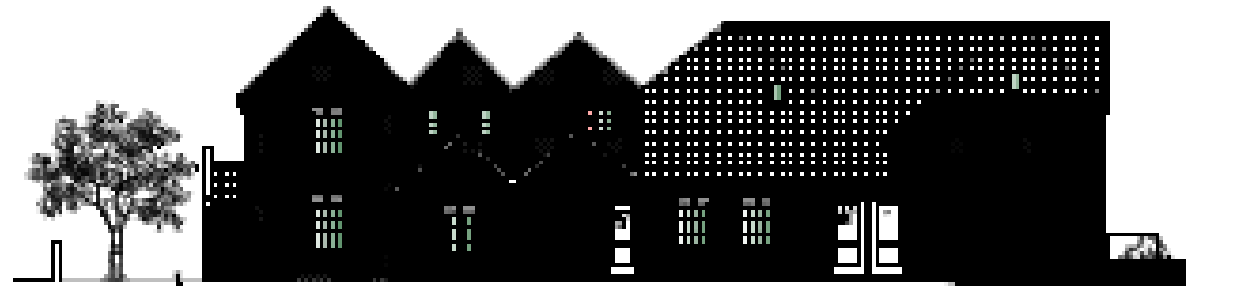


**Existing West Elevation
(view from Beach Road)**

PROPOSED ELEVATIONS

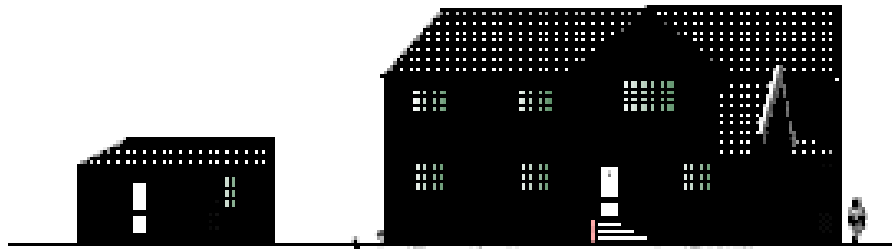


**Proposed South Elevation
(view from High Street)**



Proposed East Elevation

PROPOSED ELEVATIONS



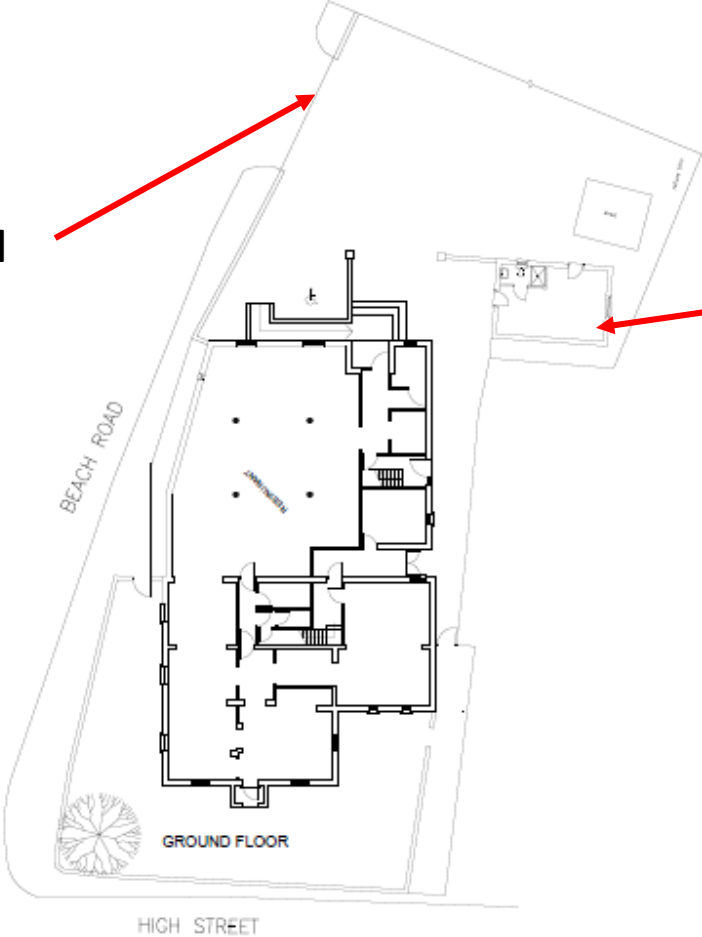
**Proposed North Elevation
(view from car park)**



**Proposed West Elevation
(view from Beach Road)**

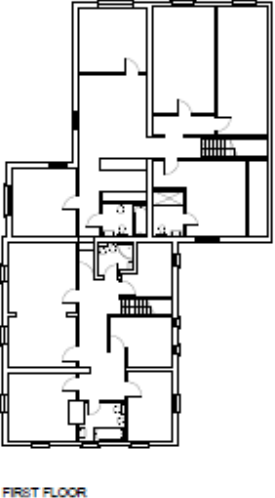
EXISTING FLOOR PLANS

Access to carpark off Beach Road



Existing Ground Floor Plan

Existing Storage Outbuilding

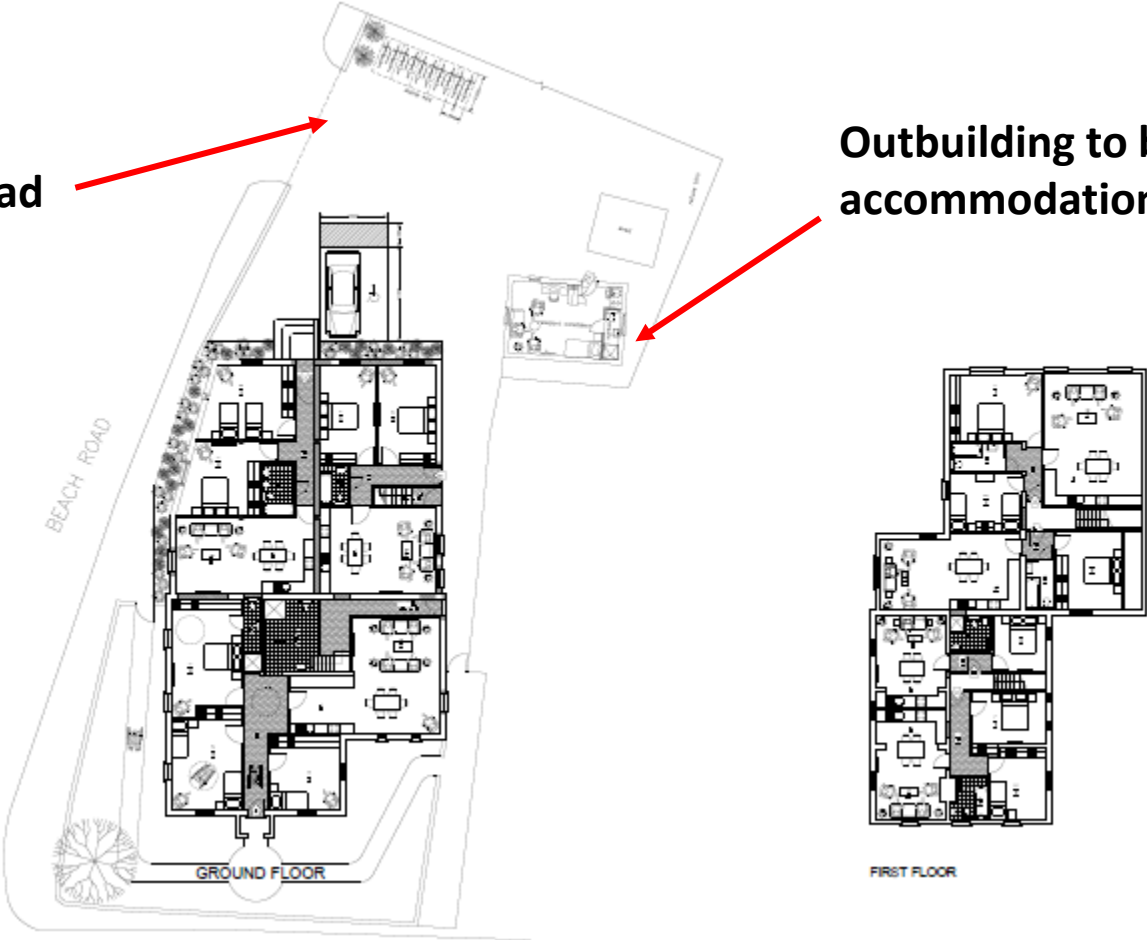


First Floor Plan

PROPOSED FLOOR PLANS

Access to car park off Beach Road

Outbuilding to be converted to caretaker accommodation



Proposed Ground Floor

Proposed First Floor

VIEW OF RESTAURANT FROM HIGH STREET



VIEW OF RESTAURANT FROM BEACH ROAD





VIEW OF EXISTING CAR PARK FROM BEACH ROAD



VIEW OF ACCESS OFF BEACH ROAD LOOKING TOWARDS HIGH STREET

Restaurant



High Street

Site Access

VIEW FROM REAR OF RESTAURANT FROM BEACH ROAD



VIEW OF OUTBUILDINGS IN REAR CAR PARK



Restaurant

Outbuilding to be converted to Caretaker Accommodation



MAIN ISSUES

- Principle of development
- Design, landscape and heritage impacts
- Residential amenity
- Highways
- Coastal Erosion, flood risk and environmental considerations



RECOMMENDATION

APPROVAL subject to conditions covering the following matters and any others deemed necessary by the Head of Planning:

- 3 year time limit commencement.
- Development to accord with plans.
- Materials in accordance with details submitted.
- Highways – parking provision and retention
- Holiday occupancy restriction conditions
- Caretaker accommodation – ancillary to main holiday use

Final wording of conditions to be delegated to the Head of Planning